

THE HOME BUILDER

DallasBuilders
ASSOCIATION

www.DallasBuilders.org



VOLUME LXIX

No. 6

June 2022

Dallas BA's Industry Investors for 2022



BRIEFLY

The Dallas Builders Association's eighth Operation Finally Home project is nearing completion, with a dedication tentatively scheduled for July 19.

The project will be celebrated as Operation Finally Home's 200th.

Winston Custom Homes is Builder Captain for the home being built in Irving for U.S. Navy Hospital Corpsman Third Class Luisa Velez and her son Spencer.

Velez was recognized with a Navy and Marine Corps Achievement Medal, Presidential Unity Citation, National Defense Service Medal, and Global War on Terrorism Expeditionary Medal, among other accolades.

"Operation Finally Home's first project was started in Texas, their 100th dedication was featured in Texas and we look forward to celebrating their 200th completed project in a unique way immediately following the dedication event," stated Dallas BA Director of Operations Sheena Beaver.

Stay tuned to dallasbuilders.org, Facebook, the weekly Punch List email and other Dallas BA communications platforms for all the details as they become available.



Operation Finally Home

Periodicals Postage Paid at Plano, TX, and Additional Offices

Association reopens with May 24 ribbon-cutting festivities

The Dallas Builders Association has reopened its newly renovated headquarters in Plano following catastrophic flood damage sustained during 2021's winter storm. More than 100 members and dignitaries gathered May 24 for an official ribbon cutting followed by a celebration presented by StrucSure Home Warranty in the remodeled 8,500-sq.-ft. office space.

"A silver lining is that the damage and disruption created an opportunity to modernize the building and make it a truly outstanding place for association members and staff," said Dallas BA Executive Officer Phil Crone.

Association members stepped up with amazing generosity to provide funds, material and labor needed for items that fell outside the scope of the insurance claim. Nearly 100 companies and individuals contributed to the Rebuilding Better Together fundraising campaign, which has been recognized by the National Association of Home Builders with an Association Excellence Award.

Past President Michael Turner of Classic Urban Homes served as general contractor and chairman of the rebuilding task force, going far beyond the call of duty and spending countless hours to see the project to completion.

"I can unequivocally say that Michael's work to rebuild our office was one of the most selfless and extraordinary efforts in the nearly 80-year history of this Association," Crone stated. "There's no way we can ever repay him except with our heartfelt gratitude and ardent appreciation."

Rebuilding campaign wins Excellence Award

The Dallas BA has been recognized for its outstanding Rebuilding Together campaign with an Award of Excellence for Best Revenue Effort – Non Parade, Tour or Show from the Executive Officers Council (EOC) of the National Association of Home Builders (NAHB).

"I'm really proud of the Dallas BA staff for working through the difficulties of displacement from the office," said President Andrew Pieper of Hillwood Communities. "They didn't miss a beat even after losing quite a bit of critical equipment in the 2021 winter storm. Their diligent work earned them this prestigious award and inspired incredible generosity that has contributed to an amazing new home for our industry."

The Rebuilding Together campaign involved intensive outreach to the Dallas BA membership regarding how they could assist in the clean up and reconstruction of the Dallas BA office following the destruction caused by a broken fire sprinkler pipe in February 2021. The goal of the fundraising effort was to turn that challenge into an opportunity to go beyond the insurance proceeds and modernize the building, originally constructed in 1998, to be compatible with how the association

"A large multi-purpose conference room, smaller meeting areas, a refurbished patio and deck, improved drainage, exterior paint and some of the most sophisticated building materials and amenities available make this a headquarters befitting one of the largest builders association in one of the nation's most active new home markets," said President Andrew Pieper of Hillwood Communities.

Just a few of the building's new features include:

- Foam encapsulation in the attic and other energy efficiency upgrades that resulted in reducing the number of HVAC units, which will lower operating costs and increase indoor air quality.

- A state-of-the-art audio/video system optimized for hybrid meetings and an enhanced experience for the Association's educational classes.

- Modernized design with white painted brick on the outside and a clean, comfortable interior.

- Upgraded staff cubicles into modern enclosed offices with LED lighting.

- An upgraded kitchen showcasing the newest appliances, a large island and custom cabinetry.

- Installation of a backup generator to better protect against future winter storms.

- A reimagined outdoor patio that is a stunning extension of the building's other gathering spaces.

Contributors are recognized with a plaque in the lobby and commemorative bricks in the building's Walk of Friends leading to the front door.



Dallas BA President Andrew Pieper performs official ribbon-cutting honors at the grand opening of Association's renovated headquarters. More than 100 members and guests turned out for the event, presented in partnership with StrucSure Home Warranty. Turn to pages 4 and 5 for a list of Rebuilding Better Together contributors and photos.



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Milestone Anniversaries



Shaddock Homes – 55 Years

Peter Shaddock Jr, Peter Shaddock Sr. and Todd Shaddock accept their 55-year Milestone Anniversary Award recognizing five and a half decades of continuous membership in the Dallas Builders Association. Milestone Awards are presented courtesy of StrucSure Home Warranty.



Burgess Construction Consultants – 25 Years

Russell Burgess and Chris Urbartus display their company's 25-year Milestone Anniversary Award.



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BARCIE VILCHES, Editor

The HomeFront
-Gov't Affairs News and Info

May was a busy time on the government Home Front

The Denton City Council on May 3 voted to approve new park dedication allocations, fees-in-lieu of dedications, and park development fees.

Dallas BA weighed in during the process, and the May 3 council meeting, and had an impact on getting needed provision changes and preventing the fee increase from being significantly higher. The ordinance had not been updated since inception.

Dallas BA had voiced its concerns about the impact the significant increase in fees will have on already challenging new home costs. After hearing from Dallas BA early in the process, the fees that came to vote were nearly \$1,500 less than what were originally proposed, for homes in areas where Denton will see significant building.

The new dedication evaluation assesses 1 acre for every 129 single-family units and every 186 multifamily units. The new fee-in-lieu charges \$435 per single-family unit and \$301 for each multifamily unit. The park development fees are \$2,515 and \$1,741, respectively.

The Association requested that replacement homes be exempted from applicability of the ordinance, as those are homes built on lots where there was an existing home, meaning there is no added dwelling units. This provision was added to the ordinance.

Dallas BA also questioned the rate for certain park development cost estimates that are charged to the city. This resulted in further review of those items and, after adjustment in the estimates, resulted in helping lower the final rate for park development fees.

The new fees become effective on Aug. 1, 2022. Projects that have a preliminary plat submitted prior to August 1 will be grandfathered in under the current fees. Should a grandfathered project expire without approval, it will be subject to the new fees.

Denton's Mayor Hudspeth and Councilman Davis voted against the ordinance because it did not include a provision to phase the fees in over time, echoing Dallas BA's concern about the impact the immediate full increase will have on home prices and families that buy those homes.

As mentioned last month, builders and developers should remain aware of the discussion in Denton regarding roadway impact fees. The fees, first discussed in 2015, and implemented in 2016, are due for revision and update.

The original fees were introduced at a lower rate when Dallas BA voiced concern about sticker shock for new home prices.

Now, with inflation and material

costs posing a threat everywhere, it will be important for Denton City Council to keep in mind the overall cost.

Denton is still working on the update for its thoroughfare masterplan, so it may be some time before the discussion reaches the city council.

On May 18, at the behest of Dallas Mayor Eric Johnson's working group, which Dallas BA has interfaced with frequently, the city manager was brought before the Dallas City Council to brief the city's elected on what kind of progress has been made in addressing the sustainable development department's processes and challenges that have led to unacceptable permitting delays.

City staff offered that Dallas has finally filled the vacant position of Director and Chief Building Official, as well as Deputy Building Official. They also reported that the permit center is fully open and staffed and that there has been a focus on improving communications and customer service.

Regardless, builders still report significant challenges in obtaining permits. And the city still reports challenges due to the departure of staff in key technical positions and the increase in permit load.

During the presentation, city management previewed their next steps, including cross training frontline staff, as well as cross training plan reviewers and field inspectors. Dallas also plans further implementation of recommendations from a now well-known efficiency study. With the loss of revenue to the city, the hope is that there is more of a sense of urgency in addressing issues in Dallas that other cities have less of a challenge to manage.

Spring municipal elections, in

David Lehde
Director of
Government
Affairs



addition to the primary runoff elections, yielded some May victories for builder-supported candidates. At the city level, the re-election of Mayor Gerard Hudspeth, as well as the election to bring back Chris Watts, a former mayor and longtime ally, to city council helps continue relationships in Denton. This is important with the planned growth in that part of Denton County.

On May 24, former McKinney city council member Fredrick Frazier and former Flower Mound city council member Ben Bumgarner, both officials who have taken hard votes that help home building, won tough primary runoff elections and are now their party's nominee for the November general election for Texas House Districts 61 and 63, respectively.

As we move towards November, it will be important for the Association to remain engaged. With a core mission of advocacy, having elected decision makers who understand the importance of a regulatory environment that is friendly to residential construction—and the economy it impacts—is vital.

HOMEPAAC of Greater Dallas, the non-partisan action committee for the Association, is an essential part of our advocacy efforts. Along with Dallas BA's Government Relations Committee, it provides a fantastic opportunity for members to weigh in on the decisions that impact their business.

Members who would like more information about participating are encouraged to contact the Association's Director of Government Affairs.

Dallas Building Permit Summary				Dallas Single Family Builders			
Year-to-Date 05/18/2022				Year-to-Date 05/18/2022			
Residential	Permits	Value	Units	Builder	Homes	Value	
Single Family Homes	7,295	\$2,286,852,276	7298	1 First Texas Homes	312	\$116,894,679	
Duplexes & Twin Homes	51	\$7,475,630	102	2 D R Horton	398	\$107,842,153	
Apartments & Condos	37	\$364,919,643	3503	3 Bloomfield Homes	341	\$103,706,327	
Cabins	1	\$80,000	0	4 Highland Homes	220	\$92,116,080	
Other Residential Structures	231	\$15,230,331	0	5 M/I Homes	112	\$55,757,605	
Swimming Pools & Spas	1,415	\$72,143,713	0	6 D R Horton Express-	225	\$49,488,263	
Garages & Carports	51	\$3,365,023	0	7 Toll Brothers Inc	78	\$43,571,089	
Res Rmld, Addn, Int Fin	1,058	\$76,043,435	0	8 TSHH LLC	103	\$37,545,212	
Reroof Residential	270	\$20,544,101	0	9 Lennar Homes	136	\$37,460,265	
Total Residential Const	10,409	\$2,846,653,952	10,903	10 Meritage Homes	118	\$37,390,590	
Dallas Building Permit Summary				11 Landon Homes	98	\$36,165,300	
Week 20 - 05/12/22 to 05/18/22 (permits over \$20,000)				12 K Hovnanian Homes	99	\$35,320,288	
Residential	Permits	Value	Units	13 Gehan Homes	114	\$32,827,945	
Single Family Homes	422	\$133,990,788	422	14 LGI Homes	156	\$32,263,960	
Demolition	20	\$137,220	0	15 American Legend	110	\$30,615,477	
Footing & Foundation	54	\$424,357	0	16 KB Homes	50	\$28,020,670	
Apartments & Condos	7	\$72,368,227	250	17 Shaddock Homes	95	\$27,745,400	
Other Residential Structures	1	\$461,999	0	18 History Maker Homes	74	\$26,219,168	
Swimming Pools & Spas	72	\$10,431,468	0	19 BBL Building	236	\$25,775,000	
Res Rmld, Addn, Int Fin	52	\$3,383,446	0	20 Pulte Group	121	\$24,959,189	
Reroof Residential	19	\$659,071	0	21 Pacesetter Homes	65	\$24,835,894	
Total Residential Const	647	\$221,856,560	672	22 Grand Homes	46	\$24,632,385	
Dallas Building Permit Summary				23 Tradition Homes LLC	42	\$23,795,671	
Week 20 - 05/12/22 to 05/18/22 (permits over \$20,000)				24 Dr Horton-Texas Ltd	117	\$23,400,000	
Residential	Permits	Value	Units	25 Shaddock Caldwell	2	\$23,020,000	
Single Family Homes	422	\$133,990,788	422	26 Ashton Woods Homes	75	\$22,634,116	
Demolition	20	\$137,220	0	27 Trophy Signature	76	\$22,089,065	
Footing & Foundation	54	\$424,357	0	28 Taylor Morrison	53	\$21,748,995	
Apartments & Condos	7	\$72,368,227	250	29 MHI Partnership	37	\$20,214,905	
Other Residential Structures	1	\$461,999	0	30 Camden Homes LLC	69	\$17,774,947	
Swimming Pools & Spas	72	\$10,431,468	0	31 John Houston Custom	48	\$17,260,830	
Res Rmld, Addn, Int Fin	52	\$3,383,446	0	32 Beazer Homes Texas	46	\$15,673,779	
Reroof Residential	19	\$659,071	0	33 D R Horton Custom	63	\$15,293,815	
Total Residential Const	647	\$221,856,560	672	34 Cb Jeni Homes Grand	50	\$15,129,900	
Dallas Building Permit Summary				35 Altura Builders Dfw	52	\$15,053,471	
Week 20 - 05/12/22 to 05/18/22 (permits over \$20,000)				36 GFO Homes	26	\$14,485,259	
Residential	Permits	Value	Units	37 Stonehollow Homes	29	\$14,466,955	
Single Family Homes	422	\$133,990,788	422	38 Southgate Homes	42	\$13,984,500	
Demolition	20	\$137,220	0				
Footing & Foundation	54	\$424,357	0				
Apartments & Condos	7	\$72,368,227	250				
Other Residential Structures	1	\$461,999	0				
Swimming Pools & Spas	72	\$10,431,468	0				
Res Rmld, Addn, Int Fin	52	\$3,383,446	0				
Reroof Residential	19	\$659,071	0				
Total Residential Const	647	\$221,856,560	672				

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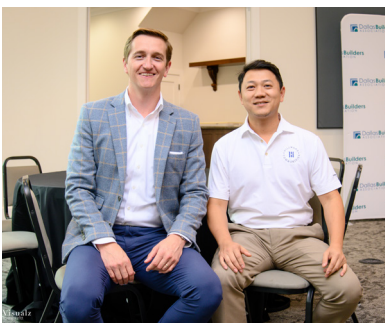
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Association reopens with May 24 festivities

Presented by StrucSure Home Warranty



Past President Michael Turner of Classic Urban Homes served as chairman of the Rebuilding Task Force and general contractor for the renovation project. It is being hailed as one of the most selfless and extraordinary efforts in the nearly 80-year history of this Association.

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Now Also Open to Multifamily Builders and Land Developers

The Home of the Week presented in partnership with The Dallas Morning News, is now open to multifamily builders and land developers in addition to single-family builders. The feature will highlight homes (in all stages of completion), apartment/condo complexes and master-planned communities. These projects will be promoted in both the print and online Dallas News, on DallasBuilders.com and on social media.

INTERESTED? Contact Holly Pemberton at 214-624-3176 or holly.pemberton@dallasbuilders.com

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Dallas Builders Association proudly reopens its doors to modern, renovated headquarters



Photos courtesy of Demorris Ashley Byrd
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Yellow Rose Landscape Services.

Cars for CASA breaks records



The Metro East Division hosted its 17th annual Cars for CASA auto show on May 15, raising an anticipated \$73,500 for Lone Star CASA, the most money ever raised for the organization. Approximately 20 volunteers from the Metro East Division helped with the event, which drew more than 300 entries. Cars for CASA has become one of the most successful auto shows in North Texas. “We’re proud to play a role in helping CASA kids rebuild their lives,” said Dave Hambley of Lee Lighting, a show organizer. “The show is a great way to support a worthy cause and raise awareness.” Lone Star CASA’s mission is to advocate for children in Rockwall and Kaufman Counties under the care of Child Protective Services. To date, the show has raised in excess of \$645,000.



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in Building Council*

Wine & Sign Event

June 9 | 4pm-6pm

Join the Dallas Builders Association to celebrate the NEW Professional Women in Building Council.

Enjoy food and wine while you officially sign on to become a member of PWB.


The PWB Wine & Sign is a free event, but online registration is required to attend.

Register at www.DallasBuilders.com/calendar

Dallas Builders Association
5816 W. Plano Pkwy. Plano, TX



Upcoming Classes: June

Presented by 

Plunge Pool and New Builds: How to Give Customers What They Want - June 8

Precast plunge-style pools are in demand. This class will go over how home builders can now include a plunge pool as part of their offering for new construction. Discover if offering precast pools to your clients will help your business model to increase profits and cause minimal impact to timelines.

This class will include a crane prep and fly; a plumbing demo; and a bonding and grounding demo.

Time: 10:00 am – 1:00 pm
Class Location: Plungie USA (4400 State Texas Highway 121 Suite 300,

the Realm Building)
Cost: \$35 Member/\$55 Non-Member

Luxurious Outdoor Rain and Shading Solutions for High-End Residential Projects - June 16

This class and tour will examine the different motorized rain and solar protection options available to home builders. It will include discussion of new design trends used to expand the outdoor living experience and associated health benefits.

In addition, attendees will learn how to select the right solution for the task including basic pre-construction planning.

This is an in-person only class and tour. It includes a one-hour education

session and factory tour of Corradi, then a 20-minute bus trip to Lava Cantina for a product tour and exploration of systems in use.

Time: 10:00 am – 1:00 pm
Class Location: Corradi USA (1910 North Josey Lane Carrollton Tx 75006)
Lunch included
Cost: \$35 Member/\$55 Non-Member

Both of these classes are brought to you by 2022 Education Title Partner StrucSure Home Warranty and @ ProjectSite Series Partners DuPont, Texas Builder Resources Group and Burgess Construction Consultants. Register at DallasBuilders.org.

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Milestone Anniversaries

- 60 Years
Overhead Door Company of Dallas
- 45 Years
Ebby Halliday Realtors
- 35 Years
Creative Architects
- 25 Years
D Magazine Partners LP
Tim Jackson Custom Homes LP
- 15 Years
Performance Drywall Services
- 10 Years
Jeff Baron Homes
- 5 Years
Elmwood Custom Hom
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Milestones Presented by:



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See complete contact information on all Association members at

DallasBuilders.org

AFTER HOURS

Thursday, June 30
6-8 p.m.

Hosted By



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Enjoy food, beverages and prizes while networking with fellow industry professionals

Builder Jackpot – \$700

Builder must be present at time of drawing to be eligible to win the Builder Jackpot. After Hours is FREE to attend, but reservations are required.

DallasBuilders.org

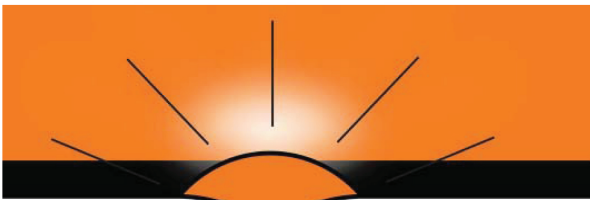


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