

HBA Fort Wayne

# CONNECTIONS

**HBA**  
Home Builders Association  
of Fort Wayne

November 2025



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

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# 2025 HBA Annual Sponsors

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## On the cover

We are thankful for our  
Builder & Associate Members!

HBA Office closed Thursday, November 27  
& Friday, November 28 to celebrate the  
Thanksgiving holiday.



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 | hbafortwayne.com

### HBA STAFF

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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.



2025 HBA Executive Officers

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

BOARD MEMBERS

**Barclay Allen**, *Timberlin Homes*  
**John Belote**, *Rabb Water Systems*  
**Tyler Cady**, *MBN Properties*  
**Brad Giese**, *D.R. Horton*  
**Al Hamed**, *Hamed Homes*  
**Harrison Heller**, *Heller Homes*  
**Luke Hoffman**, *Granite Ridge Builders*

**Mike Jenkins**, *Home Lumber of New Haven*  
**Jhonelle Kees**, *Zion Real Estate & Development Group*  
**Austin Lundquist**, *Wayne Pipe & Supply*  
**Alex Miller**, *Star Homes by Delagrange & Richhart*  
**Amy Schiltz**, *Metropolitan Title*  
**Nick Toney**, *Lake City Bank*

**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 an ordinary and necessary business expense, subject to exclusion for lobbying activity. Because a portion of your dues is used for lobbying by the National Association of Home Builders (NAHB) and the Indiana Builders Association (IBA), For BUILDERS \$48.08 is not deductible for income tax purposes and for ASSOCIATES \$46.48 is not deductible.



2025 Board of Directors

*Standing:* John Belote, Tyler Cady, Nick Toney, Mike Jenkins, Jhonelle Kees, Amy Schiltz, Austin Lundquist, Barclay Allen, Brad Giese, Al Hamed  
*Seated:* Glenn Claycomb, Treasurer; Nic Hoeffel, Vice-President; Nate Delagrange, President; Greg Gerbers, Immediate Past President; Logan Buescher, Secretary  
*Not pictured:* Harrison Heller, Luke Hoffman, Alex Miller

It is unbelievable that 2025 is winding down. This year has been filled with many opportunities to come together as an Association. As we approach the final stretch of the year, I cannot help but reflect on the successes we have shared and the final events still to come before we welcome 2026. Together, we will push this momentum forward and celebrate these final moments of the year.



On October 23, D.R. Horton hosted our 12th Annual Chili Cook-Off. It was an evening full of delicious food, good company, and friendly competition. Congratulations to our winners: Overhead Door Company of Fort Wayne took home the Judges' Choice Award and D.R. Horton earned the People's Choice. The silent auction raised over \$3,000 to support student chapters at FWCS Career Academy, East Allen County Schools Career Center and Garret High School Career Development Program. Thank you to everyone who came out and participated, making this event such a success.

We have a few final events of the year coming up, and you will not want to miss them. For anyone who is interested in hearing the latest updates on current issues, we will gather at the Allen County Building Department for the Educational Forum on November 17. Commissioner Joe Hutter and a few inspectors will be present to answer any questions that affect our industry. If you're heading downtown on Thanksgiving Eve for Night of Lights, stop by the HBA office where Homestead High School's choir will be performing. Finally, we will be wrapping up our year with the Winter General Membership Meeting and Inaugural Event on December 12 at Ceruti's. It is a highlight of the year to celebrate our accomplishments, welcome new leadership, and enjoy an evening together before we enter a new year. This year it will be a Casino Night, so make sure you register now and join us for this special event.

We only have a few more weeks until 2026. Please join us in making these final moments count. Whether this is by coming to the final few events or by reaching out and inviting business associates to become a member, we can all do our part. Together, we can finish the year strong and set the stage for a more impactful 2026.

Best Regards,

A handwritten signature in black ink that reads "Nate Delagrange". The signature is fluid and cursive.

Nate Delagrange  
2025 Board President





Hello and Happy November!

## House Notes *Rebecca Cameron, Executive Officer*

This month, as we turn thoughts to things for which we're thankful, I want to offer a HUGE THANK YOU to the members who participated in our Remodeling Expo on November 8 and 9. In speaking with both exhibitors and attendees, I realized two very clear benefits of the Expo:

1. Homeowners visit this event with very specific intention -- a kitchen remodel, a bathroom renovation, upgrading current amenities to accommodate an aging parent who wants to remain in the home they love. Yes, there may have been those who were there to "kick tires," but most attendees wanted to discuss a specific project or idea, and our members offered their knowledge and expertise. Most, if not all, members ended the weekend with anywhere from six to 16 solid leads, or several appointments on their calendars.

2. Our Expo posted numbers to show encouraging growth over 2024, but there is still great room for improvement. That said, what may have appeared to be modest foot-traffic to some, translated to the opportunity for members to have lengthy, focused conversations with homeowners, who didn't feel rushed or distracted.

I'm incredibly grateful that we're building a strong foundation for an event that homeowners can look forward to. I highly encourage more member businesses join us next year, not only helping the HBA provide a valuable event for the public, but utilizing this key opportunity to grow their businesses and client base.

Lastly, unrelated to the Expo, I'm thankful for our members who continually show up and support the Association with time and talent. And I would be remiss if I didn't also mention how thankful I am to have Jen and Elise to work with every day. We enjoyed a lovely lunch together to celebrate NAHB's HBA Staff Appreciation Week, but I hope they know I appreciate them EVERY day of the year. Thank you both so much for all you do.

Have a great month!

*Rebecca*

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The advertisement features a collage of images showing various kitchen and bathroom fixtures, including a bathtub, a kitchen sink, and a toilet. It also includes a photo of three staff members (two men and one woman) standing together in a showroom setting. The text provides the company name, address, website, and phone number.

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# Update on statewide codes in review

*This page includes hyperlinks to report cited.*

It’s been two years since the Fire Prevention and Building Safety Commission established review committees to update the Indiana Building Code, Indiana Fire Prevention Code, Indiana Electrical Code, and the Safety Codes for Elevators, Escalators, Manlifts and Hoists. Below is an update on the status of each rule; the Commission has not determined which three codes will be updated next.

- Building and Fire Prevention Codes - Review committees last met in June. A joint meeting may be held on November 12, but information has not been posted yet. Access information for each review committee including agendas, minutes, and proposals at: [Indiana Building Code Update Committee](#) | [Indiana Fire Prevention Code Update Committee](#).
- Electrical Code - [Draft proposed rule & Regulatory Analysis](#) await approval from the Office of Management and Budget and the State Budget Agency. [View the table of proposed changes](#). A public hearing is expected this fall/winter.
- Codes for Elevators, Escalators, Manlifts and Hoists – Review committee last met in Oct. 2024. No additional information has been shared on its status. Access information at: [Indiana Lifting Devices Code Update Committee](#).



## 2026 State & National Association Calendar of Events



Date	Event	Location
February 9-10	IBA Legislative Conference	Embassy Suites, Indianapolis, IN
February 17 - 19	International Builders' Show	Orange County Convention Center, Orlando, FL
February 18	Networking Night at IBS	TBD
April 15	IBA Executive Committee Meeting	Gaylor Electric
June 9-13	NAHB Spring Leadership Meeting & Legislative Conference	Grand Hyatt, Washington, D.C.
June 17	IBA Executive Committee Meeting	South Bend, IN
August 19	IBA Executive Committee Meeting	Madison County, IN
October 6-8	NAHB Fall Board and Committee Meetings	Detroit Marriott @ Renaissance Center, Detroit, Michigan
October 14	IBA Executive Committee Meeting	Indiana Construction Roundtable Foundation, Indianapolis, IN
November 12-13	NAHB Area 9 Leadership Conference	TBD
TBD	Hoosier Excellence Awards & IBA Board Meeting	TBD
TBD	NAHB BUILD-PAC Event	TBD

# 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!**



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STATESMEN (500-999)	
664	Rob Wacker
605	Jeff Thomas
601	Herb Delagrange
SUPER SPIKES (250-499)	
448	Bob Buescher
283	Jamie Lancia
ROYAL SPIKES (150-249)	
243	Jay Shipley
241	Matt Momper
238	Roger Delagrange
236	Duane Kees
212	Charlie Giese
199	Jim Klotz
164	Barclay Allen
163	Greg Gerbers
155	Kay Feichter
RED SPIKES (100-149)	
145	Matt Lancia
140	Ric Zehr
112	Kevan Biggs
108	Jerry Korte
106	Rodney Robrock
100	Logan Buescher
GREEN SPIKES (50-99)	
84	Josh Barkley
81	Gregg Richhart
75	Jim Bauman
74	Lynn Delagrange
69	Luke Hoffman
58	Brad Cayot
55	Tyler Kees

LIFE SPIKE (25-49)	
49	Austin Lundquist
47	Bruce Jackson
44	Terry Stauffer
37	James Burkhardt
35	Nate Delagrange
28	Jeff Bushey
27	Chad Delagrange
26	Brad Wallace
25	Chad Korte
BLUE SPIKES (6-24)	
23	Michael Coe
21	Brad Lombard
18	Mark Heller
15	Adam Clemens
10	Michael Jenkins
9	Tyler Miller
9	Ryan Schiltz
8	Glenn Claycomb
6	John Miller
6	Tong Nokaya
6	Ryan Wannemacher
SPIKE CANDIDATES	
5	Bob Barney
5	Jhonelle Kees
5	Alex Miller
5	Brian Poor
3	Amy Schiltz
2	Bradley Davis
2	Stefan Hartman
2	Nic Hoeffel
2	Ronald Lee
2	Kamran Mirza
2	Kevin Walsh
1	Ralph Anderson
1	Emanuel Brandenberger
1	Jeff Heiniger
1	Denny Kees
1	Linda Maynhart
1	Troy Slattery
1	Michael Woodfill

Q3'25 Claiming Deadline is Friday, November 14, 2025



**HBA**  
**REBATES**



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Home Builders Association of Fort Wayne, Inc.

Coffee & Hot Cocoa available from THE NOMAD COFFEE CART

Join us for Night of Lights!

Wednesday, November 26 in front of the HBA office 305 W. Main Street from 5:30 - 6:00pm

Enjoy traditional and contemporary carols sung by members of the Homestead Show Choirs



NIGHT OF LIGHTS



Home Builders Association of Fort Wayne, Inc.

6:00pm Cocktails & Passed hors d'oeuvres

6:45pm Holiday Buffet Dinner

7:15pm Year-End Awards Inauguration of 2026 Board of Directors

7:45 -10:30pm Casino Night!

followed by Prizes

Business Casual Attire Register Now at hbafortwayne.com/events



Be a not-so-secret Santa

Host a round of drinks for \$500

You'll get your logo on a custom-created drink ticket given to everyone at the event!

only 2 sponsorship available - register or call us now!

Casino Table Sponsorship for \$200

You'll get your logo displayed at one of the casino games!



Friday December 12

Ceruti's 6601 Innovation Boulevard

Cost is \$60 per person Reserved table of 8 - \$450



# October Board Meeting Minutes

HBA Fort Wayne Board of Directors

Meeting Minutes

10/14/25

**Present:** Nate Delagrange, Nic Hoeffel, Glenn Claycomb, Logan Buescher, Greg Gerbers, John Belote, Brad Giese, Al Hamed, Luke Hoffman, Jhonelle Kees, Austin Lundquist, Alex Miller, Amy Schiltz, Nick Toney

**Absent:** Barclay Allen, Tyler Cady, Harrison Heller, Mike Jenkins

**Call to Order:** 8:00a, by President Nate Delagrange

**Consent Agenda**

- Secretary's Report
- Financial Report (Rebecca provided a correction to the Osaic investment spreadsheet in packet)
- Committee Reports

**Membership**

- Applications for review/approval:  
Leaf Filter Gutter Protection, T-Mobile, Renewal by Anderson

**Motion to approve reports and new member applications (pending BBB):** Logan Buescher; Al Hamed, second

Bylaw updates were reviewed and will be placed on 2026 Board election ballot for general membership review. Board to vote for approval at November Board meeting, providing there is quorum.

2026 Board ballot was reviewed. Nominations for Builder members was short by one. Discussion produced several options, which will be checked out in the next few days. Official nominations will need to be received by Friday, October 17, to send the ballot out to general membership for voting. Results will be announced at November Board meeting, with general membership notified thereafter.

**EO Report**

Rebecca reviewed NAHB Membership Reports as of September 30; currently 353 active members, with overall retention at 82%. Nate Delagrange received Life Spike (25-49) status/award from NAHB. HBA Golf final profit was \$18,143, which was up \$866 over 2024.

**Open Forum**

Nate asked Board members to promote Remodeling Expo on social media.

Rebecca encouraged Board members to participate with the current Boys & Girls Club program, sending others who are capable and willing if the member business primary is not available. Glenn relayed personal experience interacting with the students and how eager they are to learn.

Alex addressed his intent to step back from Board service for the time being, but this is not a permanent decision.

**Adjourned:** 8:43a

Respectfully submitted, Logan Buescher, Secretary



# Thank you, 2025 PAC Sponsors!

## GOLD LEVEL



## BRONZE LEVEL



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.

PAC donations received with dues payments continue to support our efforts. We also encourage members to consider renewing or donating as a PAC Sponsor, to support and elevate our PAC program at three levels:

**GOLD - \$1,500**

**SILVER - \$1,000**

**BRONZE - \$500**

At minimum, donors will be recognized in the monthly Connections magazine, Weekly Update email and on signage at HBA member events. Checks made payable to HBA Fort Wayne Build PAC may be mailed to 305 W. Main Street, Fort Wayne, IN 46802.



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*Thany you to Brice at  
Arena Bar & Grill for helping  
with a recent fundraiser!*

## HBA Builder Activity - 2025 January through September

Builder	Units	Total	Avg Cost
AKC Improvements	2	\$ 280,000	\$ 140,000
Amish Brothers Enterprises	2	\$ 3,000,000	\$ 1,500,000
Barkley Builders	2	\$ 1,422,245	\$ 711,123
Baseline Builders	3	\$ 1,850,000	\$ 616,667
Blevins Builders	1	\$ 700,000	\$ 700,000
Bob Buescher Homes	18	\$ 11,108,805	\$ 617,156
Canyon Creek Homes	2	\$ 1,000,000	\$ 500,000
Carriage Place Homes	12	\$ 4,189,545	\$ 349,129
Colonial Homes	1	\$ 1,490,235	\$ 1,490,235
Cornerstone Custom Homes	2	\$ 2,587,000	\$ 1,293,500
D.R. Horton	226	\$ 62,013,961	\$ 274,398
Delagrange Builders	2	\$ 1,200,000	\$ 600,000
Delagrange Homes	5	\$ 1,947,873	\$ 389,575
E.E. Brandenberger Construction	1	\$ 500,000	\$ 500,000
Fall Creek Homes	6	\$ 2,486,000	\$ 414,333
Fox Homes	5	\$ 2,576,200	\$ 515,240
Fries-Parker Building And Develop	1	\$ 464,000	\$ 464,000
Granite Ridge Builders	63	\$ 32,257,033	\$ 512,016
Habitat for Humanity	20	\$ 2,960,000	\$ 148,000
Hamed Homes	3	\$ 7,922,500	\$ 2,640,833
Heller Homes	43	\$ 15,214,000	\$ 353,814
Henney Builders	1	\$ 400,000	\$ 400,000
Hickory Creek	2	\$ 2,715,000	\$ 1,357,500
Ideal Builders*	23	\$ 6,113,684	\$ 265,812
JATS	2	\$ 450,000	\$ 225,000
JF Design Build	1	\$ 325,000	\$ 325,000
JRN Homes	2	\$ 550,000	\$ 275,000
Kiracofe Homes	37	\$ 14,623,040	\$ 395,217
Lancia Homes	108	\$ 28,942,873	\$ 267,990
Legacy Homes by Delagrange	5	\$ 4,311,010	\$ 862,202
Lynn Delagrange	1	\$ 746,500	\$ 746,500
Maggos Builders	4	\$ 3,139,731	\$ 784,933
Majestic Homes	45	\$ 16,202,708	\$ 360,060
Marquis Builders	1	\$ 600,000	\$ 600,000
Matt Lancia Signature Homes	11	\$ 3,225,000	\$ 293,182
MBN Properties	21	\$ 15,694,000	\$ 747,333
Network Construction	3	\$ 826,000	\$ 275,333
Nixon Homes	1	\$ 395,000	\$ 395,000
Olive + Oak Custom Homes	3	\$ 2,575,000	\$ 858,333
Preston Allen Homes	6	\$ 5,265,000	\$ 877,500
Prime Homes	12	\$ 8,123,014	\$ 676,918
Property X	1	\$ 385,000	\$ 385,000
Quality Crafted Homes	7	\$ 4,394,400	\$ 627,771
Redfli Design Build	2	\$ 1,400,000	\$ 700,000
RW Robrock Design-Build	1	\$ 2,671,750	\$ 2,671,750
Secrist Marketing Group	1	\$ 985,065	\$ 985,065
Slattery Builders	1	\$ 851,238	\$ 851,238
Star Homes by Delagrange	6	\$ 3,383,911	\$ 563,985
Starks Signature Homes	1	\$ 435,000	\$ 435,000
Timberlin Homes	1	\$ 2,394,719	\$ 2,394,719
Wannemacher Design Build	6	\$ 5,192,324	\$ 865,387
Wilson & McComb Homes	1	\$ 477,614	\$ 477,614
Windsor Homes	18	\$ 7,234,120	\$ 401,896
Wolf Homes	3	\$ 900,000	\$ 300,000
Woodmark Homes	1	\$ 489,000	\$ 489,000
<b>TOTALS</b>	<b>745</b>	<b>\$ 294,944,853</b>	<b>\$ 395,899</b>

## 2025 Q3 Summary



Home Builders Association of Fort Wayne, Inc.

For questions on our permit reports contact [services@hbafortwayne.com](mailto:services@hbafortwayne.com)

### by Number of Units

D.R. Horton	226
Lancia Homes	108
Granite Ridge Builders	63
Majestic Homes	45
Heller Homes	43

### by Dollar Volume

D.R. Horton	226	\$	62,013,961
Granite Ridge Builders	63	\$	32,257,033
Lancia Homes	108	\$	28,942,873
Majestic Homes	45	\$	16,202,708
MBN	21	\$	15,694,000

### by Average Cost

RW Robrock Design-Build	1	\$	2,671,750
Hamed Homes	3	\$	2,640,833
Timberlin Homes	1	\$	2,394,719
Amish Brothers Enterprises	2	\$	1,500,000
Colonial Homes	1	\$	1,490,235

**PERMITS ISSUED IN ALLEN COUNTY BY PRICE RANGE**

**2025 Q3 Summary**

Year	2022		2023		2024		2025 (Jan-Sept)*	
Total # of Permits	1367		1414		1195		805	
Price Range	# Permits	Percent	# Permits	Percent	# Permits	Percent	# Permits	Percent
\$150,000 and under	78	6%	90	6%	63	6%	41	5%
\$150,001 - \$200,000	123	9%	223	16%	45	16%	62	8%
\$200,001 - \$300,000	422	31%	450	32%	224	32%	323	40%
\$300,001-\$400,000*	365	27%	386	27%	587	27%	187	23%
\$400,001-\$500,000	180	13%	112	8%	112	8%	59	7%
\$500,001-\$750,000							77	10%
Over \$750,001	199	15%	153	11%	164	11%	56	7%

**REMODELING PERMIT ACTIVITY FOR ALLEN COUNTY**

	2022		2023		2024		2025 (Jan-Sep)	
	#	\$	#	\$	#	\$	#	\$
Addition	829	32,582,444	818	29,439,766	916	\$35,271,940	704	\$38,435,327
Alteration	1273	18,851,760	1306	19,411,744	1167	\$19,331,638	987	\$17,672,515
Remodel	733	27,622,794	812	25,156,791	911	\$30,885,924	837	\$24,500,231
Repair	575	14,589,464	530	10,120,869	569	\$10,846,890	502	\$10,359,947
Reroof	1067	18,168,262	1079	15,929,783	1068	\$16,739,874	906	\$13,820,085
Siding	506	6,337,285	509	7,021,125	534	\$8,632,934	423	\$33,545,864
Tear Off	3758	51,166,633	3548	50,765,611	2791	\$39,948,170	2243	\$6,402,527
<b>Total</b>	<b>8741</b>	<b>\$169,318,642</b>	<b>8602</b>	<b>\$157,845,689</b>	<b>7956</b>	<b>\$161,657,370</b>	<b>6602</b>	<b>\$144,736,496</b>

<b>ALLEN COUNTY</b>	<b>805</b>	<b>\$</b>	<b>315,593,230</b>	<b>\$</b>	<b>392,041</b>
Aboite	124	\$	59,514,807	\$	479,958
Adams	75	\$	20,423,853	\$	272,318
Cedar Creek	38	\$	25,627,483	\$	674,407
Eel River	127	\$	39,756,250	\$	313,041
Jefferson	1	\$	190,000	\$	190,000
Lafayette	8	\$	4,183,663	\$	522,958
Lake	5	\$	2,739,000	\$	547,800
Madison	6	\$	2,217,006	\$	369,501
Marion	2	\$	2,100,000	\$	1,050,000
Maumee	13	\$	4,109,224	\$	316,094
Milan	38	\$	12,124,436	\$	319,064
Monroe	1	\$	100,000	\$	100,000
Perry	155	\$	76,222,886	\$	491,761
Pleasant	1		417,710	\$	417,710
Scipio	1	\$	481,470	\$	481,470
Springfield	12	\$	4,789,381	\$	399,115
St. Joseph	82	\$	34,259,533	\$	417,799
Washington	73	\$	19,605,666	\$	268,571
Wayne	43	\$	6,730,862	\$	156,532
<b>ADAMS COUNTY</b>	<b>44</b>		<b>\$12,083,767</b>	<b>\$</b>	<b>274,631</b>
<b>DEKALB COUNTY</b>	<b>65</b>		<b>\$27,964,464</b>	<b>\$</b>	<b>430,223</b>
<b>HUNTINGTON COUNTY</b>	<b>43</b>		<b>\$15,003,015</b>	<b>\$</b>	<b>348,907</b>
<b>WELLS COUNTY*</b>	<b>52</b>		<b>\$9,103,578</b>	<b>\$</b>	<b>175,069</b>
<b>WHITLEY COUNTY</b>	<b>55</b>		<b>\$23,748,781</b>	<b>\$</b>	<b>431,796</b>
	<b>1064</b>	<b>\$</b>	<b>403,496,835</b>	<b>\$</b>	<b>1,078,869</b>

**2025 Q3 Summary  
by Jurisdiction**

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

\*\$ not provided on 27 of 52 permits

Thanks to everyone who joined us for the 12th Annual Chili Cook-Off, hosted by D.R. Horton. This fundraiser supports construction trades education at FWCS Career Academy, East Allen Career Center & Alternative Program and The Career Development Program at Garrett High School.

Congratulations to Overhead Door of Fort Wayne for taking home the Judges' Choice award for the third year in a row! Congrats also to D.R. Horton's & Kevin Rumschlag's chili, winner of the People's Choice award -- they'll get to hang onto that impressive trophy until next year's event. Thank you to Allen County Surveyor Mike Fruchey, and Assistant Chief Jim Murua with FW Fire Department for serving as judges for the evening. And we're so grateful to everyone who supported our efforts by donating and/or bidding on silent auction items.



## & Silent Auction



## Special thanks to the sponsors!



## Amid Market Challenges, Builder Expectation Rise in October

Even as builders continue to grapple with market and macroeconomic uncertainty, sentiment levels posted a solid gain in October as future sales expectations surpassed the 50-point breakeven mark for the first time since last January.

Builder confidence in the market for newly built single-family homes was 37 in October, up five points from September and the highest reading since April, according to the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI) released today.

“While recent declines for mortgage rates are an encouraging sign for affordability conditions, the market remains challenging,” said NAHB Chairman Buddy Hughes, a home builder and developer from Lexington, N.C. “The housing market has some areas with firm demand, including smaller builders shifting to remodeling and ongoing solid conditions for the luxury market. However, most home buyers are still on the sidelines, waiting for mortgage rates to move lower.”

“The HMI gain in October is a positive signal for 2026 as our forecast is for single-family housing starts to gain ground next year,” said NAHB Chief Economist Robert Dietz. “The 30-year fixed-rate mortgage fell from just above 6.5% at the start of September to 6.3% in early October. Combined with anticipated further easing by the Fed, builders expect a slightly improving sales environment, albeit one in which persistent supply-side cost factors remain a challenge.”

With the government shutdown continuing and an expectation of no Census housing construction data for September being published this week, Dietz noted the following: “Based on modeling of historical data, the October increase for the HMI suggests an approximate 3% increase for the September single-family permit data on a seasonally adjusted annual rate basis. Our model suggests a 2% to 4% range for the increase based on the statistical relationship.”

In a sign of ongoing challenges for the housing market, the latest HMI survey also revealed that 38% of builders reported cutting prices in October. This share has alternated between 37% and 39% since June. Meanwhile, the average price reduction rose to 6% in October after averaging 5% for several months previously. The last time builders reduced prices by 6% was a year ago in October 2024. The use of sales incentives was 65% in October, unchanged from September.

Derived from a monthly survey that NAHB has been conducting for more than 40 years, the NAHB/Wells Fargo HMI 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 for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

All the HMI subindices rose in October. The component measuring current sales conditions increased four points to 38, the index gauging future sales jumped nine points to 54 and the gauge charting traffic of prospective buyers posted a four-point gain to 25.

Looking at the three-month moving averages for regional HMI scores, the Northeast rose two points to 46, the Midwest was unchanged at 42, the South increased two points to 31 and the West gained two points to 28.

SOURCE NAHB, published 10/26/2025



**National Association  
of Home Builders**

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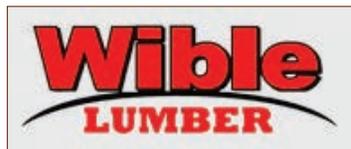
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## NEW ASSOCIATE MEMBERS

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Shout-out to Stucky's Furniture & Appliance for hosting a great Meet Me @ 3 networking event in October! The food spread was impressive and we enjoyed "shooting hoops" for prizes!



# 2025 HOURS DUE BY DECEMBER 1

*email to [rebecca@hbafortwayne.com](mailto:rebecca@hbafortwayne.com)*



Home Builders Association of Fort Wayne, Inc.

## Workforce Development Champions 2025

Workforce Development Champions is a new HBA Fort Wayne initiative in conjunction with NAHB's established program. Beginning January 1 of each year, member businesses will track hours for workforce development activities and report to the HBA office.\* Member participation will be tracked throughout the year; achievements/rewards will be announced in December at the Inaugural Gala.

Earn hours for the following activities:

- Visit or be a guest speaker at a local student chapter
- Serve on an educational advisory board
- Donate materials or equipment to a local student chapter
- Provide job-shadowing opportunities for students in a construction trades program; or host a student for National Job Shadowing Day on/around February 2
- Offer internships, pre-apprenticeships/apprenticeships
- Host construction trades instructor externships
- Participate in a Career Day event at an area middle school
- Volunteer to be a SkillsUSA competition judge
- Host a job fair for interns/paid employees
- Volunteer with construction-related programs at Boys & Girls Club of Fort Wayne or Junior Achievement JobSpark
- Sponsor a student chapter
- Serve on the HBA Workforce Development committee
- Host construction trades students at your business or job site



### **CHAMPION LEVELS**

#### **Platinum: 100 hours**

*Recognition in HBA publications, digital platforms and all Workforce Development-related events.*

#### **Gold: 50 hours**

*Recognition on digital platforms and signage at Workforce Development-related events.*

#### **Silver: 25 hours**

*Recognition on social media and at Workforce Development-related events.*

#### **Bronze: 15 hours**

*Recognition on HBA website and at Workforce Development-related events.*

#### **Community Partner: 10 hours**

*Recognition at Workforce Development-related events.*

# HBA COMMITTEES NEED YOU!

Looking for a way to become more involved with the HBA? Our committees play a vital role in our Association, and offer the perfect opportunity to become more engaged, meet new people and help our Association grow. To join a committee, or learn more about the function of our committees, contact Rebecca (rebecca@hbafortwayne) or Elise (elise@hbafortwayne.com), or call the office at (260) 420-2020.

## HBA Fort Wayne Committees

**Membership** - meets third Monday of the month, 7:45a at HBA office

**Workforce Development** - meets first Tuesday of the month, 8:30am at HBA office

**Program + Marketing** - meets first Wednesday, 4pm at Coyote Creek Golf Course

**Governmental Affairs** - meets first Friday of even months, 8:30a at HBA office

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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](mailto:greg@dehayes.com).

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**Have an issue?**  
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If you're dealing with an issue related to building codes or legislation, bring it to the HBA Governmental Affairs Committee.

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

## Allen County Permit Activity Summary

Type	2024										2025								
	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep
Single Family	109	119	138	97	99	136	88	128	125	64	79	77	107	172	94	83	93	88	85
Duplex	10	0	2	3	18	3	14	4	6	2	2	6	4	4	4	6	0	8	2
Res Add 'n in \$1000	2015	3366	4210	3913	2214	5047	4098	2446	1533	3190	4341	1151	4215	3234	5325	5106	5180	3273	6678
Res Repair in \$1000	9959	12770	13211	12992	9934	11171	11036	11074	9926	7798	9013	6629	13604	11996	12725	12829	12648	12954	14249
Garages	12	10	10	15	7	15	15	13	13	12	4	5	10	12	12	8	10	10	7
Total Dwellings	119	119	140	100	117	139	102	132	131	66	81	83	111	176	98	89	93	96	87

**Permit History can be found on 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 [services@hbafortwayne.com](mailto:services@hbafortwayne.com)**

## Remodeling Permit Totals for Allen County

Type	September 2025		September 2024		2025 Year To Date		2024 Year To Date	
	# Permits	\$	# Permits	\$	# Permits	\$	# Permits	\$
Addition	71	\$6,678,493	106	\$4,097,896	704	\$38,435,327	734	\$28,102,718
Alteration	104	\$1,588,446	106	\$1,583,074	987	\$17,672,515	907	\$15,109,760
Remodel	80	\$2,572,784	86	\$2,590,249	837	\$24,500,231	702	\$24,789,402
Repair	84	\$1,808,561	51	\$823,504	502	\$10,359,947	401	\$7,969,836
Reroof	129	\$2,183,940	104	\$1,497,577	906	\$13,820,085	814	\$12,107,462
Tear Off	320	\$5,126,032	264	\$3,741,187	2243	\$33,545,864	2161	\$31,023,743
Siding	57	\$969,730	55	\$800,090	423	\$6,402,527	415	\$6,359,002
<b>TOTAL</b>	<b>845</b>	<b>\$20,927,986</b>	<b>772</b>	<b>\$15,133,577</b>	<b>6602</b>	<b>\$144,736,496</b>	<b>6134</b>	<b>\$125,461,923</b>



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## 1. Basic Ranch on Slab

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

Price Summary	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Oct-24	Oct-23
Framing	\$ 17,005	\$ 10,375	\$ 10,375	\$ 17,434	\$ 17,440	\$ 17,426	\$ 17,371	\$ 16,681	\$ 16,677	\$ 16,560	\$ 16,793	\$ 18,271
Roof	\$ 4,704	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,709	\$ 4,644	\$ 4,644
Exterior Doors	\$ 684	\$ 684	\$ 684	\$ 684	\$ 684	\$ 709	\$ 709	\$ 709	\$ 709	\$ 709	\$ 679	\$ 679
Garage Doors	\$ 743	\$ 743	\$ 743	\$ 723	\$ 723	\$ 723	\$ 723	\$ 723	\$ 723	\$ 723	\$ 743	\$ 743
Drywall	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 3,071	\$ 2,976
Interior Doors	\$ 3,370	\$ 3,370	\$ 3,370	\$ 3,370	\$ 3,370	\$ 3,387	\$ 3,387	\$ 3,477	\$ 3,477	\$ 3,477	\$ 3,365	\$ 3,365
Interior Trim	\$ 2,908	\$ 2,905	\$ 2,905	\$ 2,909	\$ 2,914	\$ 2,914	\$ 2,914	\$ 3,028	\$ 3,027	\$ 3,027	\$ 2,908	\$ 2,911
Final Material	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598	\$ 598
Garage Door Oper.	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 322	\$ 322
<b>Total</b>	<b>\$ 33,416</b>	<b>\$ 26,787</b>	<b>\$ 26,787</b>	<b>\$ 33,830</b>	<b>\$ 33,841</b>	<b>\$ 33,870</b>	<b>\$ 33,814</b>	<b>\$ 33,329</b>	<b>\$ 33,323</b>	<b>\$ 33,205</b>	<b>\$ 33,122</b>	<b>\$ 34,509</b>

## 2. Basic 2-Story on Slab

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

Price Summary	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Oct-24	Oct-23
Framing	\$ 23,910	\$ 23,894	\$ 24,168	\$ 24,397	\$ 24,499	\$ 24,619	\$ 24,458	\$ 23,575	\$ 23,015	\$ 22,877	\$ 23,624	\$ 25,722
Roof	\$ 4,257	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,262	\$ 4,096	\$ 4,096
Drywall	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,318	\$ 4,192
Exterior Doors	\$ 1,674	\$ 1,674	\$ 1,674	\$ 1,674	\$ 1,674	\$ 1,746	\$ 1,746	\$ 1,746	\$ 1,746	\$ 1,746	\$ 1,653	\$ 1,653
Exterior Trim	\$ 3,020	\$ 3,020	\$ 3,020	\$ 3,034	\$ 3,034	\$ 3,034	\$ 3,034	\$ 3,034	\$ 3,034	\$ 3,034	\$ 3,020	\$ 3,020
Garage Doors	\$ 743	\$ 743	\$ 743	\$ 723	\$ 723	\$ 723	\$ 723	\$ 723	\$ 723	\$ 723	\$ 743	\$ 743
Final Material	\$ 749	\$ 749	\$ 749	\$ 749	\$ 749	\$ 783	\$ 783	\$ 783	\$ 783	\$ 783	\$ 749	\$ 749
Interior Doors	\$ 1,737	\$ 1,737	\$ 1,737	\$ 1,737	\$ 1,783	\$ 1,783	\$ 1,783	\$ 1,804	\$ 1,804	\$ 1,804	\$ 1,701	\$ 1,701
Interior Trim	\$ 9,906	\$ 6,443	\$ 6,440	\$ 6,440	\$ 6,447	\$ 6,447	\$ 6,447	\$ 6,571	\$ 6,566	\$ 6,566	\$ 9,833	\$ 5,148
Garage Door Oper.	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 322	\$ 322
Fireplace	\$ 1,733	\$ 1,733	\$ 1,872	\$ 1,874	\$ 1,874	\$ 1,874	\$ 1,874	\$ 1,874	\$ 1,874	\$ 1,909	\$ 1,733	\$ 1,619
<b>Total</b>	<b>\$ 52,379</b>	<b>\$ 48,905</b>	<b>\$ 49,316</b>	<b>\$ 49,541</b>	<b>\$ 49,695</b>	<b>\$ 49,920</b>	<b>\$ 49,759</b>	<b>\$ 49,022</b>	<b>\$ 48,456</b>	<b>\$ 48,354</b>	<b>\$ 51,792</b>	<b>\$ 48,965</b>

## 3. Custom Ranch with Walkout Basement & Screened Porch

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

Price Summary	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Oct-24	Oct-23
Framing	\$ 39,502	\$ 39,540	\$ 39,864	\$ 40,169	\$ 40,233	\$ 41,024	\$ 40,939	\$ 39,658	\$ 39,272	\$ 39,073	\$ 39,277	\$ 42,078
Roof	\$ 4,451	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,460	\$ 4,361	\$ 4,361
Exterior Doors	\$ 2,876	\$ 2,876	\$ 2,876	\$ 2,876	\$ 2,876	\$ 2,992	\$ 2,992	\$ 2,992	\$ 2,992	\$ 2,992	\$ 2,854	\$ 2,854
Garage Doors	\$ 931	\$ 931	\$ 931	\$ 910	\$ 910	\$ 910	\$ 910	\$ 910	\$ 910	\$ 910	\$ 931	\$ 931
Fireplace	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 4,007	\$ 3,985	\$ 3,995	\$ 4,007	\$ 3,637
Deck	\$ 7,877	\$ 7,877	\$ 7,877	\$ 7,857	\$ 8,669	\$ 8,673	\$ 7,455	\$ 7,446	\$ 7,435	\$ 7,435	\$ 9,328	\$ 10,398
Drywall	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,921	\$ 5,740
Exterior Trim	\$ 1,363	\$ 1,363	\$ 1,363	\$ 1,430	\$ 1,430	\$ 1,430	\$ 1,430	\$ 1,436	\$ 1,434	\$ 1,434	\$ 1,363	\$ 1,363
Interior Trim	\$ 10,752	\$ 10,752	\$ 10,749	\$ 10,749	\$ 10,777	\$ 10,777	\$ 10,777	\$ 11,022	\$ 11,010	\$ 11,010	\$ 10,745	\$ 10,705
Interior Doors	\$ 6,938	\$ 6,938	\$ 6,938	\$ 6,938	\$ 6,938	\$ 6,968	\$ 6,968	\$ 7,094	\$ 7,094	\$ 7,094	\$ 5,937	\$ 5,903
Final Material	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911	\$ 911
Garage Door Oper.	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 322	\$ 322
<b>Total</b>	<b>\$ 85,861</b>	<b>\$ 85,907</b>	<b>\$ 86,229</b>	<b>\$ 86,560</b>	<b>\$ 87,462</b>	<b>\$ 88,405</b>	<b>\$ 87,102</b>	<b>\$ 86,188</b>	<b>\$ 85,756</b>	<b>\$ 85,568</b>	<b>\$ 85,955</b>	<b>\$ 89,202</b>

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

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

Price Summary	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Oct-24	Oct-23
Framing	\$ 43,690	\$ 43,717	\$ 43,717	\$ 44,292	\$ 44,465	\$ 44,872	\$ 44,710	\$ 43,452	\$ 42,781	\$ 42,478	\$ 43,123	\$ 46,901
Roof	\$ 5,856	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,865	\$ 5,660	\$ 5,660
Exterior Doors	\$ 1,757	\$ 1,757	\$ 1,757	\$ 1,757	\$ 1,757	\$ 1,827	\$ 1,827	\$ 1,827	\$ 1,827	\$ 1,827	\$ 1,743	\$ 1,743
Garage Doors	\$ 1,015	\$ 1,015	\$ 1,015	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 997	\$ 1,015	\$ 1,015
Drywall	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,641
Exterior Trim	\$ 4,390	\$ 4,390	\$ 4,390	\$ 4,515	\$ 4,515	\$ 4,515	\$ 4,515	\$ 4,515	\$ 4,515	\$ 4,515	\$ 4,390	\$ 4,390
Deck	\$ 5,986	\$ 5,986	\$ 5,986	\$ 5,871	\$ 6,270	\$ 6,280	\$ 5,832	\$ 5,796	\$ 5,778	\$ 5,778	\$ 6,192	\$ 6,775
Interior Doors	\$ 12,638	\$ 12,638	\$ 12,638	\$ 12,638	\$ 12,638	\$ 12,698	\$ 12,698	\$ 12,887	\$ 12,887	\$ 12,887	\$ 11,381	\$ 10,910
Interior Trim	\$ 12,509	\$ 8,468	\$ 8,468	\$ 8,466	\$ 8,490	\$ 8,483	\$ 8,475	\$ 8,719	\$ 8,716	\$ 8,714	\$ 12,473	\$ 8,587
Final Material	\$ 522	\$ 522	\$ 522	\$ 522	\$ 522	\$ 545	\$ 545	\$ 545	\$ 545	\$ 545	\$ 522	\$ 522
Garage Door Oper.	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 332	\$ 322	\$ 322
Fireplace	\$ 5,779	\$ 5,779	\$ 6,197	\$ 6,205	\$ 6,205	\$ 6,205	\$ 6,205	\$ 6,205	\$ 6,205	\$ 6,309	\$ 5,779	\$ 5,559
<b>Total</b>	<b>\$ 101,322</b>	<b>\$ 97,316</b>	<b>\$ 97,734</b>	<b>\$ 98,306</b>	<b>\$ 98,902</b>	<b>\$ 99,464</b>	<b>\$ 98,845</b>	<b>\$ 97,985</b>	<b>\$ 97,293</b>	<b>\$ 97,092</b>	<b>\$ 99,446</b>	<b>\$ 99,025</b>

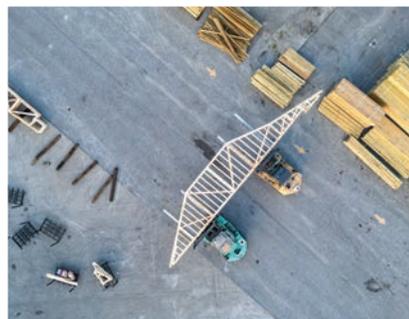


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