

HBA Fort Wayne

CONNECTIONS

HBA

Home Builders Association
of Fort Wayne

February 2024



Star
HOMES
By Delagrang & Richhart, Inc.

Connecting area Builders & Developers with industry leading material and service providers through networking and educational opportunities.

Connecting with local, state & national policy making through the Indiana Builders Association and the National Association of Home Builders.



13505 David Drive, Grabill
260-627-3645
www.rabbwater.com



Kinetico® Water Systems join
the Mike Holmes products that
“Make it Right”

Store Locations

Warsaw	Grabill
Huntington	Logansport
Kokomo	Lafayette



Kinetico®

home water systems

Independent Authorized Dealer

2024 HBA Annual Sponsors

PEAK

RABB WATER
SYSTEMS



PILLAR

3RIVERS

BEAM



CENTRAL SUPPLY COMPANY
ASHBURN • ELECTRICAL • HVAC • TOOLS • SUPPLIES
LOCALLY OWNED & OPERATED

THE DEHAYES
GROUP
Greg Gerbers

PROFED
CREDIT UNION

FOUNDATION



mont
surfaces
By MONTGRANITE, INC.



MTC
MERIDIAN
TITLE CORPORATION

Inside this issue

Page

5 President's Pen - *Greg Gerbers*

6 HBA Events & Committee Meetings

8 HBA January Board Meeting Minutes

9 Governmental Affairs

10 Spike Club Update

13 PAC Sponsorships

14-15 Membership Updates

- *New Members*
- *Renewed Members*
- *Up for Renewal*
- *Dropped 2023*

18 House Notes

19 Town & Country New Home Tour Registration

23 Member-to-Member Discount Program

24-25 2023 Permit Summary

26 Permits

27 2024 Event Calendar

28 Board Retreat

30 NAHB News

31 Lumber Report *January 2023*

On the cover

For more than 60 years, Star Homes has been dedicated to providing the highest level of design, craftsmanship, and quality to Fort Wayne and its surrounding areas in Indiana and Ohio. Whether it involves crafting a custom home, a lake cottage, or undertaking a renovation, we take pride in merging our customers' vision with our unwavering dedication to build "The Perfect Place to Call Home."



Home Builders Association of Fort Wayne, Inc.

CONNECTIONS is published by the Home Builders Association of Fort Wayne, Inc.
305 West Main Street | Fort Wayne, IN 46802 | (260) 420-2020 | hbaftfortwayne.com

HBA STAFF

Rebecca Cameron | Executive Officer | rebecca@hbaftfortwayne.com

Elise Ramel | Services Director | elise@hbaftfortwayne.com

CONNECTIONS is published 12 times per year and distributed to all members in good standing. HBA membership is open to all builders and businesses that benefit from new residential construction in northeastern Indiana. Subscription to CONNECTIONS is included in annual membership dues. Advertising space is open to HBA members only, and is available throughout the year.



2024 HBA Executive Officers

President	Greg Gerbers	The DeHayes Group
Vice-President	Nate Delagrange	Colonial Homes
Treasurer	Nic Hoeffel	Windsor Homes
Secretary	Glenn Claycomb	Rivers Edge Construction
Immediate Past President	Logan Buescher	Bob Buescher Homes

BOARD MEMBERS

Barclay Allen, Timberlin Homes
John Belote, Rabb Water Systems
Al Hamed, Hamed Homes
Harrison Heller, Heller Homes
Luke Hoffman, Granite Ridge Builders
Mike Jenkins, Home Lumber
Jhonelle Kees, Zion Real Estate & Development Group

Tyler Kees, Zion Build Group
Dave Korte, Korte Does It All
Austin Lundquist, Wayne Pipe & Supply
Alex Miller, Star Homes by Delagrange & Richhart
Amy Schiltz, Metropolitan Title
Brad Wallace, Bittersweet Development, LLC

Tax Ruling: Dues payments to the Home Builders Association of Fort Wayne, Inc. are not deductible as charitable contributions for federal income tax purposes. However, dues payments may be deductible as ordinary and necessary business expense, subject to exclusion for lobbying activity. Because a portion of your dues is used for lobbying by NAHB and the Indiana Builders Association, when calculating your business deduction for your association dues you must subtract \$35.64 of NAHB's \$198 dues (18%) and \$8.51 of the HBA of Fort Wayne's IBA Franchise Affiliation Fee as non-deductible.



2024 Board of Directors

Standing: Luke Hoffman, John Belote, Al Hamed, Jhonelle Kees, Amy Schiltz, Austin Lundquist, Alex Miller, Barclay Allen

Seated: Nic Hoeffel, Treasurer; Nate Delagrange, Vice-President, Greg Gerbers, President; Logan Buescher, Immediate Past President, Glenn Claycomb, Secretary

Not pictured: Harrison Heller, Mike Jenkins, Tyler Kees, Dave Korte, Brad Wallace

Vision 2024

Our Mission:

The Home Builders Association of Fort Wayne, Inc. supports all segments of the residential building industry through advocacy, education, workforce development, networking, and community involvement.



To carry on from last month and our Strategic Plan, let's focus specifically on Government-Regulatory Affairs. Membership is always important, but Government-Regulatory Affairs is important because it helps us grow our 5 Pillars including Membership, Workforce Development, Event Networking, and Public Relations. Locally, our concentration with Government-Regulatory Affairs comes down to Strengthening our advocacy impact through the following:

- 1) Developing a clear picture of national, state, and local advocacy efforts.
- 2) Serving as an educational resource for members and the industry on policy and legislation.
- 3) Re-engineering our Governmental and Regulatory committee.
- 4) Considering a quarterly County building commissioner forum.

You, personally, cannot spend each day at the Statehouse or in agency hearings on proposed rules and regulations. The IBA is there acting on your behalf. We feel contributing at least \$100 per builder/developer member is well within the financial reach of every builder/developer who has chosen this business for their livelihood. If you would like to be an Annual Sponsor for our Fort Wayne PAC, we are offering the following sponsorship levels:

Gold: \$1,500

Silver: \$1,000

Bronze: \$500

We're asking you to do your part to support this invaluable service. Please send your contribution by check made payable to: Home Builders Association of Fort Wayne Build PAC, 305 W. Main Street, Fort Wayne, IN 46802. Let's all work together to keep Indiana as one of the most affordable housing markets in the nation.

Here are a couple key web-links.

HBA Fort Wayne Website: www.hbafortwayne.com

Current Members:

<https://hbafortwayne.com/members/builders>

<https://hbafortwayne.com/members/associates>

HBA Fort Wayne YouTube Channel:

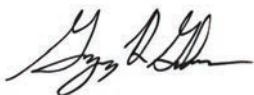
<https://www.youtube.com/@homebuildersassociationoff1632/videos>

Events:

<https://hbafortwayne.com/events>

My goal in showing you this is not only to be held accountable, but to show you everything going on if you were not aware. Where do you think you could get plugged in? Maybe it's just asking one prospective member a month to join, and now you have another reason why. If you have a question about something, please feel free to reach out to me and I will do all I can to assist.

Have a great month everyone!



Greg Gerbers
2024 Board President

Member Events

Thursday, February 15

Play4JA

Crazy Pinz, 4:30 - 7:00pm

See page 11 for registration information!
Help us support workforce development efforts through Junior Achievement.

Thursday, February 22

Builder/Associate Expo

Ceruti's, 4:00 - 6:30pm

Associate Tables are SOLD OUT!

Builders - contact elise@hbafortwayne.com to sign up for this FREE event!



Thursday, February 29-Sunday, March 3

Visit our table at the **Fort Wayne Home & Garden Show**. Thank you to Brickworks Supply Center for hosting us!

BRICKWORKS
SUPPLY CENTER



SAVE THE DATE!

Wednesday, March 27

Student Job Fair

Plan to join us for this event where our members can meet potential employees from our student chapters.

See all your member benefits in one document!

Available now as an Excel or PDF file

Available on the Resources tab in the infohub or email elise@hbafortwayne.com to receive a copy.



Home Builders Association of Fort Wayne, Inc.

Online registrations at

hbafortwayne.com/events or contact

elise@hbafortwayne.com to register

HBA Committee Meetings

Monday, February 5
Membership Committee
HBA office - 7:45am

Monday, February 5
Marketing Committee
HBA Office - 4:00pm

Tuesday, February 6
Workforce Development Committee
HBA Office - 8:00sm

Wednesday, February 7
Program Committee
Coyote Creek - 4:00pm

Friday, February 2
Young Professionals Committee
HBA office - 8:00am

Tuesday, February 13
Board Meeting
HBA Office - 8:00am

Now you can see all your HBA Fort Wayne Indiana Builders Association and National Association of Home Builders member benefits in one document!

WE WELCOME YOU TO OUR RESIDENTIAL SHOWROOM!



**Be sure to call
and schedule
your appointment!**

**Wayne
Kitchen & Bath
Works**

Business Hours:

**Monday - Friday
8:00am - 4:00pm**

**WAYNE
PIPE & SUPPLY
INC.**



6040 Innovation Blvd. • Fort Wayne, IN 46818 • 260.423.9577 • www.waynepipe.com

January Board Meeting Minutes

HBA Board of Directors Meeting Tuesday, January 9, 2024 – 8am

Present: Greg Gerbers, Austin Lundquist, Nate Delagrange, Amy Schiltz, Logan Buescher, Al Hamed, Glenn Claycomb, Nic Hoeffel, Luke Hoffman, Jhonelle Kees, Alex Miller, John Belote, Barclay Allen, Rebecca Cameron

Absent: Harrison Heller, Mike Jenkins, Tyler Kees, Dave Korte, Brad Wallace

Call to Order:

- The meeting was called to order @ 8:00 a.m. by Greg Gerbers - President.

Concurrence Items: Motion to Approve and Accepted

- Treasurer's Report – Logan Buescher questioned Profit & Loss- was accepted as presented.
- Secretary's Report was accepted as presented.

Committee/Group Updates

Membership:

- Rebecca Cameron to create lists of HBA members for each board member to call once a quarter.
- One new member: West Lake Royal Building
 - Motion to accept, Logan Buescher
 - Second, Al Hamed

Program – Rebecca Cameron:

- Next big event is the Associate Expo in February.
- Joseph Hutter, Building Commissioner, to be featured.
- Call out meeting for T&C next week.
- Looking at different ways to market ourselves.
- 80th anniversary committee was held to determine events.

Workforce – Rebecca Cameron:

- Asking members to attend student chapters.
- Working with the Boys & Girls Club on future events.

Young Professionals:

- N/A

EO Report – Rebecca Cameron:

- Passed out 2024 Board of Directors commitment letters and asked everyone to sign.
- Asking more Board members to attend more events.
- Board members should be on at least one committee.

Open Forum:

- Greg Gerbers asked all Board members to let him know if we had any questions or concerns.

The meeting was adjourned @ 9:00 a.m.

Respectfully submitted,
Glenn Claycomb, Secretary

Priority Issues Affecting Home Builders



During the 2024 Legislative Session, state lawmakers will debate many issues affecting Indiana's home building industry. IBA's Advocacy Team will closely monitor the following priority issues to foster growth in Indiana and to protect our members' ability to provide housing that is safe and affordable for Hoosiers.

Isolated Wetlands

We support clearly defined isolated wetlands classifications to provide regulatory relief for property owners and developers while ensuring protection of high-quality isolated wetlands.

- In 2021, the Indiana General Assembly enacted legislation that protects high-quality isolated wetlands while reducing the regulatory costs and permitting requirements on low-quality Class I isolated wetlands in Indiana.
- In the years since the law was passed, property owners and environmental consultants who conduct wetland delineations have found that the State Regulated Wetland Class Determination Worksheet utilized by the Indiana Dept. of Environmental Management (IDEM) presented some implementation challenges as it related to the intent of SEA 389 and the classification of isolated wetlands in the state.
- After several stakeholder meetings with IDEM and wetlands consultants and developers from across the state to discuss concerns with the worksheet and the isolated wetlands classifications in Indiana, there is consensus to support legislation that more clearly defines isolated wetlands classifications.

23% of the over 2.7 million Indiana households can afford to buy a new median-priced home at **\$397,428**



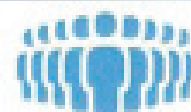
Residential Construction Inspections

We support allowing third-party inspection for residential construction.

- Indiana has statewide building codes that govern construction.
- By statute, local units must require compliance with statewide building codes, and many do so through inspections.
- Inspections typically include checking a jobsite at specific intervals to verify that construction complies with codes, standards, and other regulations.
- To ensure an efficient inspection process for residential construction, local units that require a building permit should allow a qualified, third-party to perform inspections.



Government regulations account for nearly **25%** of the price of a new single-family home



For every **\$1,000** price increase, **3,024** households are priced out of the market in Indiana



See page 13 for details on how to become a PAC Sponsor!

Spike Updates

DON'T LOSE YOUR SPIKE CREDITS!

Per NAHB, any recruiter with less than 25 spikes who does not recruit a new member or accumulate retention credits for a year will lose their spike points. Make sure your recruited members are renewing or that you are recruiting a new member into the association!



**HIGHLIGHTED NAMES
INCREASED POINTS
LAST MONTH!**

STATESMEN (500-999)

626 Rob Wacker
585 Herb Delagrang
561 Jeff Thomas

SUPER SPIKES (250-499)

442 Bob Buescher
263 Jamie Lancia

ROYAL SPIKES (150-249)

241 Jay Shipley
238 Roger Delagrang
234 Matt Momper
232 Duane Kees
204 Charlie Giese
194 Jim Klotz
155 Kay Feichter

151 Barclay Allen

RED SPIKES (100-149)

133 Matt Lancia
130 Ric Zehr
107 Kevan Biggs
106 Jerry Korte

GREEN SPIKES (50-99)

99 Greg Gerbers
95 Rodney Robrock
80 Gregg Richhart
74 Jim Bauman
74 Josh Barkley
73 Lynn Delagrang
70 Logan Buescher
56 Luke Hoffman
55 Brad Cayot

LIFE SPIKE (25-49)

47 Brad Jackson
44 Terry Stauffer
43 Tyler Kees
43 Austin Lundquist
37 James Burkhardt
27 Jeff Bushey
25 Chad Delagrang

BLUE SPIKES (6-24)

21 Michael Coe
20 Brad Lombard
20 Brad Wallace
18 Chad Korte
16 Mark Heller
11 Adam Clemens
8 Ryan Schiltz
7 Nate Delagrang

SPIKE CANDIDATES

5 Bob Barney
5 Michael Jenkins
5 Tong Nokaya
5 Brian Poor
5 Ryan Wannemacher
4 John Miller
4 Ross Smith
3 Glenn Claycomb
3 Jen Luke
3 Tyler Miller
2 Stefan Hartman
2 Jhonelle Kees
2 Kamran Mirza
2 Kevin Walsh
1 Emanuel Brandenberger
1 Jeff Heiniger
1 Denny Kees
1 Alex Miller
1 Troy Slattery

PROFED
CREDIT UNION

DISCOVER THE BENEFITS



We understand

that building a home can be challenging and full of decisions, but with ProFed, we take the worry and hassle out of the lending process. Discover the benefits of being pre-approved and prepared as our local mortgage experts walk you through the process.

We offer

- One-time closing
- A locked, competitive fixed rate
- Interest-only payments during the construction phase
- 5% down conventional financing
- In-house underwriting and servicing
- Bridge and Land loans

GET STARTED ON YOUR NEW CONSTRUCTION LOAN TODAY!

READY TO CONTACT US?

Call us at **260.373.1636** or **800.752.4613 x1636**, schedule an appointment at profedcu.org/appointments, or apply online at profedcu.mortgagewebcenter.com.



Federally Insured by the NCUA

Play4JA HBA Event

Thursday, February 15th

Sponsorship Opportunities

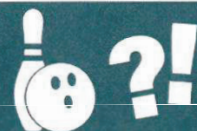
The funds raised provide area students with money management, career readiness, and entrepreneurship programming. Funds raised will be split 50/50 with HBA who helps students pursue careers in building trades and apprenticeship programs.

Thank you for making such a BIG difference in our community.

PLAY 4JA



Junior
Achievement™
of Northern Indiana



Thursday, February 15th, 2024

Crazy Pinz Entertainment Center

4:30-5:00 PM Registration & Networking

5:00-7:00 PM Bowling

Team Entry Form

Teams consist of 4-5 players. Teams are asked to raise a minimum of \$600 or prepay \$750 for entry.

(Includes food, drinks, and bowling.)

Team Captain: _____

Player: _____

Player: _____

Player: _____

Player: _____

Available Sponsorships

____ \$1,500 Event Sponsor

Includes one team entry & logo on all event materials.

____ \$750 Team Sponsor

20 Lanes Available

____ \$750 Student Team Sponsor

____ \$500 Pizza Sponsor

Logo on table tents

____ \$500 Drink Sponsor

Logo on drink tickets

____ \$500 Appetizer Sponsor

Logo on appetizer tables

____ \$500 Trivia Prize Sponsor

Logo on table and mentioned in script.

____ \$30 Spectator Only

Food + drink included & sponsors a JA student.



Junior
Achievement™
of Northern Indiana



FORV/S

Home Builders Association of Fort Wayne, Inc.

.....
Company Name: _____

Contact Person: _____

Address: _____

Phone: _____ Email: _____

Please return this completed form by February 8th to Aleana Branigan at aleana.branigan@ja.org.



We Understand Commitment

At Edward Jones, we deliver candid guidance and personalized investment strategies to help you plan for and realize the possibilities of your future — for you, your family and generations to follow.

Call or visit any of our 56 financial advisors in the Greater Fort Wayne area. To find an Edward Jones office near you, visit edwardjones.com.



Home Builders Association of Fort Wayne, Inc.

BUILD-PAC

PAC Sponsorships now available!

The Indiana Builders Association is one of the most effective lobbying and political organizations in our state, focused entirely on housing issues. HBA Fort Wayne has a long history of supporting IBA's lobbying team of CEO Rick Wajda and Governmental Affairs Director Carlie Hopper, and we'd like to continue that support, as well as grow local awareness on affordable housing issues.

PAC donations received with dues payments continue to support our efforts, and we're now offering sponsorships for additional support and elevation of our PAC program at three levels:

GOLD - \$1,500

SILVER - \$1,000

BRONZE - \$500

Donors will be recognized in the monthly Connections magazine, weekly Email Update and on signage at the HBA annual PAC Golf event. Checks made payable to HBA Fort Wayne Build PAC may be mailed to 305 W. Main Street, Fort Wayne, IN 46802.

Thank you, 2024 PAC Sponsors!

GOLD LEVEL



**THE
ELEGANT
KITCHEN
&
BATH™**



www.theelegantkitchenandbath.com

701 E. Wallace St. Fort Wayne, IN 46803

Give our team a call to make your
dream kitchen and bath a reality

📞 260-247-2690

Up for Renewal December-February

If you work with these businesses
please encourage them to
renew their membership!

Academy Mortgage
American Elegance Homes
Aquatic Management
Biggs, Inc.
Bittersweet Development
Cornerstone Custom Homes
DHI Mortgage
Fifth Third Bank
Fox Contractors
Graber Roofing & Gutters
Hartman Brothers Heating & Air Conditioning
Heller Homes
Interior Products Supply
Kendall Lighting Center
Liberty Developing
Madison Cabinets
Raynor Door Authority
Richards Building Supply
Timberlin Homes
Union Savings Bank
Van's Home Center



When you are looking for
products & services search our online directory
to find a fellow HBA Fort Wayne Member!

RENEWING MEMBERS

ASSOCIATES

2-10 Home Buyers Warranty
Abonmarche Consultants
AdLab
Anderson Heating & Air Conditioning
Carpet One
City Glass Specialty
Collier's Comfort Services
Four M Construction
Gerke Concrete
Glo Magazine
Graber Masonry
Hahn Systems
Heidelberg Materials
Keystone Concrete
Koch Air, LLC
Matt Klotz Heating & Plumbing
MidWest America FCU
Nesseth Concrete
Overhead Door Company of Fort Wayne
Residential Warranty Company
Ruhl Furniture & Floors To Go
Safe-way Door
SERVPRO of Fort Wayne
Vino Concrete Construction

BUILDERS

Carriage Place Homes
Foster & Park Homes
Hamed Homes
Ideal Builders
L.G. Building & Design
Nixon Homes
Oakmont Development Company
Preston Allen Homes
R.W. Robrock Design Build
Sky Hill Homes by Larry Myers
The Chestnut Group
TND Homes
Vision Homz
Windsor Homes
Woodmark Homes
Zion Build Group

Thank you for your continued support!

2023 Dropped Members

We would love to welcome them back!
If you work with any of these businesses
please encourage them to renew
their membership.

A-1 Concrete Leveling
Angel Painting
Arbor Homes Building Corporation
Atomic Water Solutions
B & R Quality Construction
Best Blinds
Byall Homes
Centier Bank
Classic Stereo & Video
D.O. Electric
EcoWater Systems
EPIC Insurance Midwest
Fairfield Galleries
Fort Wayne Generators
Gerke Concrete
Habegger Corp.
Hitzer, Inc.
Holley's Landscape Company
Keller Williams Realty Group
Koala Insulation
Miller Heating & Air Conditioning
National Door & Trim
Plunge Life
Pond Champs
Premier Bank
Principle Builders
Renaissance Title Company
Sterling Homes
The Tile Shop
Todd Farms Excavating

NEW ASSOCIATE MEMBERS

Fairway Independent Mortgage Company

Jamie Freeze
1308 S Randolph St
Unit D
Garrett, IN 46783
260-553-1133
jamie.freeze@fairwaymc.com
fairwayindependentmc.com



"At Fairway Independent Mortgage Corporation, customer service is a way of life. #FairwayNation mortgage loan officers are dedicated to finding great rates and loan options for our customers while offering some of the fastest turn times in the industry. Our goal is to act as a trusted mortgage advisor, providing highly personalized service and helping you through every step of the loan process — from application to closing and beyond. It's all designed to exceed expectations, provide satisfaction and earn trust. Our #FairwayNation strongly believes the way we do things is just as important as what we do. Every team member is guided by our core values, which define how we best serve our customers, team members and local communities. We strive to make our team members and customers feel like a part of the Fairway family while providing exceptional customer service, speed and support by being kind, humble and giving 100% every day — it's WHAT we do and it's WHO we are. #FairwayNation"

Westlake Royal Building Products

Chris Harouff
9420 Saratoga Road
Fort Wayne IN 46804
260-450-9840
charouff@westlake.com
westlakeroyalbuildingproducts.com



Siding & Accessories
Trim & Mouldings
Roofing
Stone
Windows
Outdoor Living





CARTER LUMBER Build on a Strong Foundation

W.E. Carter opened the doors of his first lumberyard in 1932 in Akron, Ohio. He set out to have a family-run company that treated its customers like they were family. Over 85 years later, we're still operating with the same philosophy. We are dedicated to providing our professional customers with a broad range of building materials and exceptional customer service.

We are a practical, no-nonsense company that understands the growth of our business is directly tied to the growth of your business. We see our relationships as more than a supplier and customer. To us, it's a partnership. Wouldn't you prefer to do business with a company that considers you a partner?

Contact your representative or local Carter Lumber to see how having Carter Lumber as a part of your team can help you grow your business and your bottom line.



6630 US Hwy. 30 East
Fort Wayne, IN 46803
(260) 493-4333

carterlumber.com



Home Builders Association of Fort Wayne, Inc.



Purchase our
limited edition
2023 HBA Fort Wayne
Custom Blend
Woodford Reserve
Bourbon

\$79 per bottle
Case of 6 bottles - \$474

*proceeds support PAC
advocacy efforts*

**Payment due
at pick-up or delivery**

email
elise@hbafortwayne.com

Building codes issue? We can help!

If you're dealing with an
issue related to building
codes, bring it to the
Governmental Affairs
Committee.

For more information,
contact Rebecca
at the HBA office
(260) 420-2020 or
rebecca@hbafortwayne.com

Owning a business is a labor of love.
And FRANKLY our insurance has you covered.

Members of Home Builders Association of Fort Wayne
can save money on commercial insurance.

- Commercial insurance discount
- Workers' compensation discount
- Streamlined audit procedures
- Discount on subcontract rates
- Bundled coverages including errors & omissions
- Endorsements for property, liability and auto

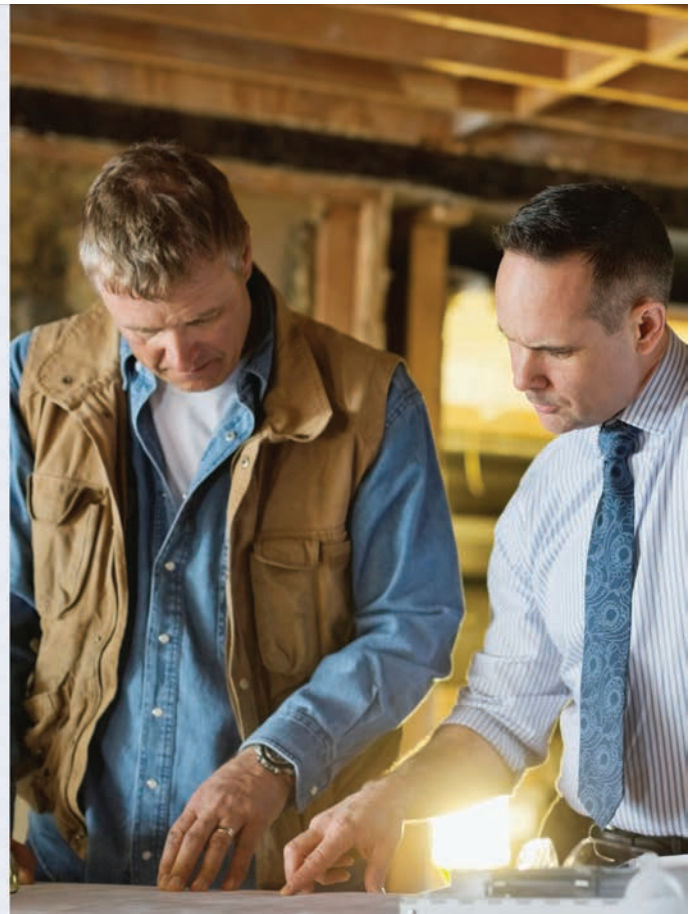
The DeHayes Group's Greg Gerbers is a past President
(2015) and current Treasurer (2018) of HBA of Fort Wayne
and also serves as IBA: OSHA Chairman, AVP and State
Director.

Contact Greg Gerbers, CIC at
260.969.1317 or greg@dehayes.com.

Let's have a frank
conversation



THE
DEHAYES GROUP



House Notes

Members --

On January 29-30, I attended the Indiana Builders Association (IBA) Legislative Conference with our Executive Board and a few other Fort Wayne members. As always, the IBA staff put together a fantastic meeting, jam-packed with vital information about the current legislative issues. While this annual event includes IBA business meetings, the highlight is definitely lunch at the State House where conference attendees meet and have face-to-face conversations with elected officials. This year the legislator turnout didn't disappoint, and our members spoke with several representatives.

The Legislative Conference only happens once a year, usually within the first couple months. I strongly encourage you to consider attending in 2025 -- please feel free to reach out to me or any of our members who attended if you'd like to hear more about it.

Have a great month!

Rebecca



Glenn Claycomb, Sen. Tyler Johnson (R-Leo), Nate Delagrange, Greg Gerbers, Luke Hoffman, Austin Buescher



John Linn, Chairman Abonmarche; Sen. Andy Zay (R-Huntington); Jamie Lancia.

Additional photos on page 21

Connections - February 2024 - 18



When your clients are ready to build, buy, or remodel their dream homes, 3Rivers' dedicated Mortgage Team is ready to provide them with the personalized servicing and support needed to make it happen, every step of the way!

3Rivers offer a wide range of solutions to cover every situation, including:

- Conventional Loans
- One & Two-Time Close Construction Loans
- Home Equity Loans
- Bridge Loans
- Jumbo Loans
- Purchase-Remodel Loans

Let's talk about how we can help your clients reach their homeownership goals.

Visit 3riversfcu.org/mortgages or call us today!

3RIVERS[®]

3riversfcu.org/mortgages | 260.399.8249



Federally insured by the NCUA.

NMLS# 556303



REGISTRATION NOW OPEN!

Registration closes Friday, February 16

Sign up today at
hbafortwayne.com/events
 contact
rebecca@hbafortwayne.com
 for more information

Sponsors



2024 Town & County New Home Tour Dates

Saturday, April 27
Sunday, April 28
Saturday, May 4
Sunday, May 5

Noon to 5 p.m. each day

EVENT SPONSORSHIP: \$3,000

- Sponsor may display product/service in up to (2) participating Town & Country Tour homes. (\$900 value) **Subject to participating builder and sponsor mutually agreeing upon location and product being displayed in home.*
- Print advertisement in the official event guidebook
 1/2-page full-color (\$825 value), or \$825 applied to full-page ad
- Sponsorship mentions in all radio spots over a two-week span
- Logo placement on all TV spots over a two-week span
- Logo and sponsorship mention on all print advertising, including placement on guidebook cover (\$1,500 value)
- Logo and sponsorship mention on HBAfortwayne.com linking directly to your website (\$1,000 value)
- Recognition on HBA social media thanking you for your sponsorship and linking to your website (\$250 value)
- *CONNECTIONS* magazine and Weekly Update e-newsletter mentions from time of sign-up through end of the event (\$200 value)
- Your business will serve as a point of distribution for the official guidebook, driving traffic to your location (\$250 value)
- Six months ad scheduel in *CONNECTIONS* magazine
 1/4-page, full-color (3.75" wide by 4.5" tall) (\$430 value), or \$430 value applied to a larger ad

Home entry: \$1,500
5+ locations: \$1,400 per etnry
*discount given when invoiced
 through HBA Office*

In-Home Vendor
Single location: \$500
\$50 discount for
2+ locations: \$450 each
*discount given when invoiced
 through HBA Office*

GUIDEBOOK ADVERTISING

Full-Page	\$1,200
Half-Page	\$825
1/4 Page	\$525

PREMIUM ADS

2-page Center Spread	\$2,600
Back Cover	\$1,200
Inside Front Cover	\$1,650
Inside Front Facing	\$1,475
Inside Back Cover	\$1,650
Inside Back Facing	\$1,475

For rate sheet/contract contact:
elise@hbafortwayne.com



INSIDE OUT



You're probably well aware of how great the RAM and Promaster work vehicles look from outside: sleek, rugged lines, strong chassis, and so on. But they're just as great inside. Whether it's room to store a whole bunch of items for delivery, super high roofs, or shelves for tools, Promaster and RAM vehicles are proof that beauty is more than skin deep.



GLENBROOK



100 W. Coliseum Blvd. Fort Wayne
260-918-8960 • glenbrookdodge.com

Contact Ken Starnes
Commercial Sales Manager
to test drive 260-403-0698
kstarnes@glenbrookdodge.com



Your Success, Our Priority

Only With Indiana's #1 Title Team

METROPOLITAN 
TITLE
metropolitantitle.com

IBA Legislative Conference photos, continued



Rebecca Cameron, HBA Fort Wayne; Rachael Rhodes, Cottage Watchman Security (BANCI); Lt. Governor Suzanne Crouch; Julia Moore, First Federal Savings Bank.



Logan Buescher, Greg Gerbers, Rep. Bob Morris (R-Fort Wayne), Rebecca Cameron, Nate Delagrange, Glenn Claycomb.



**We Have Loan
Programs That You'll
LOVE!**

**New Purchases
Refinances
Construction Loans
HELOC'S**



JULIA MOORE
NMLS# 399947
(574) - 453 - 1096
juliam@firstfederalbanking.com
julia@moore.com



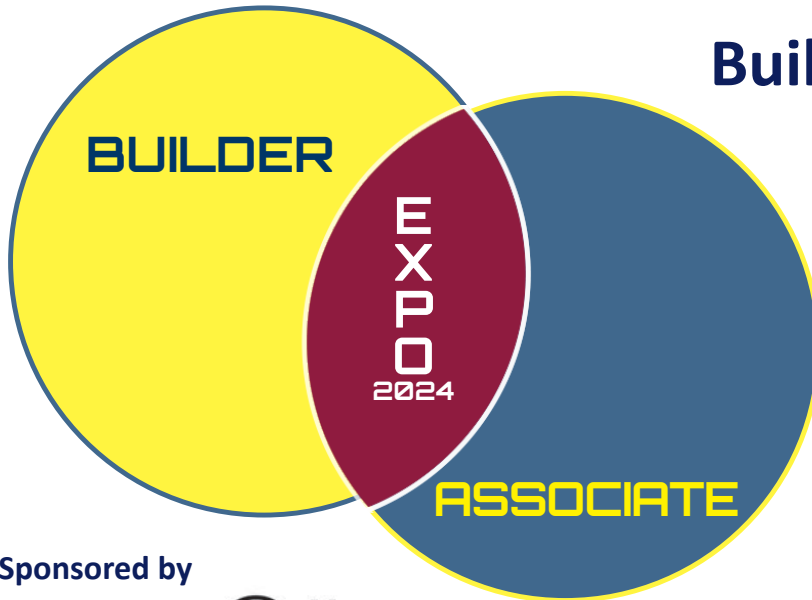
Borrowers must meet underwriting guidelines. FDIC Insured, Equal Housing Lender, NMLS# 399927



IBA members and legislators enjoyed a buffet lunch and networking at the State House at the January 29 Legislative Conference.

BUILDERS - Builders attend free, but we need to register you for the event!
Please let us know if you will attend so we can promote that to our Associates.
Builders are eligible to win great door prizes!

ASSOCIATES - ALL SPACES SOLD OUT!



Builder/Associate Expo

Thursday, February 22

4:00 to 6:30 pm

at Ceruti's

6601 Innovation Boulevard

Fort Wayne

Join us for this event where our Associate Members have the opportunity to showcase their products and services to our Builders. Complimentary hors d'oeuvres buffet and cash bar.

Sponsored by



Builders

Registrations
as of
2/1/2024

Associates

D.R. Horton
Colonial Homes
Granite Ridge Builders
Delagrang Homes
Lancia Homes
Rivers Edge Construction
Star Homes by Delagrang & Richhart
Zion Real Estate & Development
Zion Build Group
Wolf Homes
Heller Homes
Bob Buescher Homes
Windsor Homes

To register email
Elise@hbaafortwayne.com

101 Mobility
Bin There Dump That*
Home Lumber
Central Supply Company
The DeHayes Group
Meridian Title
Wayne Kitchen & Bath Works
Reilley Trucking
Rabb Water Systems
Closet Concepts
A.M.E. Cleaning
Daltille
Aqua Systems
Rural 1st
Overhead Door Company of FW
Knot Just Decks
Habitat for Humanity

Momper Insulation
NuTek Industries
Brickworks Supply Center
First Federal Savings Bank
Inspired Closets/Better Organized Spaces
Mont Surfaces by Mont Granite
Kendall Lighting Center
MDM Stoneworks
Raynor Door Authority
STAR Financial Bank
Water Out
F & M Bank
H & H Sales Company
MSI
Hallmark Home Mortgage
Sherwin-Williams
Diamond Residential Mortgage

BUILDERS ARE ELIGIBLE FOR GREAT DOOR PRIZES!

*DOOR PRIZES - Free Dumpster Rental from Bin There Dump That - \$455 value!

Bourbon from Metropolitan Title

6' house mount flagpole with bracket and 3x5 nylon U.S. flag from Knot Just Decks

Gift Basket from Diamond Residential Mortgage Gift Pack from NuTek Industries

MEMBER TO MEMBER PERKS

DISCOUNT PROGRAM

and where to find permit data!

We hope you all have taken the time to login to our website featuring the members Infohub. That's where you will find a number of resources including permit data!

We have also started adding MEMBER TO MEMBER PERKS. If you would like to offer a discount to HBA members we will help promote it to our membership. We can set it up for you, but you would be able to edit it at anytime. You can choose to offer a coupon code, set expiration dates and terms of the discount. Contact elise@hbafortwayne.com to set up your discount!

Here is the menu for the Infohub ▶ ▶ ▶ ▶ ▶ ▶ ▶

So where are the permits? They are under RESOURCES along with other documents and forms that you might find helpful.

If you have yet to create a login for the "new" site, contact elise@hbafortwayne.com and we will resend your login invitation.

Choose Meridian Title
Because New Homes Deserve
the Best Protection

Chris Alexander
Senior Account Manager
260.246.1687
calexander@meridiantitle.com

Nichole Jehl
Regional Sales Manager
260.740.4578
njehl@meridiantitle.com


MTC
MERIDIAN TITLE
YOUR PEACE OF MIND

Fort Wayne North
5375 E. Dupont Rd., Ste. 102


Fort Wayne Georgetown
6432 Georgetown N. Blvd.

Fort Wayne Southwest
7131 E. Jefferson Blvd.


meridiantitle.com





Home Builders Association of Fort Wayne, Inc.





Logged in as
Elise Ramel - Home
Builders Association
of Fort Wayne, Inc.


 Home


 My Info


 My Billing Info


 My Directory Listing(s)


 My Subscriptions

 Events

 Member Directory

 Resources

 News

 Member to Member Perks

2023 HBA Builder Activity - 2023 Summary

	Units	Total \$	Avg \$
Arbor Homes	3	\$ 1,899,000	\$ 633,000
Barkley Builders	4	\$ 1,897,000	\$ 474,250
Blevins Builders	2	\$ 1,052,000	\$ 526,000
Bob Buescher Homes	24	\$ 12,715,170	\$ 529,799
Canyon Creek Homes	3	\$ 1,550,000	\$ 516,667
Carriage Place Homes	23	\$ 8,225,735	\$ 357,641
Colonial Homes	1	\$ 950,000	\$ 950,000
Cornerstone Custom Home Builders	3	\$ 2,431,000	\$ 810,333
D.R. Horton	275	\$ 78,186,433	\$ 301,878
Delagrang Homes	10	\$ 3,484,224	\$ 348,422
E.E. Brandenberger Construction	3	\$ 1,820,000	\$ 910,000
Fall Creek Homes	16	\$ 6,341,695	\$ 396,356
Fort Wayne Construction Trades	1	\$ 300,000	\$ 300,000
Fox Homes	11	\$ 4,814,965	\$ 437,724
Fries-Parker Building & Development	2	\$ 715,000	\$ 357,500
G. Lengacher & Sons	1	\$ 462,627	\$ 462,627
Garrett Keyers Butler Schools	1	\$ 30,000	\$ 30,000
Granite Ridge Builders	241	\$ 90,956,906	\$ 377,415
Habitat for Humanity	26	\$ 3,065,000	\$ 117,885
Hamed Homes	4	\$ 4,550,000	\$ 1,137,500
Hawthorne Signature Homes	9	\$ 2,950,700	\$ 327,856
Heller Homes	52	\$ 17,813,317	\$ 342,564
Hickory Creek Homes	4	\$ 3,490,000	\$ 872,500
Ideal Builders	38	\$ 9,385,352	\$ 293,292
JRN Construction	4	\$ 1,360,000	\$ 340,000
KAM Construction	2	\$ 609,000	\$ 304,500
Keller Development	213	\$ 33,615,727	\$ 157,820
Kiracofe Homes	32	\$ 11,168,759	\$ 349,024
Lancia Homes	189	\$ 50,906,229	\$ 269,345
Legacy Homes by Delagrang	6	\$ 4,236,851	\$ 706,142
Lynne Delegrange	1	\$ 500,000	\$ 500,000
Maggos Builders	6	\$ 3,675,000	\$ 612,500
Majestic Homes	55	\$ 19,390,130	\$ 352,548
Matt Lancia Signature Homes	23	\$ 4,885,000	\$ 212,391
MBN Properties	28	\$ 15,690,500	\$ 560,375
Nixon Homes	10	\$ 3,573,600	\$ 357,360
Novati Construction	1	\$ 1,000,000	\$ 1,000,000
Olthof Homes	37	\$ 15,879,366	\$ 429,172
Palatial Homes	1	\$ 1,100,000	\$ 1,100,000
Preston Allen Homes	11	\$ 7,878,700	\$ 716,245
Prime Homes	14	\$ 10,433,237	\$ 745,231
Pursuit Properties	1	\$ 250,000	\$ 250,000
Quality Crafted Homes	6	\$ 3,937,622	\$ 656,270
RW Robrock Design-Build	2	\$ 4,019,350	\$ 2,009,675
Rivers Edge Construction	1	\$ 653,000	\$ 653,000
Sauder Built Homes	2	\$ 1,044,039	\$ 522,020
Sky Hill Homes	2	\$ 560,000	\$ 280,000
Slattery Builders	2	\$ 1,680,000	\$ 840,000
Star Homes by Delagrang & Richhart	11	\$ 5,625,356	\$ 511,396
TND Homes	2	\$ 850,000	\$ 425,000
Timberlin Homes	3	\$ 2,209,320	\$ 736,440
Wannemacher Design Build	5	\$ 3,235,847	\$ 647,169
Wilson & McComb Homes	1	\$ 550,000	\$ 550,000
Windsor Homes	30	\$ 12,204,086	\$ 406,803
Wolf Homes	4	\$ 1,050,000	\$ 262,500
Woodmark Homes	1	\$ 589,000	\$ 589,000
Zion Build Group	2	\$ 922,095	\$ 461,048
TOTAL	1465	\$484,367,938	\$ 335,900

2023 Summary



Home Builders Association of Fort Wayne, Inc.

by Number of Units

D.R. Horton	275
Granite Ridge Builders	241
Keller Development	213
Lancia Homes	189
Majestic Homes	55

by Dollar Volume

Granite Ridge Builders	241	\$ 90,956,906
D.R. Horton	275	\$ 78,186,433
Lancia Homes	189	\$ 50,906,229
Keller Development	213	\$ 33,615,727
Majestic Homes	55	\$ 19,390,130

by Average Cost

RW Robrock Design-Build	2	\$ 2,009,675
Hamed Homes	3	\$ 1,137,500
Palatial Homes	1	\$ 1,100,000
Novati Construction	1	\$ 1,000,000
Colonial Homes	1	\$ 950,000
E.E. Brandenberger	4	\$ 910,000

2023 Summary

PERMITS ISSUED IN ALLEN COUNTY BY PRICE RANGE

Year	2020		2021		2022		2023	
Total # of Permits	1352		1702		1367		1414	
Price Range	# Permits	Percent	# Permits	Percent	# Permits	Percent	# Permits	Percent
\$150,000 and under	152	11%	122	7%	78	6%	90	6%
\$150,001 - \$200,000	260	19%	223	13%	123	9%	223	16%
\$200,001 - \$300,000	559	41%	739	43%	422	31%	450	32%
\$300,001-\$400,000*	381	28%	618	36%	365	27%	386	28%
\$400,001-\$500,000					180	13%	112	8%
Over \$500,001					199	15%	153	11%

* Final 2022 numbers and going forward have more breakdowns, pre-2022 stopped at over \$300,001

	2020 #	2020 \$	2021 #	2021 \$	2022 #	2022 \$	2023 #	2023 \$
Addition	895	25,652,315	908	27,887,853	829	32,582,444	818	\$29,439,766
Alteration	1338	13,755,913	1388	15,942,430	1273	18,851,760	1306	\$19,411,744
Remodel	636	20,720,609	793	24,555,287	733	27,622,794	812	\$25,156,791
Repair	533	10,846,478	789	8,501,042	575	14,589,464	530	\$10,120,869
Reroof	902	9,135,235	971	10,527,936	1067	18,168,262	1079	\$15,929,783
Siding	392	4,967,387	451	5,031,705	506	6,337,285	509	\$50,765,611
Tear Off	3297	35,703,712	3349	38,637,034	3758	51,166,633	3548	\$7,021,125
Total	7993	\$120,781,649	8649	\$131,083,287	8741	\$169,318,642	8602	157,845,689

ALLEN COUNTY	1414	\$	470,898,429	\$	333,026
Aboite	264	\$	101,153,755	\$	383,158
Adams	86	\$	23,258,308	\$	270,445
Cedar Creek	58	\$	32,588,748	\$	561,875
Eel River	40	\$	17,466,511	\$	436,663
Jackson	1	\$	425,000	\$	425,000
Jefferson	3	\$	925,900	\$	308,633
Lafayette	9	\$	5,110,269	\$	567,808
Lake	9	\$	3,597,351	\$	399,706
Madison	3	\$	1,220,008	\$	406,669
Marion	6	\$	3,388,847	\$	564,808
Maumee	35	\$	11,590,095	\$	331,146
Milan	28	\$	10,274,725	\$	366,954
Monroe	2	\$	493,244	\$	246,622
Perry	462	\$	164,814,465	\$	356,741
Pleasant	1	\$	200,000	\$	200,000
Scipio	3	\$	930,000	\$	310,000
Springfield	9	\$	3,369,461	\$	374,385
St. Joseph	71	\$	26,769,074	\$	377,029
Washington	280	\$	54,328,828	\$	194,032
Wayne	44	\$	8,993,840	\$	204,405
ADAMS COUNTY	66	\$	\$13,476,144	\$	204,184
DEKALB COUNTY*	134	\$	\$46,346,737	\$	348,472
HUNTINGTON COUNTY	80	\$	\$27,276,238	\$	340,953
WELLS COUNTY*	59	\$	\$7,218,532	\$	313,849
WHITLEY COUNTY	59	\$	\$20,925,747	\$	354,674
TOTAL	1812	\$	\$586,141,827	\$	323,478

2023 Summary by Jurisdiction

*\$ not provided on all permits,
average is on permits
with \$ reported

Allen County Permit Activity Summary

2022							2023											
Type	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Single Family	113	114	94	121	153	73	74	128	90	242	155	152	180	157	110	103	97	54
Duplex	0	0	0	4	0	14	24	0	0	0	0	18	2	31	16	16	0	0
Apartments	0	0	0	0	0	11	0	0	0	0	0	8	0	0	0	1	8	0
Res Add 'n in \$1000	3250	3933	3386	2794	2079	1373	1375	1671	2198	2736	2944	3150	2202	2648	2137	2872	3396	2103
Res Repair in \$1000	14207	17059	14863	13024	10458	7551	7482	7736	9981	15306	13268	10902	11370	12316	10068	14928	10043	6013
Garages	10	15	15	13	8	7	3	4	9	17	10	14	6	11	11	12	7	9
Total Dwellings	113	114	94	125	153	98	98	128	90	242	155	178	182	188	126	126	105	54

The Permit History has been restored to our website. You can access it through the infohub, go to the Resources tab on the left menu.
If you are looking for specific historical data not available there, please contact elise@hbaftwayne.com

Remodeling Permit Totals for Allen County

Type	December 2023		December 2022		2023 YEAR TO DATE		2022 YEAR TO DATE	
	# Permits	\$	# Permits	\$	# Permits	\$	# Permits	\$
Addition	65	\$2,103,298	37	\$1,372,981	818	\$29,439,766	826	\$32,540,944
Alteration	56	\$794,809	80	\$1,157,304	1306	\$19,411,744	1272	\$18,841,760
Remodel	45	\$926,783	48	\$2,228,416	812	\$25,156,791	728	\$27,437,294
Repair	25	\$319,314	54	\$1,536,770	530	\$10,120,869	564	\$14,074,418
Reroof	72	\$1,202,802	46	\$575,334	1079	\$15,929,783	1064	\$18,134,687
Tear Off	147	\$2,273,273	142	\$1,746,696	3548	\$50,765,611	3755	\$51,131,733
Siding	29	\$496,468	21	\$306,652	509	\$7,021,125	505	\$6,335,485
TOTAL	439	\$8,116,747	428	\$8,924,153	8602	\$157,845,689	8714	\$168,496,321



Home Builders Association
of Fort Wayne

2024 EVENTS

Calendar subject to changes!
Watch your weekly updates
for upcoming events.

Thursday, February 15	Play for JA		CrazyPinz
Thursday, February 22	Builder & Associate Expo		Ceruti's
Thursday, February 29 through Sunday, March 3	Fort Wayne Home & Garden Show		Memorial Coliseum
Friday, March 15	Day Trip to Buffalo Trace Distillery		Frankfort, KY
Wednesday, March 27	Student Chapter Job Fair		TBD
Wednesday, April 10	Builder Breakfast		TBD
Saturday, April 27	Town & Country New Home Tour		Various Locations
Sunday, April 28	Town & Country New Home Tour		Various Locations
Saturday, May 4	Town & Country New Home Tour		Various Locations
Sunday, May 5	Town & Country New Home Tour		Various Locations
Thursday, May 30	Summer General Membership Meeting		TBD
Thursday, June 9	Summer Golf Outing		River Bend Golf Course
Friday, August 30	Cornhole Tournament		TBD
Friday, September 13	Builders' Showcase & Remodeler Expo		Memorial Coliseum
Saturday, September 14	Builders' Showcase & Remodeler Expo		Memorial Coliseum
Sunday, September 15	Builders' Showcase & Remodeler Expo		Memorial Coliseum
Thursday, October 24	11th Annual Chili Cook-Off		STAR Financial Bank (tentative)
Thursday, November 21	HBA Bowl-a-Rama		CrazyPinz
Wednesday, November 22	Night of Lights		HBA Office
Friday, December 20	Winter General Membership Meeting & 2025 Board Inauguration		TBD

More events will be scheduled throughout the year

To register and for the most current event updates go to www.hbafortwayne.com/events

2024 Board Retreat

The 2024 Board of Directors held its Strategic Planning session on Tuesday, January 9. Shari Pash, owner of Strategic Solutions for Growth, facilitated the planning session. Pash has been a presenter at NAHB and IBA conferences.

The annual Board Retreat gives us the opportunity to assess past strengths, identify weak areas and collaborate on goals/strategies for the coming year. After the meeting, Shari and Rebecca created a high-level action plan designed to guide our Board and committees in efforts to fortify membership and retention, create HBA brand awareness, strengthen workforce development programs, heighten our advocacy impact and diversify revenue growth.



Strategic growth strategist Shari Pash leads discussion with the 2024 Board of Directors at the annual retreat. The Board participated as a group to determine priority areas, 2024 goals and strategies to meet them.



HBA
Home Builders Association of Fort Wayne, Inc.

mont
Synthesis

*A revolutionary
porcelain
shower surround
system!*



GRANITE MARBLE QUARTZITE NATURAL QUARTZ SOAPSTONE ONYX ENGINEERED QUARTZ PORCELAIN PRECIOUS STONE MONT SYNTHESIS

MontSurfaces.com

Indianapolis | 5945 W. 84th Street, Suite A | Indianapolis, IN 46278 | 317.875.5800
Linda Maynhart | 419. 779.3043 | lindam@montsurfaces.com

Grand Rapids Cincinnati Columbus Louisville Pittsburgh Detroit Cleveland Indianapolis





MEMBERSHIP \$AVINGS AT A GLANCE

buildindiana.org/benefits/

SAVE MONEY AND BOOST BUSINESS THROUGH IBA'S
MEMBER EXCLUSIVE PARTNERSHIPS

Insurance Plans



Indiana Employers Trust
Health Insurance



Cental Insurance
Business Insurance



Quality Builder Warranty
Business Insurance



Great American
Builders Risk Insurance

Business Solutions



Evolv
Payment Processing



Small Business
Growth Partners
Business Coaching



Thurston Springer
Employee 401k Plans



Association Partner
Business Advertising

Discounts & Rebates



HBA Rebates
Building Product
Rebates



National Purchasing
Partner
Product Discounts



Speedway Superfleet
Gas Savings Program



Onriva Travel
Travel Savings
Platform



Share of young adults living with their parents drops to decade low

Despite record high inflation rates, rising interest rates and worsening housing affordability, young adults continued to move out of parental homes in 2022. According to NAHB's analysis of the 2022 American Community Survey (ACS) Public Use Microdata Sample (PUMS), the share of young adults ages 25-34 living with their parents or parents-in-law declined and now stands at 19.1%. This percentage is a decade low and a welcome continuation of the post-pandemic trend toward rising independent living by young adults.

Traditionally, young adults ages 25 to 34 constitute around half of all first-time home buyers. Consequently, the number and share of young adults in this age group who choose to stay with their parents or parents-in-law has profound implications for household formation, housing demand and the housing market.

The share of adults ages 25 to 34 living with parents reached a peak of 22% in 2017-2018. Although a nearly three percentage point drop since then is a welcome development, the share remains elevated by historical standards, with almost one in five young adults in parental homes. Two decades ago, less than 12% of young adults, or 4.6 million, lived with their parents. The current share of 19.1% translates into 8.5 million of young adults living in the homes of their parents or parents-in-law.

Comparing NAHB's estimates of the share of young adults in parental homes against NAHB/Wells Fargo's Housing Opportunity Index (HOI) data reveals that, until the pandemic, the rising share of young adults living with parents had been associated with worsening affordability. Conversely, improving housing affordability had been linked with a declining share of 25- to 34-year-old adults continuing to live in parental homes. The strong negative correlation disappeared in the post-pandemic world, with young adults continuing to move out of parental homes despite worsening housing affordability and rising cost of independent living.

NAHB Assistant Vice President for Housing Policy Research Natalia Siniavskaia highlights factors that contributed to this trend in this Eye on Housing post.

Connections - Febuary 2024 - 30



Part of your Community... ...Building for your Tomorrow!

Partners 1st Federal Credit Union is your choice provider for construction loans in Northeast Indiana, and we're ready to help you get your project started! We know you have a budget, and our flexible rates and terms can make that happen.

- One-time closing, prior to start of construction.
- Low 5% minimum down payment for purchase loans.
- Flexible terms available-10 to 30 years.
- Locked rate option & float-to-lock options available.
- No requalification once construction is complete.



1330 Directors Row
Fort Wayne, IN 46808

260.471.8336
mortgage@partners1stcu.org



NCUA
Federally Insured by NCUA
NMLS# 405819



*Maximum loan-to-value (LTV) is 95%. Minimum loan amount of \$30,000. Construction product available in NE Indiana only. Builder is subject to Lender approval. Normal loan underwriting guidelines apply. Consult your tax advisor for tax deductibility and applicable state associated costs. Property insurance is required. Private Mortgage Insurance (PMI) is required for loan-to-value's (LTV) over 80%.



1. Basic Ranch on Slab

1,414 sq. ft. of living area, 656 sq. ft. garage

Price Summary	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Jan-23	Jan-22
Framing	\$ 17,955	\$ 17,934	\$ 18,194	\$ 18,584	\$ 18,561	\$ 18,769	\$ 18,271	\$ 17,713	\$ 17,329	\$ 17,329	\$ 18,559	\$ 22,413
Roof	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644	\$ 4,644
Exterior Doors	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 679	\$ 611
Garage Doors	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 751	\$ 742
Drywall	\$ 2,976	\$ 2,976	\$ 2,976	\$ 2,976	\$ 2,976	\$ 2,976	\$ 2,976	\$ 2,976	\$ 2,976	\$ 2,976	\$ 2,976	\$ 3,289
Interior Doors	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 3,365	\$ 2,902
Interior Trim	\$ 2,912	\$ 2,912	\$ 2,912	\$ 2,912	\$ 2,912	\$ 2,912	\$ 2,911	\$ 2,909	\$ 2,909	\$ 2,909	\$ 2,911	\$ 2,818
Final Material	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 555
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322
Total	\$ 34,194	\$ 34,173	\$ 34,433	\$ 34,823	\$ 34,801	\$ 35,009	\$ 34,509	\$ 33,950	\$ 33,565	\$ 33,565	\$ 34,806	\$ 38,296

2. Basic 2-Story on Slab

2,080 sq. ft. of living area, 500 sq. ft. garage

Price Summary	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Jan-23	Jan-22
Framing	\$ 25,255	\$ 25,217	\$ 25,380	\$ 26,040	\$ 26,204	\$ 26,646	\$ 25,722	\$ 25,069	\$ 24,966	\$ 24,966	\$ 26,422	\$ 35,813
Roof	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096	\$ 4,096
Drywall	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,192	\$ 4,599
Exterior Doors	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,653	\$ 1,546
Exterior Trim	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,020	\$ 2,814
Garage Doors	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 743	\$ 751	\$ 742
Final Material	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 693
Interior Doors	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,701	\$ 1,651
Interior Trim	\$ 5,148	\$ 5,148	\$ 5,148	\$ 5,148	\$ 5,148	\$ 5,148	\$ 5,148	\$ 5,148	\$ 5,148	\$ 5,148	\$ 5,148	\$ 5,093
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322
Fireplace	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,619	\$ 1,607	\$ 1,491
Total	\$ 48,498	\$ 48,460	\$ 48,622	\$ 49,283	\$ 49,447	\$ 49,889	\$ 48,965	\$ 48,312	\$ 48,209	\$ 48,209	\$ 49,660	\$ 58,860

3. Custom Ranch with Walkout Basement & Screened Porch

3,034 sq. ft. living area with finished basement, 598 sq. ft. garage

Price Summary	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Jan-23	Jan-22
Framing	\$ 44,240	\$ 44,162	\$ 44,226	\$ 44,633	\$ 44,487	\$ 42,432	\$ 42,078	\$ 41,302	\$ 40,532	\$ 40,532	\$ 45,295	\$ 53,498
Roof	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361	\$ 4,361
Exterior Doors	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,854	\$ 2,691
Garage Doors	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 931	\$ 939	\$ 930
Fireplace	\$ 3,314	\$ 3,314	\$ 3,637	\$ 3,637	\$ 3,637	\$ 3,637	\$ 3,637	\$ 4,001	\$ 4,001	\$ 4,001	\$ 3,313	\$ 3,111
Deck	\$ 10,716	\$ 10,739	\$ 10,739	\$ 10,421	\$ 10,421	\$ 10,398	\$ 10,398	\$ 10,398	\$ 10,398	\$ 10,398	\$ 10,755	\$ 10,283
Drywall	\$ 5,740	\$ 5,740	\$ 5,740	\$ 5,740	\$ 5,740	\$ 5,740	\$ 5,740	\$ 5,740	\$ 5,740	\$ 5,740	\$ 5,740	\$ 6,335
Exterior Trim	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,323
Interior Trim	\$ 10,705	\$ 10,705	\$ 10,705	\$ 10,705	\$ 10,705	\$ 10,705	\$ 10,705	\$ 10,705	\$ 10,705	\$ 10,705	\$ 10,705	\$ 9,980
Interior Doors	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,903	\$ 5,854
Final Material	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 835
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322
Total	\$ 91,360	\$ 91,305	\$ 91,691	\$ 91,781	\$ 91,634	\$ 89,556	\$ 89,202	\$ 88,791	\$ 88,021	\$ 88,021	\$ 92,460	\$ 99,523

4. Custom 2-Story with Walkout Basement & Screened Porch

4,081 sq. ft. living area with finished basement, 562 sq. ft. garage

Price Summary	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Jan-23	Jan-22
Framing	\$ 53,987	\$ 49,531	\$ 49,222	\$ 49,663	\$ 49,511	\$ 47,383	\$ 46,901	\$ 45,887	\$ 45,581	\$ 45,581	\$ 54,965	\$ 65,234
Roof	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660	\$ 5,660
Exterior Doors	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,743	\$ 1,582
Garage Doors	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,015	\$ 1,023	\$ 1,014
Drywall	\$ 6,641	\$ 6,641	\$ 6,641	\$ 6,641	\$ 6,641	\$ 6,641	\$ 6,641	\$ 6,641	\$ 6,641	\$ 6,641	\$ 6,641	\$ 7,315
Exterior Trim	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,306
Deck	\$ 6,885	\$ 6,900	\$ 6,900	\$ 6,835	\$ 6,835	\$ 6,775	\$ 6,775	\$ 6,775	\$ 6,775	\$ 6,775	\$ 7,193	\$ 8,784
Interior Doors	\$ 10,910	\$ 10,910	\$ 10,910	\$ 10,910	\$ 10,910	\$ 10,910	\$ 10,910	\$ 10,910	\$ 10,910	\$ 10,910	\$ 10,910	\$ 10,692
Interior Trim	\$ 8,555	\$ 8,600	\$ 8,613	\$ 8,604	\$ 8,604	\$ 8,604	\$ 8,587	\$ 8,587	\$ 8,565	\$ 8,565	\$ 8,545	\$ 8,120
Final Material	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 485
Garage Door Oper.	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322	\$ 322
Fireplace	\$ 5,559	\$ 5,559	\$ 5,559	\$ 5,559	\$ 5,559	\$ 5,559	\$ 5,559	\$ 5,559	\$ 5,559	\$ 5,559	\$ 5,549	\$ 5,196
Total	\$ 106,188	\$ 101,792	\$ 101,496	\$ 101,863	\$ 101,711	\$ 99,523	\$ 99,025	\$ 98,011	\$ 97,682	\$ 97,682	\$ 107,463	\$ 118,710

Q4 2023 CLAIM DEADLINE: FRIDAY, FEBRUARY 16, 2024

For residential jobs completed October 01 to December 31, 2023



**INDIANA
BUILDERS
ASSOCIATION**

**HBA
REBATES**

HBA
HOME BUILDERS
ASSOCIATION
FORT WAYNE

Want To Start Getting **Money Back** For Products You Already Use?



FREE MEMBER BENEFIT OF
YOUR STATE & LOCAL HBA

HBArebates.com

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 2022 WAS:

\$1,526.65



HBArebates.com

info@HBArebates.com



866.849.8400

@MemberRebateProgram