



# BUILDERS PLAN

SEPTEMBER 2012

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## ASHTABULA COUNTY BUILDERS ASSOCIATION

" The Voice of the Industry in Ashtabula County"

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## COMMENTARY

Greetings Members,

Thanks to great weather and some fantastic prepared food, we had one great night at the Summer Social. You know each year board members take a lot of their time to help plan our events and this year was no exception. Dan Theiss did a great job putting together the location, food and entertainment. Thanks Dan for all your hard work to make this happen! I trust all that attended had a good time. The food was prepared by Briquettes Smokehouse, from the Ashtabula Harbor and by Deers Leap Winery. Everything was done to perfection!

September has a lot to offer with the Builders. It's when we bring the summer to a close and welcome the fall season with our annual Clambake. It will be the 13th at the Elk's Club. This year will be exceptional with Drew Thomas making his famous Clams and all the delicious amenities. It's a meal you are not going to want to miss. Year after year Drew does such a great job preparing everything. I hope to see everyone there enjoying the food along with each other's company.

Please remember your Builders Association is here for you. Contact any of your board members if you have any questions. I look forward to seeing you at the Clam Bake on the 13th. Don't forget to bring a guest.

Your President,

Joe Oros

## MARK YOUR CALENDAR

September 13th Clam Bake  
Elks Club

October 11th Canidate's Night  
TBA

November 8th Annual Meeting  
TBA

Happy hour is 6:00pm - 7:00pm

Dinner 7:00pm

RSVP by Monday prior to meeting date  
and

if you need to cancel please call by  
Tuesday evening.

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## Housing Starts Edge Down 1.1 Percent, Permits Rise In July

**August 16, 2012** - Nationwide housing production edged down 1.1 percent to a seasonally adjusted annual rate of 746,000 units in July, according to newly released figures from HUD and the U.S. Census Bureau. However, builders pulled more permits for planned new-home projects than they have in any month since August of 2008.

"While many builders believe that the outlook for housing is considerably brighter than it has been in years, we are being very careful about keeping inventories tight and not building ahead of demand," noted Barry Rutenberg, chairman of the National Association of Home Builders (NAHB) and a home builder from Gainesville, Fla. "At the same time, builders are drawing more permits for new construction so we can accommodate buyers and renters as they return to the marketplace."

"Our latest surveys confirm builders' increased confidence about future home buyer demand, and that's reflected in today's permit numbers," agreed NAHB Chief Economist David Crowe.

"Increasingly, housing is re-emerging as a traditional and much-needed source of strength in local economies as builders are able to put more of their crews back to work. But two things that are slowing this process considerably are the challenges that builders continue to face in accessing credit for viable new projects and the difficulty of obtaining accurate appraisals on new homes."

After four consecutive months of gains, single-family housing starts fell back 6.5 percent to a seasonally adjusted annual rate of 502,000 units in July. Meanwhile, multifamily starts posted a 12.4 percent gain to 244,000 units, their strongest pace since February.

On a regional basis, combined single- and multifamily starts declined 1.3 percent in the Northeast, 3.5 percent in the South and 5.3 percent in the West, but rose 17 percent in the Midwest in July.

Issuance of new building permits, which can be an indicator of future building activity, rose 6.8 percent to a seasonally adjusted annual rate of 812,000 units in July – the fastest pace in nearly four years. Single-family permits rose 4.5 percent to 513,000 units (their best pace since March of 2010) while multifamily permits rose 11.2 percent to 299,000 units.

Permit issuance rose in three out of four regions in July, with the Northeast registering a 12.2 percent gain, the South a 5.8 percent gain and the West a 14.0 percent gain. The Midwest posted a 4.2 percent decline.

# ASHTABULA COUNTY BUILDERS ASSOCIATION

## ANNUAL CLAM BAKE



**Thursday, September 13, 2012**

at

**Elks Lake Front Lodge**

3115 Lake Road West

Ashtabula, Ohio

**\$50.00 per person**

6:00p.m. Happy Hour and Clam Chowder

7:00p.m. Dinner-One Dozen Clams

**Your Choice of Prime Rib or 1/2 Chicken**

Baked Potato - Fresh Ohio Sweet Corn

Salad - Fresh Bread - Dessert



**OPEN BAR 6:00p.m. - 10:00p.m.**



A GREAT TIME TO BRING A GUEST

For reservations please call (440) 645-7496 or  
e-mail [ashtabulacountybuilders@windstream.net](mailto:ashtabulacountybuilders@windstream.net)  
by Friday, September 7th

If you have any questions concerning the Clam Bake, call Drew Thomas at (440)998-4747



## Builder Confidence Continues To Improve in August

**August 15, 2012** - Builder confidence in the market for newly built, single-family homes improved for a fourth consecutive month in August with a two-point gain to 37 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI), released today. This gain builds on a six-point increase in July and brings the index to its highest level since February of 2007.

"From the builder's perspective, current sales conditions, sales prospects for the next six months and traffic of prospective buyers are all better than they have been in more than five years," said Barry Rutenberg, chairman of the National Association of Home Builders (NAHB) and a home builder from Gainesville, Fla. "While there is still much room for improvement, we have come a long way from the depths of the recession and the outlook appears to be brightening."

"This fourth consecutive increase in builder confidence provides further evidence of the gradual strengthening that's occurring in many housing markets and providing a needed boost to local economies," said NAHB Chief Economist David Crowe. "However, we are still at a very fragile stage of this process and builders continue to express frustration regarding the inventory of distressed properties, inaccurate appraisal values, and the difficulty of accessing credit for both building and buying homes."

Derived from a monthly survey that NAHB has been conducting for the past 25 years, the NAHB/Wells Fargo Housing Market Index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor." The survey also asks builders to rate traffic of prospective buyers as "high to very high," "average" or "low to very low." Scores from each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view sales conditions as good than poor.

Every HMI component posted gains in August. The components gauging current sales conditions and traffic of prospective buyers each rose three points, to 39 and 31, respectively, while the component gauging sales expectations in the next six months inched up one point to 44. All were at their highest levels in more than five years.