HOME BUILDER

Dallas Builders

www.DallasBuilders.org



Dallas Builders

Finally Home

VOLUME LXXII No. 8 August 2025

Industry Investors

















BRIEFLY

The Dallas Division's Aug. 7 luncheon will feature an update on the DallasNow permitting/platting/inspection/engineering system.

The Multifamily Builders Council will hold its next lunch meeting Aug. 12 at Dallas BA offices. Kimberly Byrum with Zonda will give a multifamily market update and economic forecast. Register.

. . .

Help the Association reach the sky during TAB's Statewide Membership Drive Sept. 1-15. An open call-athon will be held at Dallas BA offices. To join or form a team, contact Alyssa.Morales@DallasBuilders.com.

Tommy Ford to be Housing Hall of Honor inductee

The Texas Association of Builders has announced that Honored Life Director Tommy Ford of Tommy Ford Construction, who passed away May 10, will be inducted into the prestigious Texas Housing Hall of Honor. The induction ceremony will be part of TAB's Excellence in Leadership Dinner Nov. 4 at the Hyatt Regency in Austin.

Tommy had been a member of the Dallas BA since 1989. He was the recipient of both the Association's highest award, the Hugh Prather Trophy, and the Texas Association

of Builders' Ted Schlossman Lifetime Achievement Award.

Known to be private about his successes, Tommy was honored with numerous awards for his excellence and generosity. He was a founding member and director of the Texas Builders Foundation, which provides scholarships to students who are pursuing careers as residential construction trades professionals. The Foundation honored him with its Ron Connally Award of Excellence. He also

Continued on page 3

You're Invited

TOWN HALL MEETING

Join us in giving another American nero a nomecoming in irving, lexasi:
Operation Finally Home is dedicated to providing mortgage-free homes and home modifications for wounded, ill and injured veterans, first responders and their surviving spouses. Join us to learn more and help us provide this 10th home in partnership with the Dallas Builders
Association, Axiom Builders and the City of Irving!

We need to determine who can help-and we need you!

Building Suppliers - we need building suppliers to donate materials to build the

Subcontractors - we need contractors and subcontractors to donate time and/or people within their expertise to complete the home.





OPERATIONFINALLYHOME.ORG

Tuesday, August 12th

2:30 -4:00 PM

DALLAS BUILDERS ASSOCIATION 5816 W. PLANO PKWY PLANO, TX 75093

Please RSVP to the
Dallas Builders Association
(972) 931-4840
dallasbuilders.org/events/
opfhproject10townhall

Metro East's 20th donation to Lone Star CASA brings total past \$1M

Metro East Board members and Cars for CASA organizers present a check for \$109,618 to Lone Star Casa representatives at the division's July 17 meeting. From left are Dave Hambley, Larry Baty, Lone Star Casa volunteers Natalie Read and Lauren Rowe, Lone Star Casa President Sandra Ownby, Greg Paschall, Doug Bowerman, Jerry Carter, Scott Roberts, Justin Webb, Phil Smith, Mike Mishler, Chester Castillo, former CASA Executive Director Lucille Bell and Metro East Division President Meredith Joyce. Read complete story.





The HomeFront

Government Affairs News and Info

David Lehde Director of Government Affairs



True Cost of Impact Fees Displays the Need for New State Law

In September, priority legislation will become effective law adding stronger transparency and disclosure requirements to the process of implementing or updating impact fees, the one-time up-front fee assessed for the claimed purpose of funding infrastructure related to new development.

Senate Bill 1883, by Senator Paul Bettencourt, was signed into law by the Governor in June. Supported by the Texas Association of Builder, the Dallas BA, and other local HBAs, SB 1883 amends Chapter 395 of the Local Government Code. Beginning Sept. 1, municipalities will be required to meet the bill's standards.

Approval of the imposition of a new or updated impact fee by a political subdivision will require an affirmative vote of two-thirds of the members of its governing body.

The legislation also puts a limitation on when an impact fee can be approved or updated, setting that three years must have passed from the date an impact fee was adopted or most recently increased before the existing fee can be increased.

Cities will also be required to make use of an advisory committee, as opposed to a city plan commission, and the committee must be composed of not less than 50 percent of membership being representatives from the real estate, development, or building industries.

Just as important as the benchmarks for the approval process are two key measures of disclosure.

An ability for stakeholders to review the engineering study that impact fee rates are based on is provided via the requirement that the capital

improvements plan and land use assumptions, including any proposed amended impact fee per service unit, must be made available to the public at least 60 days before the date of the first notice of a public hearing.

SB 1883 also includes the requirement for an independent financial audit to be conducted before any increase of an existing impact fee. The audit covers the amount of funds that have been collected per service area, the amount of interest accumulated on the fees, a list of projects that were part of the previous plan that were not constructed, and several other telling factors.

When considering the consequences that impact fees have on housing affordability and attainability, the provisions set by SB 1883 are more than fair.

In parts of the Dallas BA service area, it is not uncommon for a municipality to assess impact fees totaling in excess of \$20,000 per home. But the actual cost of the impact fees to the homebuyer is actually much higher, Due to the cost to finance the difference in the fee, as well as that new total being assessed interest over the life of the home mortgage.

Proposed water and wastewater impact fees in a local municipality include a service area rate equaling more than \$25,000 per home.

When calculating the current roadway impact fee, and the cost of financing that additional cost over the life of the mortgage, the additional price of the monthly payment can be more than \$230. In current interest rate talk, those impact fees can cost the homebuyer more than \$80,000.

And it is important to remember that it is the homebuyer who ultimately pays for these increases. It is also that homebuyer who will also be paying the monthly utility fees.

Dallas BA's Director of Government Affairs and Dallas BA members joined TAB and members of other local HBAs in offering expert testimony on SB 1883.

Registration is Open for Association's Aug. 27 Clay Shoot

Registration is open for the HOMEPAC Shootout, presented by BGE, Inc.

Registrations benefit HOMEPAC of Greater Dallas and include breakfast, lunch, beverages, 100 sporting clays and the range fee.

The HOMEPAC Shootout will be

held at the famed Elm Fork Shooting Range in Dallas.

Partnerships are also available at multiple levels. Registration and Partnership information can be found at the link below:

HOMEPAC Shootout

The Shootout is a fun opportunity to support Dallas BA Advocacy, enjoy the outdoors and fellowship with fellow members.

Members who have questions regarding Dallas BA Advocacy efforts or the HOMEPAC Shootout can contact the Association's Director of Government Affairs.

> "Coming together is the beginning. Keeping together is progress. Working together is success." - Henry Ford



HOME BUILDER Dallas **Builders** www.DallasBuilders.org

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BARCIE VILCHES, Editor

Ford to be inducted into Hall of Honor

continued from page 1

received the Texas Association of Builders' Philanthropist of the Year award and D Magazine's Best Builders Legacy Award.

Long before the Texas Builders Foundation was organized in 2010, Tommy Ford recognized that the building industry was facing a critical shortage of construction trades professionals. He played a pivotal role in educating Texans on the benefits of becoming construction trades professionals and provided scholarships to students working toward construction trades certifications, licenses or degrees.

He contributed \$10,000 to the National Housing Endowment for establishment of an educational scholarship to support green building educa-

tion, and contributed to the Press Club of Dallas Foundation as an underwriter of the Boone Pickens Roast, a charity fundraiser. Tommy had collaborated with Pickens on the Mesa Vista Ranch in the Eastern Texas Panhandle, showcasing innovation in sustainable ranch architecture.

Tommy's charitable accomplishments also included support of faith-based outreach ministries across Amarillo and Dallas and the Cystic Fibrosis Foundation. He also worked with Dallas Fire-Rescue to donate sprinklers for low income homes, a contribution that was then matched by the Dallas BA's Custom Builders/ Remodelers Council.

Tommy was active in the home building industry at all levels. He was elected an Honored Life Director of the Dallas BA in 2000, and was also a state and national life director. He was instrumental in crafting a program for compliance with state legislated energy standards, serves on several regional and national code committees. He served for more than a decade on the North Central Texas Council of Governments' Regional Codes Coordinating Committee. This group of DFW area building officials and industry professionals compose regional amendments to ICC codes that result in codes that reflect local building practices and foster regional continuity. Tommy's advocacy efforts on the RCCC alone saved builders thousand of dollars over the years.

Tommy got his start in the industry at age 7, cleaning up job sites for his father, a home builder in West Texas. Tommy Ford Construction was founded in 1965 in Vernon, TX. Tommy spent many years working in the oil field, but wanted to get back to what he loved, which was building homes. He began working out of his truck and took on whatever jobs he could to support his family. After several years working in Vernon and the surrounding area, he and his family



Tommy Ford

moved to Amarillo in 1969. He served as president of the Texas Panhandle Builders Association in 1988.

Former Dallas BA Executive Officer Phil Crone noted that Tommy Ford embodied everything the Hall of Honor stands for: integrity, foresight, generosity and a deep commitment to building better homes and better communities across Texas. "Tommy never sought the spotlight. He never needed to. His legacy lives on in the codes he helped write, those he mentored and the high standards of care he quietly modeled every day."





2025 - 2027 cycle effective September 1, 2025.

Learn hear how the latest regulations will affect your business and risk management.

> Member Cost: \$35 Non-Member: \$45

September 3 - Builders Only

10:00 AM - 1:00 PM

Dallas BA Office 5816 W. Plano Pkwy. Plano, TX 75093

Education Title Partner **StrucSure**

R.S.V.P Today!





Dr. Robert Dietz SVP & Chief Economist National Association of Homebuilders



Scott Norman Executive Officer Texas Association of Builders



Frances Blake
General Counsel &
VP of Regulatory Affairs
Texas Association of Builders



JD Hale Director of Government Affairs Texas Association of Builders

SEPTEMBER 19

The Westin Galleria Dallas 13340 Dallas Parkway, Dallas, TX

10:00am - 11:00am Registration & Coffee with Local Officials

> 11:15am Lunch

11:45 - 1:00pm Program

Dr. Robert Dietz will provide a detailed, data-based examination of the economy and the home building market. What is the state of inflation, economic growth, monetary policy and the outlook for interest rates after the consequential election of 2024.

Scott Norman, Frances Blake and JD Hale will provide a briefing on the outcome of the 89th Legislative Session.

Dallas BA Member: \$50 Non-Member: \$65

REGISTER

Upcoming Classes

Presented by



Certified Aging-in-Place Specialist (CAPS) - NAHB Designation Courses - Sept. 2, 11 & 17

Expand your portfolio in just three classes by becoming a nationally recognized Certified Aging-in-Place Specialist.

Get the technical, business management and customer service skills essential to competing in the fastestgrowing segment of the residential remodeling industry: home modifications for the aging-in-place market.

Instructor for all three classes is Tim Lansford, CGB, GMB, CGR,

CGP, CAPS, CGA, CSP, CMP, MAS-TER CSP, MASTER CGP, MIRM with Luxury Homes of Texas.

Dallas BA members will receive a discount by registering for all three courses at once.

Register for 3 CAPS Classes.

Marketing & Communicating with the Aging-in-Place Client (CAPS I) -NAHB Designation Course - Sept 2.

This course equips participants with the knowledge and tools to effectively market and sell services to the aging-in-place (AIP) market.

Time: 9 a.m. - 4 p.m.

Cost: \$159 member /\$259 non-mem-

Format: Hybrid

Register for CAPS I Class.

Design Concepts & Methods for Livable Homes and Aging-in-Place (CAPS II) - NAHB Designation Course - Sept. 11

This class prepares you to take on the AIP market by focusing your business to address the unique challenges

of providing successful solutions and outcomes.

Time: 9 a.m. - 4 p.m.

Cost: \$159 member /\$259 non-mem-

Format: Hybrid

Register for CAPS II Class.

Details & Solutions for Livable Homes and Aging-in-Place (CAPS III) - NAHB Designation Course -Sept. 17

CAPS III discusses the application and integration of design solutions in a home.

Time: 9 a.m. - 4 p.m.

Cost: \$159 member /\$259 non-mem-

Format: Hybrid

Register for CAPS III Class.

TAB Contracts Class - Sept. 3

TAB will release its new contracts package for the 2025-2027 cycle effective Sept. 1. Learn how the latest regulations will affect your business and risk management.

Instructor will be James Rudnicki with Bush Rudnicki Shelton, PC.

Time: 10 a.m. - 1 p.m.

Cost: \$35 member /\$45 non-member

Format: In-person only **BUILDERS ONLY**

Register for the TAB Contracts Class

High Performance Building Science - Real World Best Practices - Sept. 9

Held jointly with the Greater Fort Worth BA, this seminar will be taught by Mark LaLiberte, a veteran in building science education.

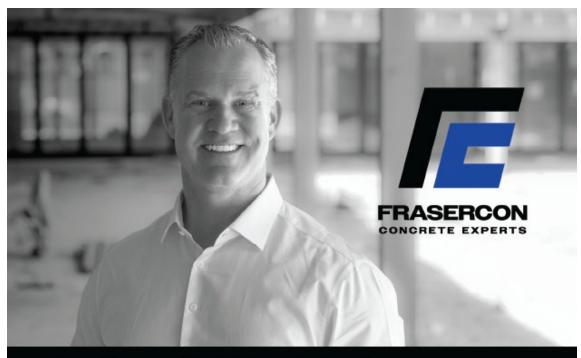
Time: 10 a.m. - 2 p.m.

Cost: \$100 through Aug. 26 /\$125

Aug. 27 - Sept. 2

Format: In-person only at The Park Room Conference Center in Coppell. Event Partners: DuPont Weatherization Partners, Ltd and Fox Energy Specialists.

Register for the TAB High Performance Building Science Class



FraserCon: Your Trusted Concrete Experts

Over 25 years of dedicated concrete construction in North Texas, we've experienced the true essence of hard work, perseverance, and growth. Our journey has been filled with grinding, sacrificing, learning, giving, failing, laughing, growing, caring, hoping, persisting, reflecting, loving, living, and winning. Every step of the way, we've embraced the challenges and celebrated the successes.

Today, we express our sincere gratitude to all those who have placed their trust in us—the builders within the Dallas Builders Association.

As we embark on the next quarter century, we raise a toast to the future. With FraserCon by your side, you can rely on our expertise and unwavering commitment to excellence. Together, let's build a stronger, more concrete future.

Jason Fraser Founder



In Partnership with



High Performance Building Science Real World Best Practices

> Featuring: Mark LaLiberte

September 9 | 10am - 2pm

This training equips builders and construction professionals with practical strategies to exceed code minimums, enhance building durability, and reduce risk through smarter enclosure design. Focused on the Texas climate, the session combines expert insights with hands-on demonstrations to help participants improve performance, reduce callbacks, and differentiate their work in a competitive market.

Event Partners









With over 30 years in the building dustry, Mark Latiberte is a nationally recognized leader in building science education and co-tounder of nstruction instruction (CI). He's trained tousands through lectures, hands-on sessions, videos, and CI's top-rated mobile app.

Mark's honors include EEBA's Lifetime hievement Award for his Houses That Work ries, and he's played key roles in projects e Hanley Wood's Vision 2020 and Habitat for Humanity's Repair Corps.

Through Ci Live in Denver, Mark delivers mmersive, real-world training on building healthy, efficient, and durable homes— empowering professionals to raise the standard of residential construction.

Now - Aug. 26 - \$100 Aug. 27 - Sept. 2 - \$125

Coppell, TX

Register



"Let's Go Girls"

Alaina is the founder and former CEO of Garman Homes and the voice behind the award-winning blog Build Like a Girl. A recognized leader in homebuilding, she's been honored by Professional Builder's 40 Under 40, Raleigh Magazine's Women Shaping the Future, and named 2024 Woman of the Year by the Women in Residential + Commercial Construction Conference. Her work has been featured in Forbes, USA Today, CNNBusiness, and more. She is currently writing a book that will document her experience of creating space for her multigenerational blended family where everyone feels loved, accepted and safe to be exactly who they were always meant to be.

2025 PWB Partners







Register



AUGUST 20 11am - 1pm

5816 W. Plano Pkwy.

PWB Members \$25 (with promo code) Non-PWB Members \$35

This event will also eature FREE headshots for current PWB Members and will be available during the entirety of the event.







Developer Panel

Featuring



John Porizek **Director of Land Development**



Andre Ferrari **Chief Operating Officer**



Kevin Youngblood Region Head of Acquisition & Entitlements

Moderated by Rane Pearson with RPRE, LLC

August 6 | 5:30-7:30pm

This event is free to attend, but advance reservations are requested to make sure the proper amount of food and beverages are ordered for the meeting.

If you are not a member of the Dallas BA or do not fall in the Young Professional category, you may still attend, but there will be a fee collected when registering.

5816 W. Plano Pkwy. Plano, TX

















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shwins.com/buildersrisk

Two members earn Spike awards



Congratulations to Erika Herman -1-800 Water Damage of NE Dallas & SE Collin, who has reached the Green Spike level with 50 members recruited or retained. Membership Committee Chair Chris Clay of 2-10 Homebuyers Warranty presented her lapel pin.

The Association's newest Life Spike with 25 members recruited is Charlie James of Crossland Construction Company, shown here with Membership Committee Chair Chris Clay and Executive Officer Gena Godinez.







LLOYD'S

TAB establishes flood relief fund

In the aftermath of recent floods that devastated the Hill Country, the Texas Association of Builders (TAB) is collecting donations through its Texas Builders Foundation.

Earlier this summer heavy rainfall brought massive flash flooding to the central part of the state. Water levels from the Guadalupe, Llano, Colorado, Concho and San Gabriel Rivers rose rapidly, some reaching over 30 feet above flood stage and many creeks and lakes have overflowed as well.

Approximately 135 fatalities re-

NAHB launches Ford Pro program

The National Association of Home Builders has launched the Ford Pro program for all members with businesses.

NAHB Members (which automatically includes all member of the Dallas BA) can now enjoy discounts ranging from \$500 to \$5,000 on Ford Pro's world-class cars, trucks, vans and SUV's.

This discount is stackable with local offers. The vehicle must be purchased under a business name

How to use

- Go to www.nahb.org/ford
- Click on the blue "Get Discount Code Documents" box on the top right of the page.
 - Fill out the form.
- Print out all documents and bring them to your local dealer.

Please give the dealership the NAHB paperwork and discount information **BEFORE** purchasing or leasing your vehicle.





sulted, and Kerr County was declared a federal disaster area.

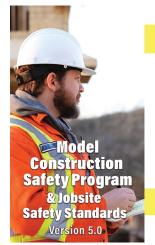
The Texas Builders Foundation gave an immediate \$25,000 donation to the Community Foundation of the Texas Hill Country, where the Hill Country Builders Association has asked for all monetary donations to be directed.

TAB contacted home builders associations in the affected counties (Hill Country BA, Greater New Braunfels BA, Greater San Antonio BA, HBA of Greater Austin and the HBA of San Angelo) to learn what the situation is like in each area, and how help can be offered to each community.

The Dallas BA made a \$1,000 contribution to the fund.

Members are encouraged to contribute to TAB's Hill Country/Central Texas flood relief fund through the Texas Builders Foundation website. If you wish to contribute by check, please indicate you are supporting this effort.

"The Texas Association of Builders and the Texas Builders Foundation appreciate your support and contributions during this difficult time," said TAB Chief Executive Officer Scott Norman. "Our hearts and prayers go out to all those affected by this tragedy."



UPDATED in 2024

Model Construction Safety Plan

The Texas Association of Builders Model Construction Safety Program & Jobsite Safety Standards Package® (Model Safety Plan) has been updated to include new rules and quidance by the OSHA:

- · Head Protection
- · Heat Illness Prevention
- Workers Rights

In addition to the Model Safety Plan that can be modified to fit your company's safety policies, you will receive a User Guide, the Model Safety Plan, and access to the training webinar that contains instructions on how to receive the certification of completion.

By law, every company must have a safety plan.

Members: \$399 99 + tax Non-Members: \$699.99 + tax

Purchase the updated Model Safety Plan at TexasBuilders.org







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FACETS hosts July 24 After Hours



Vickie Wattanapongwat of Preserve Custom Homes wins a Sun & Fun gift set, presented by host Lindsay Leggett of FACETS Appliances, Kitchens & Baths.



Matt Mitchell of James Andrews Custom Homes, LLC receives a Sizzle & Swing gift set from host Lindsay Leggett of FACETS Appliances, Kitchens & Baths.

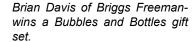


Lindsay Leggett of FACETS presents a Polished Pour gift set to Ashley Haas of The Design House - Flooring, Countertops & Remodeling.

Lindsay Leggett of FAC-ETS Appliances, Kitchens & Baths presents an Indulgence Infusion gift set to door prize winner Tony Bishop of Nebraska Furniture Mart of Texas .









Ashley Parkinson of Legrand is the cash door prize winner.



AFTERHOURS

Hosted By:



August 21 6pm - 8pm

Enjoy delicious food and beverages while networking with fellow industry professionals.

> This event is free to attend, but advance reservations are requested.

> > Register

2405 Crown Road, Dallas, TX 75229

The Builder Jackpot will be \$1,000!

Yearlong Membership Partner:





Lindsay Leggett of FACETS Appliances, Kitchens & Bath congratulates guest Frank Villarruel of Enchant Design, who won a Wrapped in Warmth gift set. With them is Caleb Ursell of Ico Bath.

Yearlong Membership Partner:



NEW MEMBERS

BUILDERS

BellRay Homes, LLC Cliff Gardner 945-226-1006 BUILDERS - RESIDENTIAL Spike: Tag Gilkeson, Tag & Associates

ELITE Construction Corey Pruitt 469-669-3902 BUILDERS - MULTIFAMILY

KI-Star Real Estate America, Inc. Yoshihisa Onuma 214-436-0025 BUILDERS - RESIDENTIAL

Moore Luxury Homes James Moore 972-571-6806 BUILDERS - RESIDENTIAL Spike: Chris Clay, 2-10 Home Buyers Warranty

Rispoli Design & Build, LLC Giuseppe Rispoli 469-668-7648 BUILDERS - RESIDENTIAL

SUSTAINING ASSOCIATES

All_Pro Drywall LLC Arlen LeBaron 469-408-9096 DRYWALL (SHEETROCK)

Acrisure Title of Texas Josiah McDaniel 214-937-5360 INSURANCE/WARRANTY

AStar Heat & Air, Inc. Edgar Esoarza 214-707-8751 HVAC Spike: Ken Zapatka, Aprilaire

Baldr Energy & Utility Partners, LLC Kristy Damron 469-991-3361 PROFESSIONAL SERVICES

Hayes, Berry, White & Vanzant, LLP Cody Lewis 940-387-3518 PROFESSIONAL SERVICES Kitchen & Bath Pros Inc. Simon Arenas Jr. 682-888-2692 KITCHEN

Moss Utilities Ammara Abbasi 214-265-6569 UTILITIES

Virtuo Casey Kachur 855-569-2582 PROFESSIONAL SERVICES

ASSOCIATES

Sola Outdoor Michael Ma 214-452-5220 OUTDOOR LIVING

RTI/Community Management Associates Inc., CMA Bethany Laube 972-943-2848 PROFESSIONAL SERVICES

AFFILIATES/ADDITIONALS

ELITE Construction Chase Wood 903-360-1706 BUILDERS - MULTIFAMILY Spike: Adam Sumrow, Republic Elite Multifamily Interiors, LLC Kohler Pamela Milogradov 727-460-8704 PLUMBING Spike: Tiffany Acree, StrucSure Home Warranty

Meritage Homes Drew Windus 817-733-6581 BUILDERS - RESIDENTIAL

RTI/Community Management Associates Inc., CMA Rob Koop 972-943-2800 PROFESSIONAL SERVICES

Southwest Sales Inc. Kathleen Storey 469-635-1718 PLUMBING

Do business with a fellow Dallas Builders Association member.

See complete contact information for all Association members at

DallasBuilders.org.

Pallas Builders As SOCIATION New Member Welcome Breakfast Learn how Dallas BA membership can benefit your business. You'll have an opportunity to network with the Association's newest members, as well as learn about the great benefits and member discounts available to you through membership. Aug. 19 | 9am Dallas Builders Association 5816 W. Plano Pkwy. Plano, TX REGISTER Meeting Partners: Yearlong Membership Partner: Applications of the second process of the process of the

Milestone Anniversaries

Congratulations to these companies and individuals being recognized for continuous membership in the Dallas Builders Association.



Huffines Communities, Inc. - 25 Years

Kellie Outland and Phillip Huffines

Nowak & Stauch, PLLC. - 20 Years

Thomas Stauch



50 Years Park Place Homes Inc.

30 Years Blue Star Land L.P.

25 Years Reece Bath+Kitchen WBH Group

20 Years
JLD Custom Homes

15 Years Anderson Hanson Blanton -Kelly Hanson Davis-Hawn Lumber &

Architectural Millworks

10 Years Ashton Woods Homes

5 Years Blue Sky Tie Down

Systems
Hillwood Communities Fred Balda
Joe Mazza
M/I Homes of DFW, LLC
Preston Trail Homes
TechArt Signature Homes

Yearlong Membership Partner:



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