

# Alaskan Builder

Vol XXVV Issue 2

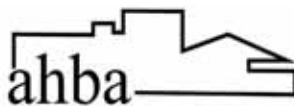
[www.ahba.net](http://www.ahba.net)

February 2010

## President's Message



I hope you are finding yourself as busy as I am in 2010. There is a new addition to the board room at AHBA. We have installed an AHBA Build PAC poster with spaces to fill in the names of the contributors. At the board meeting we saw that this technique really works as we went up to approx. \$3,700. The envelopes we had sent out at the end of 2010 are the perfect way for you to contribute to our PAC. We will be helping to support our local Assembly races that take place this April. There is no minimum contribution and we need support from all our members in order make our voices heard. If you want to get involved and help shape your community but don't have the cash to spare there are other ways.....you could stop by the office, grab some envelopes and find other members willing to fill them out. Again if you have any input please contact me at [andre@spinellhomes.com](mailto:andre@spinellhomes.com)



### Build-Pac Contribution Form

Required Information for Check & Credit Card Donation:

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Home Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone Number: (H) \_\_\_\_\_ (W) \_\_\_\_\_

Business Name: \_\_\_\_\_

Occupation: \_\_\_\_\_

Please write personal checks to AHBA Build PAC.

Please Charge \$\_\_\_\_\_ to my personal:  Visa  MasterCard

Card Number: \_\_\_\_\_ Exp. Date \_\_\_\_\_

Signature: \_\_\_\_\_

Maximum AHBA Build PAC contribution is \$500 per year, per individual. Contributions or gifts to BUILD-PAC are not deductible as charitable contributions for state income tax purposes. Only PERSONAL or NON-CORPORATE donations may be accepted by BUILD-PAC. State law requires political action committees to report the name, mailing address, occupation and name of employer for each individual who makes a contribution.



**Newsletter of the Anchorage Home Builders Association**



ANCHORAGE HOME BUILDERS ASSOCIATION

WEB: www.ahba.net
E-MAIL: ahba@ahba.net

EXECUTIVE COMMITTEE

PRESIDENT
ANDRE SPINELLI, SPINELL HOMES
VICE PRESIDENT
JOSH SUNDSTROM, WILLOWRIDGE CONSTRUCTION

TREASURER
CODY LEE, GRAYLING CONSTRUCTION CORP.

SECRETARY
TYLER LOKEN, LOKEN CONSTRUCTION

PAST PRESIDENT
CHUCK HOMAN, HOMAN INC.

DIRECTORS

AMY VUKASIN, BUILDERS MILLWORK & SUPPLY

BILL TAYLOR, COLONY BUILDERS

BRENT EATON, EP ROOFING

DOUG STEFFEN, TAYLORED RESTORATION

EVAN HARDING, HARDING HOMES OF ALASKA

JIM FREDRICK, NEIGHBORWORKS ANCHORAGE

KYLE MIRKA, ALLEN & PETERSEN

PAUL MICHELSON, MICHELSON & DAUGHTER

STEVE VOVES, SPENARD BUILDERS SUPPLY

TARA TETZLAFF, NORTHRIM BANK

TERRY BOLTON, NORTHERN SHEETMETAL

WES KELLER, FIRST AMERICAN TITLE

2009 ASSOCIATE OF THE YEAR
KYLE MIRKA, ALLEN & PETERSEN

2009 BUILDER OF THE YEAR
CHUCK HOMAN, HOMAN INC.

EXECUTIVE OFFICER
VICKI PORTWOOD

Spikes are a very important part of our association. These members have been honored because of their commitment to membership development. Each credit stands for a member that they have brought to the Association or a member who they have encouraged to renew their membership.

Table with 3 columns: NAME, Y-T-D, TOTAL. Rows include Spike Club Roster categories like Statesmen (500-999 Credits), Super Spike (250-499.5 Credits), Royal Level Spike (150-249.5 Credits), Red Level Spike (100-149.5 Credits), Green Level Spike (50-99.5 Credits), Life Spike (25-49.5 Credits), and Blue Spike (6-24.5 Credits).

Table with 3 columns: NAME, 2008 CREDITS, 2009 CREDITS. Title: Candidates need 6 credits within 2 years to qualify as a Spike. Lists names and credit counts for various members.

Standing as of November 30, 2009. BOLD indicates a change from last month.





## December 2009 Permit Summary

### DECEMBER 2009 ~ LAND USE PERMITS

<b>Eklutna Inc.</b>	<b>Powder Ridge Ph 6</b>	<b>\$ 381,350</b>	Roseberry Park Estates LLC	Roseberry Park Estates	\$ 326,439
P. Tworek	Broadwater Heights	\$ 277,742	<b>Woodbuilt Homes Inc.</b>	<b>Powder Ridge Ph 6</b>	<b>\$ 299,300</b>
<b>Woodbuilt Homes Inc.</b>	<b>Powder Ridge Ph 6</b>	<b>\$ 289,107</b>			

### DECEMBER 2009 ~ SINGLE FAMILY RESIDENTIAL CONSTRUCTION PERMITS

<b>Spinell Homes Inc.</b>	<b>Westpark Addn 4A</b>	<b>\$ 295,206</b>	<b>Colony Builders Inc.</b>	<b>Brookwood North Ph E</b>	<b>\$ 297,405</b>
<b>John Hagmeier Homes</b>	<b>Westpark Addn 4B</b>	<b>\$ 346,286</b>	J. Mackie	Botanical Park Estates	\$ 668,043
<b>Spinell Homes Inc.</b>	<b>Westpark Addn 4A</b>	<b>\$ 261,182</b>	Potter Creek Development	Potter View	\$ 477,327

### DECEMBER 2009 ~ SINGLE FAMILY RESIDENTIAL REMODELING PERMITS

<b>Taylor Construction Inc.</b>	<b>Columbia Park #1</b>	<b>\$ 45,000.00</b>	<b>Taylor Construction Inc.</b>	<b>Vanover</b>	<b>\$ 133,170</b>
B. Stucky	Gilmore	\$ 7,500	<b>Alaska Treeline Inc.</b>	<b>Chickadee Slopes</b>	<b>\$ 14,288</b>
<b>Holland Roofing Inc.</b>	<b>Brookwood Hills</b>	<b>\$ 9,800</b>	S. Baker	Rappe Park	\$ 5,884
<b>Alaska Treeline Inc.</b>	<b>Indian Hills #1</b>	<b>\$ 11,531</b>	J. Mohlman	Thomas Boyle	\$ 35,012
J. Minton	Paradise Valley	\$ 109,892	<b>S. Martin</b>	<b>ROEHL</b>	<b>\$ 151,514</b>
<b>NCP Design/Build, LTD.</b>	<b>City View #3</b>	<b>\$ 13,000</b>	Trailboss Solutions LLC	Campbell Lake Heights #10	\$ 52,000

## AHBA MEMBERS ARE IN BOLD PRINT

PERMIT TYPE	VALUE	DEC 2009	# OF UNITS	YTD 2008	# OF UNITS	YTD 2007	# OF UNITS
SINGLE FAMILY ~ NEW	\$3,919,417.00	11		232		225	
DUPLEX ~ NEW	\$480,161.00	1		32		43	
MULTI-FAMILY ~ NEW	\$0.00	0	0	18	269	21	217
COMMERCIAL ~ NEW	\$9,655,660.00	5		45		54	
RESIDENTIAL ~ ADD.	\$352,591.00	4		289		386	
COMMERCIAL ~ ADD.	\$0.00	0		39		42	
RESIDENTIAL ~ ALT.	\$489,596.00	24		728		626	
COMMERCIAL ~ ALT.	\$5,338,470.00	62		973		1125	
<b>GRAND TOTAL</b>	<b>\$22,220,753.00*</b>	<b>451*</b>		<b>6455*</b>		<b>5878*</b>	

YTD 2009 - \$451,502,653.00 YTD 2008 - \$463,088,105.00

\*includes other figures not listed here (i.e. Government, change orders). For a complete list, please view the MOA's Permit Activity at <http://www.muni.org/Departments/development/bsd/Pages/PermitActivityReports.aspx>

YEAR	RESIDENTIAL	REMODELING	DUPLEX
2002	924	1003	346
2003	884	881	406
2004	796	917	232
2005	672	1134	188
2006	525	3303	73
2007	310	856	85
2008	225	1012	42
2009	232	1017	32



# CALENDAR OF EVENTS

## february

### Membership/ Education

February 9  
12:00 p.m.  
AHBA Office

### Govn't Affairs/ Developers

February 10  
12:00 p.m.  
AHBA Office

### Remodelers Council

February 11  
12:00 p.m.  
AHBA Office

### Associates Council

February 16  
12:00 p.m.  
AHBA Office

### Builders Council

February 19  
12:00 p.m.  
AHBA Office

### Home Show Vendor Training

February 24, 2010  
12:00 p.m.  
AHBA Office

### President's Day Office Closed!

February 15  
12:00 p.m.  
AHBA Office

### General Membership Meeting

*Guest Speaker: Sheila Selkgreg*

February 25  
12:00 p.m.  
BP Energy Center

# Membership News

## Retention Rate

<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>April</b>
81.9%	80.8%	82.9%	77.4%
<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>
80.1%	80.6%	81.7%	83.9%
<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
80.6%	81.8%	81.1%	79.9%

Dues for the Anchorage Home Builders Association are \$450 annually for Associate members and \$550 annually for Builder members. From these amounts, NAHB receives \$150, the ASHBA receives \$100, and the AHBA receives the remaining amount.

## EXPIRED MEMBERSHIPS

(as of January 31, 2010)

- Alaska Elevator LLC
- Mathias Construction Inc.
- Northern Home Builders
- Speedy Auto & Window Glass

It's not too late to renew!  
Mail a check or call 522-3605  
with a credit card!



Executive Officers Report  
IBS – Las Vegas, NV January 17-22, 2010

NAHB hosted the IBS Show and Board of Directors meeting in Las Vegas. The following are high points from the classes and meetings I attended:

1. **State EO Forum**

Most of the discussion was about states having to build to an energy rating and how were they going to use the energy stimulus money. Some states feel the path to go in the future is Recovery through Retrofit. Alaska seems to be on the cutting edge of these kinds of programs. Membership continues to drop in some states and some states are beginning to see a small upturn.

2. **Professional Women in Business Meeting**

This was the last meeting I attended as the EOC Liaison. This group did an amazing job in 2009 by coming in under budget by watching their spending. They collected \$45,000 for Build-Pac which is 65% of their membership and they will be working to make it 100% in 2010. They elected a new President, Tammie Smoot. Her goals for 2010 are 1) rebranding, 2) local council growth, 3) Build-Pac/legislative.

3. **Opening Ceremonies**

This event was scaled back from past years. The presentation by the “Homes for Our Troops” organization was very moving. I brought back information just in case we want to look at this fine program. Dave Barry was a great speaker kept us laughing.

4. **Area 15 Caucus**

This group always amazes me, it is always standing room only. Don't be late or you don't get a seat. Larren Novak 's term ended and Alaska's own Jack Hebert was elected as the next Area 15NVP for a two year term. Congratulations Jack. OSHA regulations on silica have now been broken up into 4 hour increments to remain “safe”. Nail guns may go to a trigger only situation rather than being a contact nail gun. “Envision Spokane” did not pass it failed 24 to 76. It is coming up again in Florida. We were all asked to send letter to extend the tax credit one more time in 2010. Webinars will be coming out to members for discussions on the NAHB budget. There were approx 55,000 attendees to the 2010 IBS.

5. **Builder Bookstore**

I worked in the NAHB Builder Bookstore for two hours. I appreciate all of the Alaskans that stopped by, it made the state look good.

6. **Exhibit Day**

Wednesday there were no meetings held so that the attendees could visit the exhibitors. I spent my time asking vendors to consider coming to Alaska to rent space for our own Home Show. They all wanted to come up but so far no takers.

7. **NAHB Associates Council Awards Breakfast**

I had the honor of being invited to sit with Wes Keller and his wife Stella at this event. Wes was one of twenty nominees for NAHB Associate of the Year. The winner was Michael Kurpeil of ProBuild in New Jersey. It was great to see Wes honored as a nominee and represent the State of Alaska so well.

8. **NAHB Board of Directors**

This is the first time they tried open seating for the meeting as a cost saving measure. It was not well received by the directors. Currently there are 298 staff members which is a further reduction of 25%. Build-Pac raised \$1.4M with a total of 2% of the membership contributing that it represents 24% of the board members. The Green Building Program will now go to the Research Center for management. The issues NAHB continues to work on are: financial issues reform, GSE reform, AD&C credit crunch, carried interest, Chinese drywall, cash for caulkers and ICC February deadline for comments. Economist David Crowe told us that we have finally gotten back to the formulae to purchase a house is equal to 3.2 times your income. We should be seeing a 6% interest rate by the end of 2011. Currently there is a 7.9 months supply of new homes and 6.2 months supply of existing homes (a healthy economy is 6-9 months). 1971 is the last time we had so few new houses for sale. Remodeling should pick up. Negative job growth should start to grow in the second quarter. There are 2M vacant homes for sale. Appraisals continue to be a problem. 50% are below the sales price, 56% are below the costs and 33% lost a sale due to the appraisal. Multi-family will not recover. Alaska will get to normal in the third quarter. 70% of the foreclosures are in eleven states. The number of foreclosures in Alaska is only 10%. Bob Jones was installed as the new Chair of the NAHB for 2010.

Thanks for sending me to the IBS I appreciate the opportunity. If you need additional information call me at the office at 522-3605.

*Vicki Portwood*  
*Executive Officer*