

Community

Winter 2005

A Publication of the
Home Builders Association
of Greater St. Louis



builders

HBA Mission Statement:

To help create a region in which the association promotes and protects the viability of the building industry by serving its members, who strive to meet the housing needs of all Americans.

Contact us:

Home Builders Association
of Greater St. Louis
10104 Old Olive Street Road
St. Louis, MO 63141

Phone: 314.994.7700
Fax: 314.432.7185
Web site: www.stlhba.com

For more information about:

Government and Political Issues
Sheri Bilderback x137
BilderbS@hbastl.com

Media Inquiries
Shelly Stengel x138
StengelS@hbastl.com

Community Builders
Tracy Chiesa x131
ChiesaT@hbastl.com

RESIDENTIAL GROWTH HELPS CITIES PROSPER

One of the most rapidly growing cities in the midwest over the past 15 years has been O'Fallon, Mo. New home building there has kept tens of thousands of people fully employed. The families of those workers have been able to enjoy more than just the basics in life – they've been living the Great American Dream, thanks to the ongoing, rapid, residential growth in the city. County data show its citizens with a median household income in the top one percent of all counties in the nation.

Beyond the benefit to those employed due to the rapid growth, the city's finances also have prospered through great management, along with the growth. An August 1999 article in the *St. Charles Journal* carried this headline: "O'Fallon Residential Growth Causes Lower Tax Rate." The Board of Aldermen had lowered the tax rate one-cent, to 92-cents per \$100 of assessed valuation. The article read:

"(Mayor Paul) Renaud cited residential growth as the main reason the city was able to decrease the rate. "The commercial growth continues to come to O'Fallon because of its large amount of residential growth. It's our

goal to continue to give money back to the residents,' said Renaud."

Now, five years later, with rapid growth continuing in O'Fallon during that time, a *St. Charles Journal* article on August 29, 2004, carries this headline: "City of O'Fallon Lowers Tax Rate Two Cents" with a subheading of: "Seventh Decrease in Eight Years."

The article stated:

"The rate will drop two cents, from 84 cents per \$100 of assessed valuation to 82 cents...(the city's Director of Finance Vicki) Boschert said the city has built a comfortable six month reserve in the (debt service) fund... 'I think it says something of the direction where the city is going,' (said Alderman Dave Hinman)."

O'Fallon is also served by one of Missouri's very best public school districts (Fort Zumwalt). During its rapid growth, the city has planned and built a superb public parks system. The city's quality of life continues to receive superb ratings from observers and residents alike. O'Fallon serves as a great example of how rapid growth has been, and can continue to be, a "win-win" for all parties if city officials provide good advance planning and leadership. n



HBA's HomeAid Gathering Resources to Contribute \$200,000 Construction Project



Executive Director of Lydia's House Dawn Stringfield (second from left) with HBA builder member captains Roger Kepner (Landmark Builders), Dave Dunlap (Consolidated Construction Group) and Tim Martin (American Heritage Homes).

to be well over half the cost of the construction.

Most homeless never imagined they would be without shelter. About 45% of people experiencing homelessness are employed. In recent years, the number of moderate income working families spending over one-half their income on housing increased 67% to almost 5 million. Job loss, divorce, desertion, domestic violence and illness are just a few of the misfortunes that can cause homelessness.

HBA's HomeAid is reaching out to those in need to provide shelter, life changing skills and the opportunity for a better life. The Home Builders Association will partner with non-profit care providers for homeless youth, abused children, women in crisis pregnancy, victims of domestic violence, homeless veterans, people with disabilities and homeless families for one hands-on construction project every year.

By building shelters that allow people to get back on their feet, families to rebuild and children a chance to heal and grow, HBA's HomeAid is helping to reclaim lives and strengthen the St. Louis communities they serve. If you can contribute to help those dealing with difficult circumstances that lead to homelessness, contact HBA's HomeAid office today, at 314-994-7700 (x125). n

HomeAid, the 501(c)(3) started by the Home Builders Charitable Foundation to build and renovate shelters for the temporarily homeless, is at work on renovations to four apartment buildings for Lydia's House.

Lydia's House is an organization that provides safe housing and support for victims of domestic violence. The project will give 12 women and up to 28 children a place to live together, safely and independently for up to two years, while growing, healing and learning. The apartments include two handicap-equipped units, and four units with three bedrooms.

The HomeAid program leverages the dollars that successful community-based providers of transitional housing have for an expansion by partnering with the Home Builders Association for contributions. This project's in-kind contributions of services, material, labor and supervision from the builders, remodelers and trade partners are targeted

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The Home Builders Charitable Foundation (HBCF) Donates \$14,000 to Local Charities



The Home Builders Charitable Foundation (HBCF), the HBA's charitable arm, is a non-profit organization dedicated to providing assistance in housing to people or organizations with special shelter needs to further the building industry objective of bettering the community. n

HBCF Donates \$9,000 to Covenant House Missouri



HBCF President **Harold Burkemper** (First Construction of St. Charles) (left) and HBA President **John Eilermann** (McBride & Son Homes) (right) presented a \$9,000 donation to **Christina Fagan**, executive director of Covenant House Missouri on behalf of the Home Builders Charitable Foundation. The funds will help Covenant House with painting and structural repairs to the exterior of two historical homes used to provide transitional living services to homeless youth in the City of St. Louis. These homes provide housing and other support services to nearly 100 youth annually.

HBCF Supports Edgewood Children's Center



HBCF President **Harold Burkemper** (First Construction of St. Charles) (left) and HBA President **John Eilermann** (McBride & Son Homes) (right) presented a \$5,000 donation to **Mary Hizer**, associate director of development for Edgewood Children's Center on behalf of the HBCF. The funds will help build both individual storage units for the 40 children who live at Edgewood in one of four cottages and a safe, comfortable emergency shelter area for each of the four cottage groups. The storage units will hold the children's non-essential personal items that, in all likelihood, are the only things that each child can call their own. The emergency shelter areas must have the capacity to comfortably hold the children and staff during severe weather. The children that come to Edgewood have been removed from their homes due to abuse or neglect, lack of parental supervision or support, or severe behavior and communication difficulties.

Smart Growth Principles

The National Association of Home Builders (NAHB) sees smart growth as absolutely essential to the creation of thriving communities across the nations. The home builders have a balanced and progressive smart growth policy with five principles at the core:

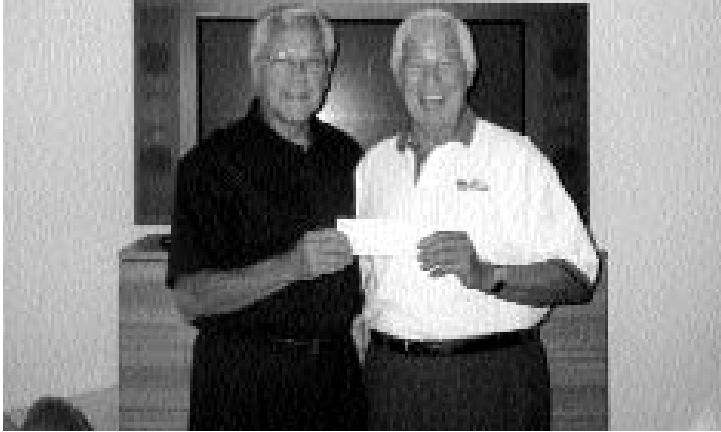
- n **Meeting the nation's housing demand with a broad mix of housing choices:** A community must plan for and accommodate its anticipated growth in economic activity, population and housing demand.
- n **A comprehensive process for planning growth:** Local jurisdictions should establish long-term comprehensive plans that make available an ample supply of land for residential, commercial, recreation and industrial uses as well as for open space.
- n **Innovative land use techniques that use land more efficiently**
- n **Planning and funding for long-term infrastructure needs**
- n **Revitalization of cities and inner suburbs:** Revitalizing older suburban and inner city markets and encouraging infill development is universally accepted as good public policy.

Smart growth is about smart choices. If those who can influence growth make choices that really seek to balance the needs of the environment, the economy and social needs, then this nation can begin to enjoy the benefits of smart growth. n

Source: National Association of Home Builders
Smart Growth, Smart Choices

Builder Highlights

HBA Associate Member Mainline Mortgage Corp. Donates to Covenant House Missouri



HBA associate member **Bob Edwards** (Mainline Mortgage Corp.) (right) presented a \$7,000 check to **Bill Suntrup**, co-chairman of the Stan Musial Golf Classic, which benefits Covenant House Missouri. Mainline Mortgage's check represents proceeds from its annual golf tournament held in June.

HBA Builder Member Tom Hughes Chairs Capital Campaign for Family Support Services

HBA member **Tom Hughes** (T.R. Hughes, Inc.) is chairing a capital campaign to help Family Support Services establish and equip a support center in O'Fallon, Mo. The 45 year-old, not-for-profit agency helps to enhance the evolution of meaningful and effective family involvement in the design, implementation and evaluation of services and support for families with children who have serious emotional disorders.

HBA Builder Member Taylor-Morley Home's Community Partnership Raises \$60,000 at Annual Charity Golf Tournament

The Community Partnership at **Taylor-Morley Homes** raised \$60,000 and enjoyed a sell-out crowd of 216 players at its 3rd Annual Benton Taylor Charity Golf Classic. This event carries on the legacy of Taylor-Morley's founder, Benton Taylor, and raises money for organizations such as Friends of Kids With Cancer, Make-A-Wish Foundation, Ranken Jordan and Supporting Teens At Risk (STAR).



HBA builder member **Angela Long** (Community Partnership at Taylor-Morley Homes) (left) and HBA associate member **Mike Craft** (Jaffe Lighting) (right) presented **Frank and Betty Nally** (Supporting Teens At Risk) a \$2,500 donation.

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Home Builders Association of Greater St. Louis
10104 Old Olive Street Road
St. Louis, MO 63141

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