

Building Communities from the Mountains to the Valleys

HBA Greater Charleston NEWS



May 2026

Housing Starts Rise Despite Affordability Challenges

Housing production bounced back in March as builders ramped up production despite ongoing headwinds.

Overall housing starts increased 10.8% in March to a seasonally adjusted annual rate of 1.5 million units, according to a report from HUD and the U.S. Census Bureau.

The March reading of 1.5 million starts is the number of housing units builders would begin if development kept this pace for the next 12 months. Within this overall number, single-family starts increased 9.7% to a 1.03 million seasonally adjusted annual rate and are up 8.9% compared to March 2025. The multifamily sector, which includes apartment buildings and condos, increased 13.3% to an annualized 470,000 pace and are up 15.5% compared to March 2025.

On a regional, year-to-date basis, combined single-family and multifamily starts were 36%



higher in the Northeast, 7.8% higher in the Midwest, 3% higher in the South and 15.5% lower in the West.

Overall permits decreased 10.8% to a 1.37 million unit annualized rate in March. Single-family permits decreased 3.8% to an

895,000-unit rate and are down 7.9% compared to March 2025. Multifamily permits decreased 21.5% to an annualized 477,000 pace and are down 6.3% compared to March 2025.

Looking at regional permit data on a year-to-date basis, permits were 15.4% higher in the Northeast, 1.1% higher in the Midwest, 9.1% lower in the South and 6% higher in the West.

The number of single-family homes under construction is at 587,000 units while the number of apartments under construction is at 677,000 units.

NAHB Launches Industry Pulse Check

As the residential construction industry changes, NAHB must evolve to meet the needs of industry professionals. [Blueprint to 100](#) is our initiative to build an association that better meets industry needs as NAHB approaches the 100th anniversary of our founding. An Industry Pulse Check is the first step in this process.

The Industry Pulse Check is NAHB's largest listening initiative to capture what's working, what's missing and what matters most in the home building industry. Please [provide your feedback here](#).

Canadian Lumber Duties Expected to Drop

The U.S. Department of Commerce has signaled that it plans to lower [antidumping and countervailing tariffs](#) later this year on imports of Canadian softwood lumber products from the current rate of about 35.16% to 24.83% following its annual review of existing tariffs.

Commerce indicated that it would set antidumping duties at 10.66% vs. the current rate of 20.56% and countervailing duties at 14.17% (currently 14.63%), bringing the combined rate down from 35.16% to 24.83%.

DOL Proposes New Joint Employer Rule

The U.S. Department of Labor (DOL) has released a [new proposed rule](#) that would establish a nationwide standard for determining joint liability for employees under the Fair Labor Standards Act.

There has been no DOL regulation on a nationwide joint employer standard since the one issued during the first Trump administration in 2020 that was later withdrawn by the Biden administration in 2021. The new rule change would bring much-needed nuance to the test to determine joint employer status.

NHE Grants Boost

Home Building Education

Since 2009, the National Housing Endowment has invested more than \$6.2 million in grants to 60 colleges and universities through its HELP Program. The program seeks to increase the number of qualified graduates entering the home building industry. This year, [a record nine recipients](#) were awarded funds, including: Cal Poly University - San Luis Obispo; California State University at Fresno; Florida A&M University; Georgia Southern University; Roger Williams University; University of Hawaii at Manoa; University of Southern Mississippi; Wayne State University; and Wentworth Institute of Technology.

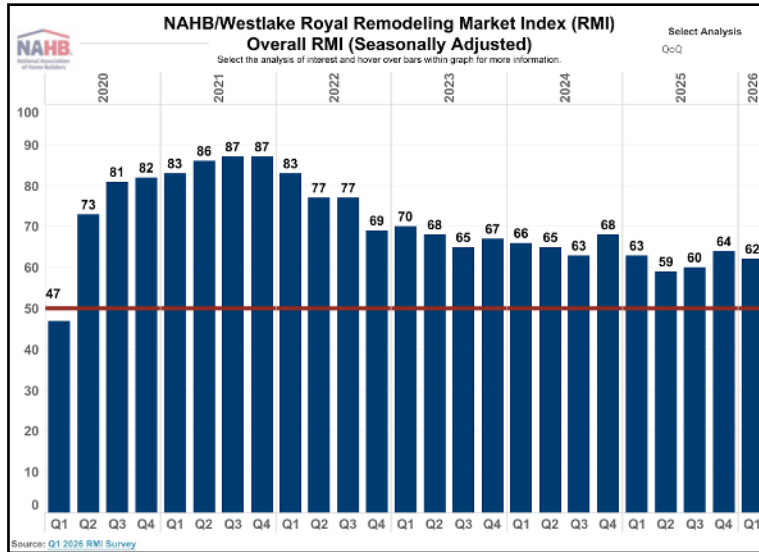
U.S. Customs Announces Tariff Refund Process

The U.S. Customs and Border Protection has launched a new landing page for "International Emergency Economic Powers (IEEPA) Duty Refunds," rolling out a [process for recouping IEEPA tariffs](#). It should be noted that only importers of record and authorized customs brokers can apply for tariff refunds, and many questions regarding refunds remain unanswered.

Qualified applicants can apply for an ACE portal importer account and enroll in [ACH refunds here](#).

Remodeling Market Sentiment Dips but Remains Positive

The NAHB/Westlake Royal Remodeling Market Index (RMI) in the first quarter of 2026 posted a reading of 62, down two points compared to the previous quarter. Despite the decline, the overall reading has been solidly in positive territory since Q1 2020.



Remodeler sentiment remained generally positive in the first quarter, even as many remodelers are still working to manage

their customers' cost expectations. Only a relatively small share report homeowners putting projects on hold due to economic and political uncertainty. Remodelers reported 21% of their projects were

associated with home improvements made shortly after a purchase, while only 4% were for homeowners projected to ready a home for sale.

More Interest in Skilled Trades

A new study conducted by NAHB finds that more young adults between the ages of 18 and 25 are interested in the construction trades, but more work needs to be done to educate the public that there are increasing opportunities for rewarding, lucrative careers in the skilled trades.

[The new research](#) is similar to a study conducted in 2016. The NAHB survey found that the share of young adults interested in a career in the construction trades doubled from 3% a decade ago to 6% today. The two most important benefits young adults see in a career in the trades are good pay (73%) and the ability to obtain useful skills (65%).

White House Cites NAHB Studies

The White House in April released its Economic Report of the President (ERP) that contains a section on housing and homeownership that [cites NAHB regulatory studies](#).

Specifically, the ERP highlighted an initiative proposed during the Biden administration that called on HUD and the USDA to adopt the 2021 International Energy Conservation Code (IECC) and ASHRAE 90.1-2019 as the minimum energy-efficiency standards for certain single-family and multifamily housing programs. The ERP also highlighted NAHB research on the cost of adopting the 2021 IECC.

The report includes other NAHB-supported housing policy recommendations.

Welcome, New Members

Dakota (DJ) Scarberry, *Landscaping by Hillcrest*
Madison Lester, *MAJO LLC*



HBAGC
Membership Mixer



NEW
PV | **POCAVALLEY**
RELATIONSHIPS MATTER

Celebrate the opening of the beautiful new downtown Charleston location.

Thursday, June 25
6:00–7:30 PM

Virginia & Clendenin Streets
Charleston 25301

Please RSVP dcrotty@hbagc.org

We need a flock of **VOLUNTEERS**



HBAGC is a sponsor of the United Way Rubber Duck Race on July 5, during the Charleston Sternwheel Regatta. Once again we have volunteered to assist with the labeling of 15,000 rubber ducks.

If you and/or any of your crew can join our flock, please contact dcrotty@hbagc.org or 307.744.2200.



Wednesday, June 24
9:00 AM
1 United Way
Charleston 25301





Grace Ramsey Awarded 2026 Henry E. King Scholarship

Grace earned her psychology degree from Marshall University and is currently completing her Master's degree in Social Work. She serves as the Communities in Schools Site Coordinator at Bridgeview Elementary in South Charleston.

Grace is the daughter of Stephanie Ramsey,
TTLC Merchant Solutions.



The Home Builders Association of Greater Charleston established the scholarship in 1992 in honor of Henry E. King, a member of our association for many years. He was a compassionate individual who touched so many lives.

The scholarship is administered by the Greater Kanawha Valley Foundation and is open to our companies who have been members for a least one year.

Owners, employees and their immediate family members can apply for this scholarship to attended an accredited college, university or trade school.

The 2027 application process will open in November.



HBAWV LAUNCHES INTO A NEW ERA

A new tool has been designed to keep members better connected, informed and engaged with everything happening across our association.

Below are the links to download the app to your device.



iOS Apple



Android

SAVE THE DATE

An Almost Heaven Autumn Adventure



2026 HOME BUILDERS ASSOCIATION ANNUAL CONVENTION



OCTOBER 22–24, 2026
THURSDAY – SATURDAY



CHIEF LOGAN LODGE
LOGAN, WEST VIRGINIA



*Set amid the beauty of
West Virginia's fall season.*



LODGING RESERVATIONS
Chief Logan Lodge
(304) 855-6100 | Group Code **GS1190**

Coming Soon

Registration – Sponsorship – Exhibitor Information



Founded in 1959, the Home Builders Association (HBA) of West Virginia represents builders, developers and providers of products and services.



BEST OF WEST VIRGINIA BUILDING AWARDS 2026

Registration Submission is Now Open

This year brings a new platform designed to enhance the submission experience and — **for the first time** — submissions are open to non-HBAWV members, limited for one year only. With these enhancements, the program will highlight more outstanding projects and professionals from across the state.

- **Submission Deadline:** **11:00 PM September 11, 2026 (no extensions)**
- **Eligibility Requirements:**
 - Projects must be located in WV or adjoining counties of bordering states
 - Must be completed within the eligibility timeframe (Jan 1, 2025 and before June 30, 2026)
 - Must meet WV Building Codes and NAHB Residential Construction Performance Guidelines
- **Entry Fees:**
 - \$80 per submission HBA members \$160 per submission non-members
- **Submission Requirements:**
 - High Quality Photos (12-24, including before & after, no logos, descriptions of each photo)
 - Project description
 - Floor plans or drawings with supporting materials as applicable
 - Company biography and logo; photo of owners and/or team
 - Online payment

AWARD CATEGORIES

- ❖ **SINGLE FAMILY HOMES** *denotes finished living area
 - Class II 1301-1800 Sq. Ft.* Class V 3001 – 4000 Sq. Ft.*
 - Class III 1801 – 2300 Sq. Ft.* Class VI 4001 – 5999 Sq. Ft.*
 - Class IV 2301 – 3000 Sq. Ft.* Class VII 6000 & over Sq. Ft.*
- ❖ **RESIDENTIAL DEVELOPMENT** Must still be active
- ❖ **MULTIFAMILY HOMES PROJECT**
- ❖ **RESIDENTIAL REMODELING** ** total cost incurred by owner at time of completion
 - Class I Less than \$50,000** Class IV \$250,001 - \$500,000**
 - Class II \$50,001 - \$100,000** Class V over \$500,000**
 - Class III \$100,001 - \$250,000**
- ❖ **BEST COMMERCIAL REMODELING PROJECT** (includes churches)
- ❖ **BEST NEW NON-RESIDENTIAL PROJECT**
- ❖ **SPECIALTY PROJECTS** (entries that do not fall into traditional categories, i.e. outdoor living areas, kitchens/baths, pool projects, etc.)
- ❖ **BEST EFFICIENCY PROJECT** (HERS ≤ 75 & HERS Certificate required)
- ❖ **MODULAR HOMES ON PERMANENT FOUNDATION**



Entry Submissions: <https://awards.hbawv.org>

Award Winners will be announced at the HBAWV Convention, October 22 – 24, 2026.

Questions: HBAWV 304.342.5176 | info@hbawv.org

Now is the time for Builder and Remodeler Members to claim for Q1'26. . . manufacturer rebates for residential jobs completed between January 1 and March 31, 2026.

Q1'26 Claiming Deadline is Friday, June 5, 2026



HBA Builders: Turn Your Brand Loyalty into HBA Rebates

Free Member Benefit of your State & Local HBA

EASY TO PARTICIPATE!

IF YOU USE ANY OF OUR PARTICIPATING MANUFACTURERS

- 1 Register
- 2 Submit a rebate claim
- 3 Receive a rebate check

The average rebate per builder/remodeler company who participated in 2025

\$1,696.46

HBArebates.com
info@HBArebates.com
 866.849.8400
 @HBArebates



MANUFACTURERS



2026 Board of Directors

Officers

President - Welford Haines*
Ferguson Enterprises

Vice President - Brad Cunic
House Doctors

Associate Vice President - Matt Aldridge*
IKO Industries

Treasurer - Jason Staats*
Rollins, Cleavenger & Rollins CPAs

Secretary - Barbara Rucker
Poca Valley Bank

Area Vice President - John Lee
Secure Construction

Immediate Past President - Bob Ritenour*
Bob's Basic System

Directors

Joe Camp	84 Lumber
Zach Crede	Crede Lawn & Landscaping
Tim Cunningham*	Cunningham Electrical Service
Robert Dorsey*	L.R. Dorsey Inc.
Jack Grimm	Caldwell Insurance
Shannon Hudnall	Burke & Herbert Bank
John Kopyscianski*	Builders FirstSource
Connie Marshall*	Encova Insurance
Duncan McClung	Almost Heaven Building
Steve Michael*	Quality Construction
Dale Oxley*	Modern Home Concepts
Greg Paxton*	Mr. Handyman of Kanawha Valley
Stephanie Ramsey	TTLC Merchant Solutions
Ron Spencer	Builders FirstSource
J.D. Stricklen*	Stricklen Realty
Steve Zubrzycki*	East Coast Tees

Donna Crotty, Executive Officer

*Life Director

Upcoming Events

June 24
Rubber Duck Tagging
United Way

June 24
Membership Mixer
Poca Valley Bank

July 18
HBAWV Summer Meeting
Stonewall Resort

July 21
HBAGC Board Meeting

August 27
Membership Mixer
Darin Fisher Designer Kitchens

September 15
HBAGC Board Meeting

September 21
Annual HBAGC Golf Tournament
Sleepy Hollow Golf Club

October 16
Cruise-in
Builders FirstSource

October 22-24
HBAWV Annual Convention
Chief Logan State Park

November 3
HBAGC Board Meeting

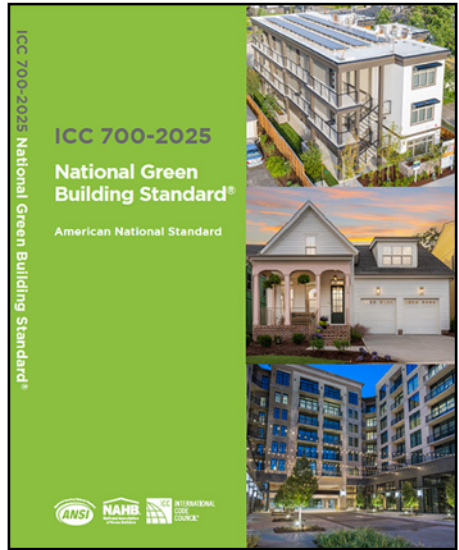
November 10
Annual Membership Dinner
Election of Officers

November 3
Salvation Army Bell Ringing
Cabela's

NAHB Releases 2025 National Green Building Standard

NAHB and the International Code Council (ICC) recently announce the release of the ICC 700-2025 National Green Building Standard® (NGBS). This is the fifth edition of the leading residential green building standard.

The 2025 NGBS, developed through an independent consensus committee and approved by the American National Standards Institute (ANSI), reflects leading thinking in green design, construction and building performance. It applies to single-family homes, remodeled homes, multifamily buildings, mixed-use developments and land development projects.



The 2025 edition includes several major updates:

A new property certification path for existing multifamily and mixed-use communities with multiple buildings.

Expanded resilience practices to help homes better withstand natural disasters and support residents sheltering in place.

New practices to encourage low-carbon design to reduce greenhouse gas emissions.

Alternative energy efficiency compliance options.

A revised existing building chapter with more flexible compliance options.



DO
BUSINESS
WITH AN
NAHB
MEMBER.