

m i c h i g a n BUILDER

Official Publication of the HBA of Michigan • Summer 2023

THE HBA ANNUAL SUMMER CONVENTION IS COMING TO GRAND TRAVERSE

August 16 – 18, 2023 | Grand Traverse Resort & Spa

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Formed Across the State

HBAM Mourns Loss of Tony Bosco

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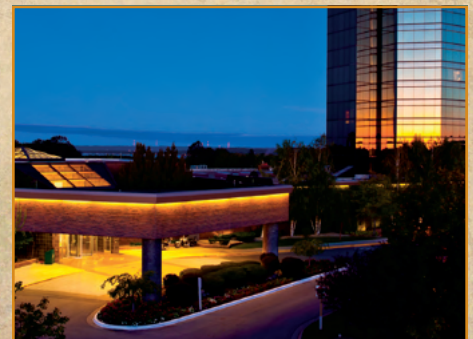
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PRESIDENT'S MESSAGE

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Dear HBA Members,
As Walt Disney once said, “You can dream, create, design, and build the most wonderful place in the world. But it requires people to make the dream a reality.” I want to thank you, the members of our great association for being THE people that make the housing dream a reality.



With the first quarter in the rear view, I want to take a quick moment to recap several of our successes as an Association:

- a. Bureau of Construction Codes withdrawal of the rule sets pertaining to Part 10. Michigan Uniform Energy Code and Part 10a. Michigan Energy Code from JCAR. The earliest they would be re-introduced would be next year
- b. Young Professionals proposal adoption — reducing the barrier of entry to the future of our association and industry
- c. Increasing association operational efficiencies - We are in the implementation phase of utilizing a Vision / Traction Organizer (VTO) system in order to streamline staff, SO, Board and Council meetings, switching from a reporting meeting to a participation format (identifies long and short term goals, documents specific / measurable actions, and assigns resources and timeframes).
- d. Ann Arbor coalition to encourage a rethink on gas ban — decision for the Planning Commission to vote on an electrification ordinance recommendation was deferred
- e. Participation on a diverse Housing Michigan Coalition - bringing additional policy actions that will increase workforce housing investments around the state

Needless to say, without the fierce loyalty and dedication of our staff, none of the above would be possible — thank you Bob, Dawn, Diana, Colleen, and Liz!!

We are counting on YOU to participate:

- a. Share your thoughts, issues, concerns with staff and/or any of the SO's
- b. Join a council or committee (at your local, state, and national association)
- c. Encourage builders and trade resources who are not members to join our association

Make sure to register now for Summer Convention at the Grand Traverse Resort (August 16-18)!! We have an awesome list of speakers, networking opportunities, and educational content.

Go to <https://www.hbaofmichigan.com/#/events>, click on the Summer Convention banner, and you'll see the link to registration.

This is going to be an AMAZING event — do not miss out!

Sincerely,
Rich Kligman
2023 President, HBA of Michigan



They Said What?

By Dawn Crandall, EVP of Government Relations

Your government relations team is downtown almost daily when the Legislature is in town. We are talking with legislators, listening to floor speeches, and listening in committee meetings. Maybe you remember the show, “Kids Say the Darndest Things.” Well, if the legislative process was a television show, it might be called, “Legislators Say the Darndest Things.”

I started working downtown in 1985, so I have heard a lot. But lately it feels like builders, developers and housing in general have been generating some quotable moments from legislators. I always tell legislators that housing should not be a political issue, so I am not going to identify the legislator, or what party they belong to.

1. A legislator had these remarks as their no vote explanation. “I have major concerns with these bills. I understand that there is good intention behind them, but like much of our good intention there is a lot of opportunity for abuse and one of my major concerns in this process is that a developer, for example, or a landlord would use this money to improve their residence, to improve their property, and then turn around and raise rent rates making it yet more difficult for low-income individuals to find housing. This time, they’d be doing it with the taxpayers’ help. I am a “no” vote and I encourage a “no” vote on these bills.”
2. On another package of bills, this comment was made. “If legislators are going to subsidize developers, the subsidy should be part of the budget. If not, they should be subject to limits. This bill keeps subsidies to select developers out of the budget and increases the limit amounts. The Legislature should keep control of state fiscal policy, and this bill defers too much control over spending to administrators. I encourage my colleagues to be more skeptical of the effectiveness of developer subsidies. Recipients are going to collect large checks from taxpayers and they ought to be held to a high standard of success, for what is ostensibly labeled a transformational development should be required

to live up to the label. If we are saying that special treatment is necessary to transform these local cities then we should require improvement in the city’s economic performance.”

3. The third example is from a recent meet and greet with a freshman legislator. “I am not a NIMBY. We need more housing.”

The Friends of Housing Political Action Committee is YOUR voice in the political process. We need the funds to elect legislators on both sides of the aisle who are going to support you and the residential housing industry and the issues that impact it, from A-Z. We have an aggressive goal of raising \$125,000.00 in this year alone. If you think that is overkill, please keep reading.

Between January 1 and April 20 of this year, union groups spent at least \$657,900.00 on contributions to state lawmakers’ and Governor Whitmer’s campaign accounts, and associated PACs, according to a Bridge Michigan analysis of the latest campaign finance reports filed April 25.

What did your Friends of Housing Political Action Committee file on April 25th? Our contributions for the same time frame totaled \$3,475.00. Our cash on hand at the time of that filing, \$14,537.57. The 2024 election cycle began on November 9, 2022 – you read that right. If every member made a personal voluntary donation in the amount of \$100.00, we would reach our goal of \$125,000.00 in no time. In fact, if that was to happen, we would have \$437,000.00 – more than our goal for this year. That is counting every builder, associate and affiliate member.

I am asking you to invest in the residential housing industry with a personal donation in the amount of \$100.00. Isn’t your business worth it? If it is, make your voluntary personal check out to Friends of Housing Political Action Committee (FOH-PAC) and mail it to 6427 Centurion, Ste. 100, Lansing, MI 48917 TODAY!

The Friends of Housing Political Action Committee is unable to accept corporate donations. Members of the Home Builders Association of Michigan can make either a personal donation, or a donation from their company as long as it is a LLC.

What Does Your State Association Actually Do?

We know many Michigan Builder readers may not be fully aware of what the HBA of Michigan (HBAM) does. They might use the state association’s Meijer discount program or some other benefit created by HBAM, but may never realize or understand the day-to-day work undertaken by HBAM’s team in Lansing.

Most of HBAM’s work has to do with advocating for our industry—in the legislature, in the courts, within the halls of state government...but it also advocates for individual members when they need help. Many members don’t always realize that they can reach out to their state association in the event that they have a permitting, legal, regulatory, utility connection or some other issue they’re dealing with. Our team in Lansing can often help or, at a minimum, offer good advice and point you in the right direction.

On the Regulatory Front—

We are seeing more and more development activities get flagged for environmental/wetland permit reviews by the State. We are one of the few states that has delegated authority from the federal government to handle this permitting activity. We are part of a broader business coalition working with the State to try and identify ways to speed reviews and eliminate those that aren’t required by law. If you are or have experienced any recent permitting challenges like this, please let Dawn Crandall or our CEO, Bob Filka, know about it.

We are nearing the finish line in our permit fee overcharge lawsuit against the City of Troy. The final two remaining issues in our lawsuit were heard in early December and a lower Michigan court did hand down a ruling in February. That ruling upheld our position that communities can only charge what it costs them to run their building departments and can’t include all sorts of overhead expenses. In short, if they are already paying a city manager or a fire chief, etc., they can’t tack on a portion of that person’s time as an additional cost. The court also ruled that the city violated the Headlee Amendment to the State’s Constitution (the purpose of which is to prevent cities from passing along tax increases under the guise of

fees). Those are very positive results from our lawsuit. However, in that same ruling, the judge erroneously ruled that HBAM did not have standing to be awarded its legal fees in this case.

Awarding legal fees to those who bring suit and prevail against cities who violate Headlee are supposed to be part of the consequences of breaking this state law. As such, we filed an appeal last month and ultimately expect to get our legal fees back. This could take another 12 to 18 months of legal wrangling to collect. When we do get our legal fees back, our strength to fight on other fronts will be greatly enhanced, as we are owed more than \$500,000.

We are Fighting Against Local “Zoning” Proposals Used to Push Code Changes. We are working hard to try and nip at least two local government efforts to use a zoning ordinance process to require things that are really code issues. We have recently had our legal counsel send a letter to both Ann Arbor and the City of Kentwood, informing them that our state has a uniform set of codes and they can’t change those code requirements locally under the guise of it being a “zoning” issue. In Ann Arbor, it’s about electrification and a proposed ordinance to ban natural gas in homes and commercial buildings. In Kentwood, it’s about window and building material requirements. Our efforts have altered or at least slowed down these two cases. Your state association regularly works to reign in overreaching actions by local government. Many times we do so without others around the state knowing about such efforts.

On the Legislative Front—

Governor Whitmer signed four of our bills into law right before Christmas. All four bills will provide local communities new or expanded financial tools to attract/support workforce housing investment. This package of bills was promoted not only by HBAM, but a diverse and bi-partisan coalition of groups and legislators. One such group is a local one in your region, Housing North. They and other business groups are key members of this coalition. Dawn Crandall, on our HBAM team, has been the point person working with



our coalition partners and another set of coalition bills will be working their way through the legislature later this year. Earlier this year, Governor Whitmer also appointed our CEO, Bob Filka, as one of 18 members of Michigan’s Housing Advisory Board. This board will, among other things, be working with MSHDA and other state agencies on program and policy improvements to speed the construction of more workforce housing across the state.

On the Building Code Front—

No New Codes in Place for at least another year:

Our team in Lansing has met with the State’s Bureau of Construction Codes Director a half dozen times already this year and he has now indicated that it will be next summer, at the earliest, before we have any new residential code rules in place and in force. By law, the State was supposed to have updated our residential code in 2021. They’re two years behind. The big fight, which has already begun, is over the State’s push to implement new energy efficiency requirements.

A number of years ago, our state association helped usher in a law that requires all energy efficiency changes to the code to have a 7-year payback or better. That very law just recently helped us delay the State’s push for new energy code requirements. The state had moved forward with the adoption of the 2021 IECC without amendments back in March. These proposed rules would add several thousand dollars in costs for the construction of new housing. We know that several of the provisions in this model code would not meet the 7-year payback requirement in our state law. So, when the state’s proposed rules on this reached the legislature’s Joint Committee on Administrative Rules, your state association went to work—educating members of that committee about the state’s failure to address the 7-year payback requirement. Last month, after all this questioning, the State withdrew their proposed energy code changes, citing the need to address several shortfalls and to take more public input. They didn’t cite our education efforts, but we know what caused them to pull back—your HBA voice in Lansing.

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of Home Builders

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your business and your family
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SAVINGS
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SUPPORT BUILDERS

The **HBA OF MICHIGAN** works to positively promote the building industry and impact the legislative, regulatory and legal issues affecting housing affordability (attainability).

"Every man owes a part of his time and money to the business or industry in which he is engaged. No man has the moral right to withhold his support from an organization that is striving to improve conditions within his sphere."
-Theodore Roosevelt

We can only achieve our mission with YOUR support. To be successful in our mission, we need your financial support of our legal action fund so we have the tools needed should we have to file an amicus brief, or become engaged in a legal battle. You can support the legal action fund by making a check out to HBA of Michigan (please write Legal Action Fund in the memo line) and sending it to 6427 Centurion, Ste. 100, Lansing, MI 48917.



We can only achieve our mission if we have your personal support of the Friends of Housing Political Action Committee. Your personal, voluntary contribution allows us to support republicans AND democrats to the state house and state senate who support you and your ability to do business without costly regulations, higher taxes, or any other issues that impact the residential construction industry. Personal checks and checks from an LLC can be made to Friends of Housing PAC, and mailed to 6427 Centurion, Ste. 100, Lansing, MI 48917. Or you can make a personal donation online using this QR code.



We can only achieve our mission if we are able to GROW our workforce through cultivating, educating and recruiting with your support of our non-profit, Skilled to Build Michigan Foundation. Checks can be made out to Skilled to Build Michigan Foundation, and mailed to 6427 Centurion, Ste. 100, Lansing, MI 48917. Or you can make a personal donation online using this QR code.



The National Association of Home Builders focuses on electing U.S. congressional candidates and U.S. senate candidates at the federal level who are supportive of housing and small business. They do this with your personal financial support to BUILD-PAC.

DISCLAIMERS ON ANY DOCUMENTS IF YOU'RE SOLICITING FOR DONATIONS:
Contributions to BUILD-PAC are completely voluntary. You may choose not to contribute without reprisal. Contributions to BUILD-PAC will be used for political purposes and are not tax deductible for federal income tax purposes. Federal law requires political action committees to report the name, mailing address, occupation, and name of employer for each individual whose contributions exceed \$200.00 in a calendar year. Foreign nationals cannot contribute to BUILD-PAC. Personal donations in the form of a check, can be made out to BUILD-PAC, and mailed to: National Association of Home Builders Attn: BUILD-PAC, 1201 15th Street NW, Floor 9, Washington, DC 20005. Give online by clicking the logo.

New Tools In Your Toolbox

The Housing Michigan Coalition saw success last year with four bills signed into law by Governor Whitmer. Three of those bills were given immediate effect, which means as soon as the ink was dry on the bills, they were available for use. You can find out more on those laws on our website.

The fourth bill, Senator Moss’s legislation to expand Neighborhood Enterprise Zones (NEZ) to all communities, went into effect on June 1, 2023. This law is a tool to use for community infill projects. The key to this is that infrastructure needs to already be in place.

Public Act 238 of 2022 will allow all cities, villages, and townships to use NEZs. The newly eligible local units may designate a NEZ only if the project encourages compact development (minimum of five dwelling units per acre), is adjacent to existing development and can utilize existing infrastructure. The NEZ tax only applies while the dwelling is occupied by a household at < 120% area median income (AMI). Income must be reported annually to the local assessor for determination.

Additional information on this new tool can also be found on our website.

We are expecting an expansion of the tax increment financing tool will be available by the end of summer. Senator Sam Singh (D-East Lansing) was lead on a package of bills which expands Brownfield Tax Increment Financing (TIF) to allow for support for workforce housing for those earning up to 120% of the area median income (AMI).

The legislation specifically:

Allows for the use of housing development activities including:

- Construction
- Rehabilitation
- Site preparation
- Acquisition costs for blighted or obsolete rental units
- Public infrastructure and safety improvements necessary for a qualified project
- Filling financial gaps associated with the development of housing prices for qualified households

This is a 100% opt-in tool. Through public-private partnerships with housing providers, developers and builders; local leaders can take action to meet their community needs. There will be local control over if, when, how, and for what to use it. The goal is to support market-based forces to increase housing supply where it is needed most - attainable housing for working

households. Research shows that there is a significant gap in housing at all price points, and we are struggling to provide options for households earning 60% to 120% of area median incomes. This effort creates solutions to address this need and will have impact across the housing spectrum.

These bills create tools for local governments to partner with non- and for-profit developers, builders and property owners to create or retain affordability and drive investment in housing that is attainable to more households across Michigan. The public and private partners will make decisions based on community goals and site-specific needs, project costs and economic viability of potential investments.

MEMBERSHIP PAYS
 HBA membership offers discount programs to help run your business and save you money.

Partners and programs shown include:
 SuperFleet, ABC Michigan (Associated Builders and Contractors), SELF-INSURED WORKERS' COMPENSATION FUND, BUILDERS OF MICHIGAN HEALTH BENEFIT TRUST, meijer, GETZ'S EST. 1900, FRANKENMUTH INSURANCE, ULTIMATE BUILDER, GROWTH PARTNERS, DAVENPORT UNIVERSITY, MEMBER REBATE PROGRAM, Prescription Savings Coupon, and HBA.

www.hbafmichigan.com



HBAM Committee Involvement Form

Our association depends on the efforts of our volunteer members from across the state for ideas, concerns and input on the issues that affect us at every level of our business. Please consider making a commitment to your association and your industry by participating on a committee.

Audit and Investment Committee - Recommend investments and oversee the financial compilation.

Building Code Committee - Monitors, analyzes and modifies building code changes and developments.

Bylaws and Policy Review Committee - Reviews and develops proposed Bylaws and Policy language.

Convention Committee - Arranges and manages the Summer Convention.

Education Committee - Responsible for aiding in providing education programs for the members.

Elections Committee - Responsible for maintaining election procedures.

Insurance Committee - Responsible for the oversight of the insurance programs and the endorsed agents marketing those programs.

Legal Action Committee - Responsible for reviewing and recommending participation in legal cases and lawsuits.

Membership Committee - Responsible for aiding membership growth and retention efforts of the local associations.

Legislative Committee - Reviews the recommendations of each legislative task force and makes recommendations to the Board of Directors on legislative issues affecting the building industry.

Leadership & Diversity Task Force - Charged to identify topics and speakers for a new statewide Zoom education series.

Technology Task Force - Working on a new statewide member directory and other technology advancements.

You may also choose to join our state councils in addition to the three committees:

- Associates Council
- Remodelers Council
- Young Professionals

If you are interested in volunteering for a HBAM committee or council scan the QR code. If you have any questions, contact Diana Dixon at (517) 646-2553 or diana@hbaofmichigan.com.



While you're busy building communities, we're busy protecting them, and you.

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H B A O F M I C H I G A N SUMMER CONVENTION

AUGUST 16 - AUGUST 18
GRAND TRAVERSE RESORT & SPA | ACME, MI



The HBAM Summer Convention is Coming to Grand Traverse

The ice has melted, the flowers are in bloom, the construction barrels are back on the highway and summertime in Michigan is in full swing. It has been an eventful first half of 2023 and for many of our builder members, the busiest season is just getting started. Whether you have a schedule full of projects or plan to spend the coming months relaxing in the sun, be sure to take the time at the end of the summer to connect with other members in the industry while enjoying one of Michigan's most beautiful regions at the 2023 HBAM Summer Convention.

The summer convention will take place on August 16 - 18 at Grand Traverse Resort and Spa in Acme, MI. Anyone is welcome to attend and members who are attending for the first time will receive \$100 off their registration. Anyone who registers by July 14 will receive an early-bird discount on their registration and room fees. Please also remember that expenses related to this meeting are deductible as a business expense.

Our convention schedule is packed full of events and speakers that will help you elevate your business and craft. Enjoy what is gearing up to be the best speaker lineup the summer convention has seen with appearances from familiar faces like Genesee County Sheriff, Chris Swanson and Speaker of the House Joe Tate, as well as other industry experts including Matt Risinger, host of The Build Show and Andrew Brisbo, Director of the Bureau of Construction Codes. Whether you're looking to make a connection, learn a new business strategy or simply enjoy a retreat in the sun, the summer convention has something for you.

Register today by scanning the QR code on the schedule or going to HBAofMichigan.com. If you have questions about the event, contact Diana Dixon at diana@hbaofmichigan.com or call our office at [517.582.0972](tel:517.582.0972). We hope to see you and your HBA colleagues at the end of the summer!



REMODELERS COUNCIL BREAKFAST 8.17

Alan Archuleta, Archuleta Builders, NAHB Remodelers Council Chair

Alan Archuleta has been in the construction industry for almost 30 years. He began his career as a project manager while attending college at Colorado State University. In 2008, he opened his own business, Archuleta Builders. Alan enjoys helping his clients bring their dreams to life through his custom renovations and remodeling projects. Alan is also the President/ CEO of Northeastern Acoustical Walls, Inc.



OPENING CEREMONIES 8.17

Christopher R. Swanson, Genesee County Sheriff

Sheriff Swanson is a career police officer with experience spanning nearly three decades. He has served in a variety of positions, including corrections, patrol, narcotics, criminal investigation, death investigation, human trafficking investigation, and command operations. He shares these experiences to audiences across the country to make a positive impact on their lives using lessons from the living and the dead.



TOTALLY COOL & COMPLETELY COST EFFECTIVE 8.17

Todd Hallett, TK Design & Associates

Todd Hallett developed a personal mission to more fully understand residential homebuilding, with the goal of integrating that vital knowledge into his future architectural designs. This provided the impetus for Todd to become a member of the team at Delcor Homes which was building 200 homes per year. Todd, was named its president in 2002. Upon the sale of Delcor, Todd and his wife, Katie, founded TK Design & Associates.



Scott Sedam, TrueNorth Development 8.17

Scott Sedam is President of TrueNorth Development, an internationally known consulting and training firm focused exclusively on the building industry, and Contributing Editor for ProBuilder Magazine. Now in its 25th year with a staff of five field consultants, TrueNorth conducts consulting projects and training workshops with more than 250 builder, supplier & trade clients in the U.S., Canada, Australia, New Zealand, and Mexico.



HOW TO POSITIVELY DISRUPT YOUR MINDSET AND BUSINESS & TRAILBLAZER LEADERSHIP LESSONS IN TURBULENT TIMES 8.17

Tony Rubleski, Mind Capture Group

Tony is the president of Mind Capture Group. His message is designed to help people 'Capture' more minds and profits. He is an in-demand speaker who's given hundreds of presentations, executive business coach, bestselling author, and creator of the Mind Capture Bootcamp now in its 12th year. He has over 25+ years of experience in the personal development industry.



CODES CROSSFIRE 8.17

Andrew Brisbo, Bureau of Construction Codes

Andrew was appointed the head of the Bureau of Construction Codes in October 2022 and has been with the Department of Licensing and Regulatory Affairs since 2008. Andrew has worked in licensing and regulation with the State of Michigan since 2004, including with the Michigan Gaming Control Board, Department of State, and occupational and health professional licensing. He has represented the state in leadership roles with national regulatory organizations for over 10 years.



Lee Schwartz, Cayalyst Consulting LLC 8.17

Mr. Schwartz began with the Michigan Association of Home Builders in 1991. As its Executive Vice President for Government Relations, he ran the government affairs department and managed its day-to-day operations. His political and legislative experience spans 40 years and included serving as an Administrative Assistant in both the Michigan State House and Michigan State Senate. After retiring from the HBA of Michigan he created Cayalyst Consulting, LLC.



KEYNOTE LUNCHEON 8.17

Matt Risinger, The Build Show

Upon graduating from Grove City College in Pennsylvania with a degree in Industrial Management, Matt began his construction career at NVR in Washington DC. In 2005, Matt and his growing family relocated to Austin where he started Risinger & Company. Matt is dedicated to Building Science and is a recognized expert & thought leader in the industry.



LEADERS OF THE LEGISLATURE LIVE 8.18

Speaker of the House Joe Tate

Speaker Joe Tate is Michigan's first Black Speaker of the House, now holding the gavel and setting House priorities in a legislative term in which Democrats have the majority for the first time in over a decade. His policy priorities include uplifting Michigan families; protecting the rights of all people; ensuring workers are valued; and investing in a world-class education system, a strong infrastructure, and a thriving economy.



Senate Majority Floor Leader Sam Singh 8.18

Senator Sam Singh has always been committed to a life of civic engagement. He is the first Indian American elected to the Michigan Senate, where he serves as Majority Floor Leader in his first term in office. Singh served three terms as State Representative, from 2013-2018, where he was a passionate champion for K-12 education, environmental protection, and economic development. In his last term, his colleagues selected him to serve as the Democratic Leader. Senator Singh serves on the following committees: Energy and Environment, Government Operations, Oversight, Agriculture and Natural Resources, General Government, Department of Ed, MDE, EGLE, and University and Community Colleges.



ANNUAL MEMBERSHIP & LEADERSHIP COUNCIL MEETING 8.18

Alicia Huey, 2023 NAHB Chairman of the Board

Alicia Huey, a Birmingham, Ala.-based custom home builder and developer with more than 30 years of experience in the home building industry, is NAHB's 2023 Chairman of the Board of Directors. Huey is president of AGH Homes, Inc., a custom home building company she founded in 2000. Throughout her career, Huey has been active in the NAHB leadership structure at the local, state and national levels. She has served on the NAHB Board of Directors for more than 15 years.

SUMMER CONVENTION SCHEDULE

WEDNESDAY, AUGUST 16, 2023

Registration

1:00 pm - 6:00 pm

Legacy Council Meeting

10:00 am - 12:00 pm

Sponsored by ABC Michigan Self-Insured Workers' Compensation Fund

Legacy Council Golf Event

12:30 pm - 5:00 pm

Sponsored by ABC Michigan Self-Insured Workers' Compensation Fund

The Good, the Bad and the Ugly - How Lansing Impacts You

1:00 pm - 2:30 pm

Finding Your Next Employee - Best Practices from Your Peers (Panel)

2:45 pm - 3:45 pm

DTE New Home Construction Program

4:00 pm - 5:00 pm

Sponsored by DTE New Home Construction Program

Friends of Housing - Pints & Politics

4:00 pm - 5:00 pm

Welcome Reception

5:30 pm - 7:00 pm

Music by Empty Canvas

Sponsored by Frankenmuth Insurance

Sponsored by Dart Bank

Dinner On Your Own

7:00 pm - 9:00 pm

Young Professionals Event - The Den

7:00 pm - 10:00 pm

Sponsored by DTE New Home

Construction Program

KEYNOTE LUNCHEON

MATT RISINGER
The Build Show

Thursday, August 17, 12:30 pm
Sponsored by Builders First Source,
Ferguson and Fly Lansing



THURSDAY, AUGUST 17, 2023

Registration

8:00 am - 6:00 pm

MEOC Breakfast Meeting

7:30 am - 8:30 am

Dave Ashley, NAHB Membership Field Specialist

Sponsored by Small Business Growth Partners

Remodelers Council Breakfast

7:30 am - 8:30 am

Alan Archuleta, NAHB Remodelers Council Chair

Sponsored by DTE

Opening Ceremonies

9:00 am - 10:00 am

Chris Swanson, Genesee County Sheriff

Sponsored by MSHDA

"How to Positively Disrupt Your Mindset & Business"

10:10 am - 11:10 am

Tony Rubleski, Mind Capture Group

Sponsored by Fly Lansing

"Totally Cool and Completely Cost Effective!"

Todd Hallett, TK Design & Associates
Scott Sedam, True North Development

Sponsored by HBAM Associates Council

"Trailblazer Leadership Lessons in Turbulent Times"

11:20 am - 12:20 pm

Tony Rubleski, Mind Capture Group

Sponsored by Fly Lansing

"Codes Crossfire"

11:20 am - 12:20 pm

Andrew Brisbo, Bureau of Construction Codes

Lee Schwartz, Cayalyst Consulting, LLC

Sponsored by Mayberry Homes

Keynote Luncheon

12:30 pm - 1:45 pm

Matt Risinger, The Build Show & Risinger Build

Sponsored by Builders First Source, Ferguson and Fly Lansing

Afternoon Activities

2:00 pm - 5:30 pm

BuildSite Exploration

Hosted by the HBA of Greater Grand Traverse

Grand Traverse Reception

6:00 pm - 7:00 pm

Sponsored by Michigan Propane Gas Association & McClelland & Anderson

Grand Traverse Dinner

7:00 pm - 9:30 pm

Music by Cool2Duel

Sponsored by Michigan Propane Gas Association & McClelland & Anderson

FRIDAY, AUGUST 18, 2023

Local HBA Presidents Breakfast

7:30 am - 8:30 am

Board of Directors Meeting

9:00 am - 10:00 am

Sponsored by Consumers Energy

Leaders of the Legislature LIVE

10:00 am - 11:00 am

Speaker of the House Joe Tate
Senate Majority Floor Leader Sam Singh

Sponsored by Consumers Energy

Annual Membership & Leadership Council Meeting

11:00 am - 12:30 pm

Alicia Huey, NAHB Chairman of the Board

Sponsored by Consumers Energy

SCAN TO REGISTER





Numbers Matter: HBAs Across the State and Country Provide Voice & Platform for Your Industry

By Bob Filka, CEO

Your local home builders association is one of 19 local associations across the state and one of more than 600 local associations across the country. At the national level, HBAs are some 120,000 members strong. In Michigan, with nearly 5,000 members, we're the largest construction-related association in the state.

We've had tremendous success over the years fending off government overreach and advocating for policies that result in more attainable housing in our state, including a recent victory delaying a new set of codes for our industry for at least another year (see "Codes" story in this issue). But to sustain our success in the future and to make sure we have adequate financial resources in the legal, political and workforce development arenas, your state association's leadership group has set ambitious fundraising goals. The plan our state board adopted has a goal of raising some \$450,000 over the next two years. This year, our goal is to raise:

\$50,000 for HBA of Michigan's Legal Action Fund

\$125,000 for our state Friends of Housing Political Action Committee

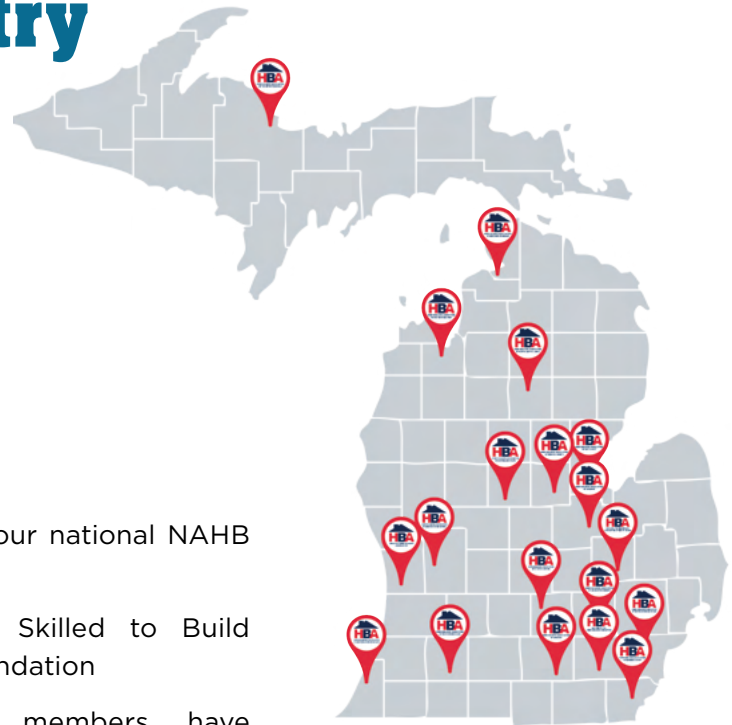
\$25,000 for our national NAHB Build PAC

\$25,000 for Skilled to Build Michigan Foundation

Our board members have pledged to commit a minimum of \$125 annually to each of these pillars, or \$500 a year. Our senior officers have pledged \$250 to each pillar, or \$1,000 a year.

I know we all have many compelling tugs at our wallets. But if we truly want our industry to succeed and be viable for future generations, establishing a giving commitment like this is a necessity. If we don't, we will all pay later with higher costs and more burdensome regulations. With political winds ever changing, money matters more now than ever—at both the state and national level. In the legal arena, we see more and more fights we should be engaging in but don't have the resources to do so. In the workforce development area, we

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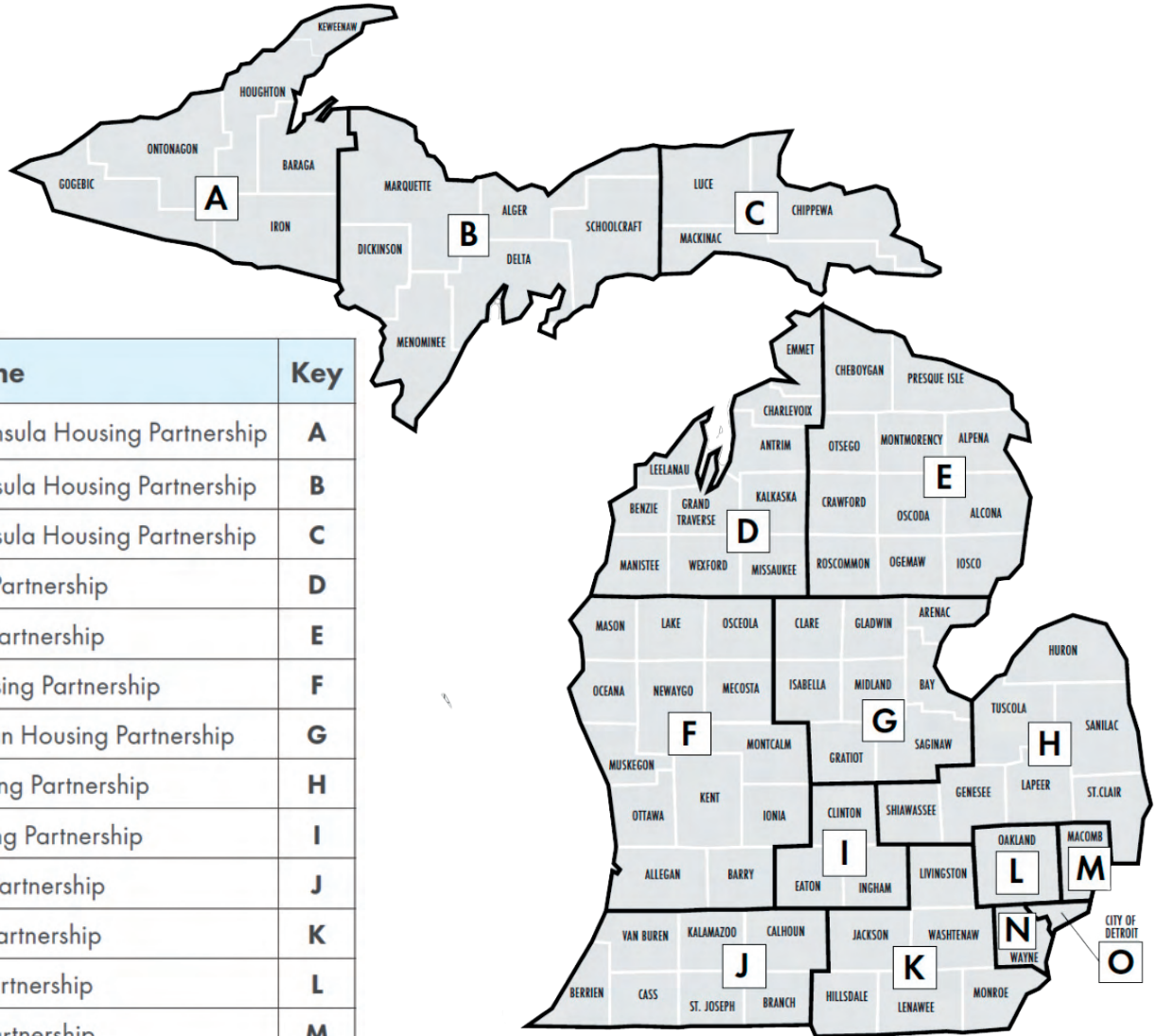


THANK YOU, DONORS!

<p>LEGAL ACTION</p> <p>Clyde Alcox Tom Barber Wilma Barber Norm Finkelstein Mike Flory Troy Freed Jeff & Sandy Grantham Carole Jones Rich Kligman Jerel Konwinski Jeremy Morgan Josh Nelson Karen Schroeder Rino Soave Michael Theunissen Mike Tribble</p>	<p>SKILLED TO BUILD</p> <p>Clyde Alcox Tom Barber Wilma Barber Jeff & Sandy Grantham Carole Jones Rich Kligman Jeremy Morgan Josh Nelson Karen Schroeder Rino Soave Stan Sterk Mike Tribble</p>
<p>NAHB BUILD-PAC</p> <p>Clyde Alcox Norm Finkelstein Jeff Grantham Carole Jones Josh Nelson Jason Orvosh Lynne Pratt Stan Sterk Joanne Theunissen Mike Tobin</p>	<p>FOH-PAC</p> <p>Clyde Alcox Wilma Barber Norm Finkelstein Troy Freed Jeff Grantham Carole Jones Rich Kligman Jeremy Morgan Josh Nelson Karen Schroeder Stan Sterk Mike Tribble</p>

Michigan Needs Your Expertise

The HBA of Michigan Board met with the Director of the Michigan State Housing Development Authority (MSHDA), Amy Hovey, where she discussed Michigan’s new Statewide Housing Plan. The proposed plan divides the state into fifteen regions, each of which will be led by an organization whose role is to facilitate discussion among those in the housing sector. The lead organization will gather insights on investment opportunities and areas of improvement and bring those observations to the state to implement a housing plan. If you would like to get involved in helping your region, contact the lead organization in your area.



Partnership Name	Key
Western Upper Peninsula Housing Partnership	A
Central Upper Peninsula Housing Partnership	B
Eastern Upper Peninsula Housing Partnership	C
Northwest Housing Partnership	D
Northeast Housing Partnership	E
West Michigan Housing Partnership	F
East Central Michigan Housing Partnership	G
East Michigan Housing Partnership	H
South Central Housing Partnership	I
Southwest Housing Partnership	J
Southeast Housing Partnership	K
Oakland Housing Partnership	L
Macomb Housing Partnership	M
Wayne Housing Partnership* *including Hamtramck and Highland Park	N
Detroit Housing Partnership	O

Continued from page 15

have a Skilled-to-Build Michigan Foundation that’s done great work on a shoestring budget and it needs better support to help us find and direct more talent into our industry. Actions speak louder than words

and when leaders contribute, others are more likely to follow. I hope you will consider contributing to the cause as well ([see page 8 for instructions on how to contribute.](#))



Michigan Statewide Housing Plan

Lead Regional Housing Partnerships

Region A: Western Upper Peninsula Housing Partnership Lead

- Western U.P. Planning & Development Region (WUPPDR)

Region B: Central Upper Peninsula Housing Partnership Co-Leads

- Central Upper Peninsula Planning and Development (CUPPAD)
- Community Action Alger Marquette (CAAM)

Region C: Eastern Upper Peninsula Housing Partnership Co-Leads

- Eastern UP Planning Region and Development Commission (EUPRPDC)
- Chippewa-Mackinac-Luce Community Action Agency

Region D: Northwest Housing Partnership Lead

- Housing North

Region E: Northeast Housing Partnership

- Target Alpena Development Corporation

Region F: West Michigan Housing Partnership Tri-Leads

- Housing Next
- The Right Place
- Urban League of West Michigan

Region G: East Central Michigan Housing Partnership Lead

- East Michigan Council of Governments

Region H: East Michigan Housing Partnership Co-Leads

- Communities First
- Region V Planning and Development Commission/Genesee County Metropolitan Planning Commission

Region I: South Central Housing Partnership Co-Leads

- Tri-County Regional Planning Commission
- Capital Area Housing Partnership

Region J: Southwest Housing Partnership Co-Leads

- W.E. Upjohn Institute
- Integrated Services of Kalamazoo

Region K: Southeast Housing Partnership Lead

- Community Action Agency – Jackson

Region L: Oakland Housing Partnership Quad-Leads

- Alliance for Housing, Oakland County's Continuum of Care
- Community Housing Network, Inc.
- Pontiac Community Foundation
- Pontiac Housing Commission

Region M: Macomb Housing Partnership Lead

- Macomb County Health and Community Services

Region N: Wayne Housing Partnership Lead

- Wayne Metro Community Action Agency

Region O: Detroit Housing Partnership Co-Leads

- Community Development Advocates of Detroit
- Detroit LISC

Cultivate, Educate and Recruit

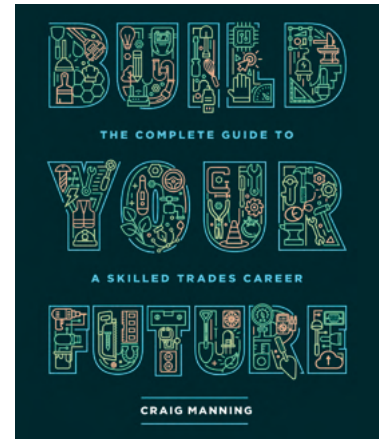
That mantra is what Skilled to Build Michigan Foundation is all about. I don't have to tell you we are facing a workforce shortage. We didn't get here overnight, and while we have been working at solving the problem for a couple of years, there is still work to be done.

Skilled to Build Michigan Foundation received a \$2M grant from the state of Michigan last year, and this spring we were able to deliver the book, "Build Your Future, The Complete Guide to A Skilled Trades Career," to almost every 8-12th grader in the state of Michigan. We did have a couple of intermediate school districts who refused delivery.

For our recruiting piece, we have been recognized as an industry approved credential through the

Career and Technical Education division within the Michigan Department of Education. In our first year, we had a little over 200 students in our program. While there were some bumps in the road, we learned from those bumps, and are continuing with our credential in the 2023/2024 school year. If you have connected with us in the past, and made it known you would hire a student who has completed a construction trades program, you will soon receive the resumes of those students who completed our credential.

While these are great opportunities, we could do so much more with your support. While we have a good foundation with students, we also reach out to veterans. But we need your support if we are going to



continue to Cultivate, Educate and Recruit the workforce of today and tomorrow. Please make a donation made out to Skilled to Build Michigan Foundation and mail it to 6427 Centurion, Ste. 100, Lansing, Michigan 48917.

Skilled to Build Michigan Foundation is a 501(c)(3) non-profit organization. Your contribution is tax deductible to the extent allowed by law. No goods or services were provided in exchange for your generous donation. I authorize Skilled to Build Michigan Foundation to charge my credit card for my financial contribution.

Sarah Foster Recognized as the U.P. Business Person of the Year



Sarah Foster, CEO of the HBA of the U.P. has been recognized as the 2023 Business Person of the Year by the Upper Peninsula Business Today magazine. This award is given to those who go above and beyond for their company and play a strong role in uplifting the local economy.

"It's an incredible honor to be recognized for this award," said Foster. "I am blessed to work in a job that I love with amazing people, in a community as great as this."

Foster began working part-time for the HBA of the Upper

Peninsula in 2015 before quickly moving to full-time and eventually becoming the CEO in 2016. Over the past 8 years she has recruited 19 student chapters, increased membership by 50% and initiated their main scholarship fundraiser, which has become a sellout event since beginning in 2018.

Foster is also the CEO of Project Jade, a nonprofit that equips school playgrounds across the country with communication boards for non-verbal and special needs kids. As a long-time resident of Marquette, she is passionate about serving her community

HBAM Mourns Loss of Former Senior Officer



Anthony Frank Bosco aka “the gorilla” much to the dismay of his family, age 79, passed away on Monday evening, May 22, 2023 at Munson Medical Center in Traverse City due to injuries sustained in an automobile accident.

Tony dearly loved being with his family whether it be playing euchre or attending his grandkids events. In his free time he enjoyed spending it up north hunting with family, shopping at his favorite store, Menards, and hitting the golf course with his buddies. He was very proud of his Italian heritage and honored it with sausage making at Christmas, drinking wine and yelling...Siediti e Mangia meaning Shut up, sit down and eat! Tony is well known for his devotion to family, he would often

remind his daughters “family first” and for his ability to make others laugh with his jokes and goofy costumes. He would give you the shirt off his back if needed or a home if necessary.

The son of the late Frank C. and Jeanette E. (Frontiera) Bosco, he was born on July 17, 1943 in Bay City. Anthony graduated from St. Joseph High School where he was a member of the 1960 undefeated football team that in 2018 was inducted into the Bay County Sports Hall of Fame. Following high school he joined the U.S. Air Force, serving in Saudi Arabia, Africa and then Vietnam during the war. While in Vietnam he was a member of the Mobile Strike Force. Anthony returned home where he earned his bachelor’s degree from Western Michigan University. He worked as a lumber sales manager at Wickes Lumber, Wolohan Lumber, and Scotty’s Lumber in Florida. After returning from Florida, Anthony was the owner of AFB Fenestration and Quality Windows & Doors. He is a life member and former member of the Board of Directors of each of the National, Michigan and Saginaw Home Builders Associations. Anthony was a member of St. Agnes Catholic Church in Freeland, a 3rd Degree member of the Knight of Columbus Fr. Robertson Council

#7582 in Freeland and a 4th Degree member of the Knights of Columbus Fr. Nouvel Council #4232 in Saginaw. He was also a member of the Midland VFW Post 3651, the Sons of Italy in American Saginaw Chapter and the Bay City Yacht Club. For many years, Anthony has been a very active member of the Bay City Elks Lodge 88, serving as Past Exalted Ruler and Chaplain, and on the state level as Past District Deputy to the Grand Exalted Ruler and also as a State Trustee.

On April 22, 1967 Anthony was united in marriage to the former Connie Marie Billow at Holy Family Catholic Church in Saginaw. Connie preceded him in death on March 1, 2015. He is survived by their children, Lisa (Bob) Bean, Amy (Dennis) Bojo, Toni Anne (John) Krajieski; six grandchildren, Carter and Chloe Bean, Lauren (Drew) McRae, Emily Bojo, Jaden and Ava Krajieski; his special friend, Margaret Moore; his sister, Rosalie (Bernie) Mieske; two brothers, Dr. Jay Bosco and Frank (Henni) Bosco, Jr.; a brother-in-law, Paul (Susie) Billow; a sister-in-law, Susan (Gerard) Premo; and many nieces and nephews. Anthony was also preceded in death by his father and mother-in-law, William and Cleo (McGarrity) Billow; and three brothers-in-law, Bill, Lance and Kevin Billow.

and making a difference for those who need it. She has even combined her leadership role at the HBA and her love of service by involving HBA members in

community service projects such as Habitat for Humanity builds, Adopt A Highway clean ups and Toys for Tots collections. Her commitment to her businesses, her

membership and her community is a testament to her abilities as a leader and businessperson. Congratulations Sarah!



See why more and more Michigan builders are warming up to propane water heaters

Choosing propane water heaters can improve your homeowner's long-term satisfaction with your work—while lowering their energy bills every single day. Propane-powered tankless heaters ensure an endless supply of instantly-hot water while saving up to 16 square feet of space. And storage tank units save on annual energy costs and last up to 20 years. Both options can easily be tied into other propane-powered systems to maximize efficiency for both you and your customers.

▶ To learn more, visit propane.com/propane-products/water-heating/

A blue rounded square containing three white dollar signs arranged in a circle. Below the icon, the text "FOR REBATES & INCENTIVES VISIT" is written in white, bold, sans-serif font, followed by "MIPropaneRebates.com" in a smaller white font.

