



— SOUTHERN NEVADA —
**HOME BUILDERS
ASSOCIATION**

— THOSE WHO BELONG....CARE —

ADVOCATE FOR HOUSING

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FOR more than 60 years, the Southern Nevada Home Builders Association (SNHBA) has been a leading advocate for housing in the state of Nevada.

SNHBA has played a leadership role in the numerous governmental and public affairs' issues that impact the housing industry, and in particular, homebuilders, homebuyers and homeowners.

The association is the oldest and largest trade group serving the residential construction industry in Nevada. Founded in 1953 by 12 local homebuilders and incorporated with the state in 1954, the association's members work in all facets of the homebuilding industry.

SNHBA is an affiliate of the giant National Association of Home Builders, based near Washington D.C. As an affiliate, SNHBA shares the goals of the national association: To provide and expand the opportunities for all consumers to have safe, decent and affordable housing.

"The association's mission is to enhance the quality of life in our community by meeting the housing and community development needs of Southern Nevada," said SNHBA Executive Director and CEO Nat Hodgson.

"The association works to accomplish this mission in several ways. We promote community attitudes that will ensure the viability and success of our industry. We combine the individual talents and resources of our 400-plus members to provide leadership to address the challenges and issues that are affecting our industry, and we implement programs that advance our members' professional development and education in the industry," said Hodgson, a former, longtime executive with Pulte Homes in Las Vegas.

SNHBA is actively involved with issues that range from appraisals to building codes, and from environmental protection to homeowner dispute resolution. That involvement includes

lobbying and advocating on the local, state, regional and federal levels.

"The Southern Nevada Home Builders Association has done a significant job to educate and lobby on behalf of the homebuilding industry and homebuyers," said longtime board member Dennis Smith, president of Home Builders Research Inc., a Las Vegas-based company that has tracked the local housing market for more than 30 years.

"SNHBA has been, and will continue to be, an integral part of the Southern Nevada community," Smith added. "The association's leadership has more knowledge and experience in housing and residential development than any other organization in this market. The association is responsible for making sure that our local homebuilders and the other residential construction industry professionals keep up with the issues facing them, particularly in government, on a regular, ongoing basis."

Our Mission

The Southern Nevada Home Builders Association is dedicated to enhancing quality of life by meeting the housing and community development needs of Southern Nevada. It is the association's mission to:

- Promote community attitudes that will ensure the viability and success of the homebuilding industry.*
- Combine individual talents and resources to provide leadership to address challenges affecting the homebuilding industry.*
- Implement programs to advance membership, education and involvement in the association.*

A primary concern is the impact of government requirements and fees on the cost of local housing. The National Association of Home Builders estimates that, on average, governmental regulations and requirements account for 24.3 percent of the final price for a new home — that translates to about \$84,561 for a typical new single-family home.

“The costs imposed by governmental entities and departments at all levels continue to rise, especially as local government departments look for ways to bring in additional revenue after the financial hit of the Great Recession,” Hodgson said.

The association lobbies government in an attempt to hold down those costs, while meeting industry's obligations to the community.

“The Southern Nevada Home Builders Association has a long history of working toward responsible and reasonable solutions that benefit their members and, ultimately, the community,” said Nevada lobbyist Carole Vilardo. “The leadership and staff at SNHBA are responsive and committed to their membership to work with all interested parties, and to arrive at solutions for the many issues that face a growing community, from infrastructure needs to lifestyle enhancements.”

Vilardo was the longtime president of the Nevada Taxpayers Association, which worked with SNHBA on issues of mutual concern, such as fair taxation; funding for public infrastructure; transportation and schools; environmental mitigation requirements, such as the multi-species habit conservation plan; impact fees and building-department enterprise funds.

In addition, SNHBA has worked with numerous other local organizations to form

work on solutions for issues such as dust control, federal Bureau of Land Management regulations, innovative energy programs that align costs with reduced bills for consumers, revisions and modernization of industry codes and standards and developing educational and informational programs that benefit SNHBA members.

“Members of the Southern Nevada Home Builders Association unite to promote the principles of the free enterprise system, and to protect and advance the interests

of the homebuilding industry, the related trades and our homebuyers,” said longtime member and past president, Frank Wyatt, a principal of Pinnacle Homes in Las Vegas.

“Thanks to my involvement with the association for many years, I've had a seat at the table on several matters of significant importance to our industry — codes and standards, green building, water conservation, air quality and

activities at the Nevada Legislature,” Wyatt said. “The association has earned a seat at the table on the important issues affecting our community.”



powerful partnerships and coalitions, to find common ground to resolve problems and challenges facing the construction industry and the community.

In particular, SNHBA has partnered with other industry trade groups, such as the Nevada Contractors Association, Associated Builders and Contractors, the Builders Association of Northern Nevada and the Nevada Subcontractors Association, to

To learn more about the
 homebuilders' association, visit
SNHBA.com



Hiring Licensed Contractors Increases Your Protections

THINK back to the last car you purchased. Was it a thoughtful endeavor, or did you simply pull up Google to find the closest dealership? How about the vehicle itself? Did you have specific needs for the car, or was anything with four wheels acceptable to you? And how about that contract – did you sign it without discussing the terms with the dealer?

Of course not! A car is something we expect to operate correctly and keep us safe, especially when we're handing over thousands of dollars of our hard earned money. So why don't many of us give the same time and attention to detail when it comes to repairing or remodeling our homes and businesses?

Cost is usually the number one reason people hire unlicensed contractors to perform construction-related work. While it may be true they can cut you a better deal, it is important to realize the heightened risks you assume when you trust your home or business with an unlicensed individual.

What happens if an unlicensed person performing work falls off a ladder, or slips on the ground and injures themselves? Chances are they do not have workers' compensation insurance, therefore you are liable for their injuries – a protection licensed contractors can offer you.

In cases of workmanship, there is no one to hold the unlicensed contractor accountable except you. If that fails and you're left with a bad or abandoned project, or

loss of money, your option for recourse is through civil litigation. However, with a licensed contractor you have up to four years to file a complaint with the Nevada State Contractors Board who will send a Board investigator to your home or business, validate workmanship issues, and order the licensed contractor to correct the work.

Recourse may also be available even if the contractor fails to correct the work. Through the disciplinary hearing process, a contractor may be ordered to pay restitution or hire another licensed contractor to complete the work to

industry standards. For homeowners of single family residences, the Residential Recovery Fund could provide up to \$35,000, if eligibility requirements are met.

Those who take the time to apply for a contractor's license are required to demonstrate financial responsibility, undergo a background check, and pass trade and law exams. A licensed contractor is required to know and must adhere to all construction, building, and labor laws of this State.

When it comes to protecting your home and business, always verify you are hiring a licensed Nevada contractor on the Board's website www.nscb.nv.gov. Did you know a contractor's license is required for all plumbing, electrical, HVAC, refrigeration, and work that requires a building permit? Did you also know a license is required if the value of work is more than \$1,000, including labor and materials?

When a licensed professional is needed, obtain at least three bids, check references, and make sure your contract is as detailed as possible before signing. Don't let payments get ahead of work performed and never pay in cash.



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Executive Officer,
Nevada State
Contractors Board

The Contractors Board is a FREE public resource at your disposal. Contact us any time and we'll help answer any question you have.

702-486-1100 | 775-688-1141



HomeAid Southern Nevada

Official outreach partner of
Southern Nevada Home Builders Association



Our Mission

It is the mission of HomeAid Southern Nevada to build new lives for Southern Nevada's homeless through housing and community outreach – through shelter-build construction and renovations, community outreach projects for local organizations that serve the homeless, and education and awareness about homelessness and hunger in the community.

HOMEAID Southern Nevada, the official outreach partner of the Southern Nevada Home Builders Association (SNHBA), is building new lives for local homeless men, women and children by constructing and renovating shelter and providing community outreach services.

There are an estimated 34,000 homeless people in Southern Nevada. Seeing a need in the community, Las Vegas homebuilder Bill June of Beazer Homes spearheaded the creation of HomeAid Southern Nevada in 2004.

Since then, the chapter has built and renovated more than 200,000 square feet of shelter and other space to benefit more than 3,000 homeless children and adults in metropolitan Las Vegas, thanks to significant assistance and support from homebuilders, trade contractors, suppliers and others involved in the residential construction industry.

They have donated and contributed, on average, 71 percent of the time, labor and materials needed for the projects – an estimated

valuation of more than \$1.2 million in the three years under SNHBA direction.

In addition, the chapter partners with respected homeless service providers in the community to create awareness about the problem of homelessness, and seeks to find solutions through “shelter build” construction and renovation projects, outreach events (Care Days), education/awareness efforts and fundraising.

The chapter has partnered on building projects and outreach events with Big Brothers Big Sisters, CARE Complex, Catholic Charities, Downtown Calvary Outreach, Family Promise, Family to Family Connection, Living Grace Homes, Lutheran Social Services, Neighborhood Housing Services of Southern Nevada, Nevada Partnership for Homeless Youth, Project 150, the Rescue Mission, Serving Hope LV, St. Jude's Ranch for Children, U.S.VETS-Las Vegas, WestCare Women's and Children's Campus and Women's Development Center.

Shelter Build Projects

In the past three years, the chapter has joined with service provider partners on several major shelter build projects.

U.S.VETS- LAS VEGAS KITCHEN: The chapter and benefactors, Credit One Bank, The Home Depot Foundation, Bank of America and Choice Center Leadership University, have partnered to fund and renovate the kitchen, which prepares three daily meals for 137 formerly homeless veterans. The \$466,000 project will add 1,000 square feet to the kitchen, which will get new appliances and modern features. Builder Woodside Homes of Nevada was the build captain for the project.

CALCATERRA CIRCLE APARTMENTS: The chapter has partnered with Neighborhood Housing Services of Southern Nevada to significantly renovate and modernize 42 apartments in six buildings at Calcaterra Circle that provide affordable housing and assistance for homeless and at-risk clients referred by several non-profit homeless service providers. This project has involved substantial support from several local homebuilders, and numerous trade contractors and suppliers.

WESTCARE WOMEN'S AND CHILDREN'S CAMPUS: The chapter completed a major rehabilitation valued at nearly \$215,000 in time, labor and material contributed by supporters and partners at the campus that cares for more than 300 clients who live and rehabilitate there. The project included a new roof, HVAC repairs, 150 new windows, new lighting in clients' rooms and paint/drywall. The project was made possible by over 15 trade partners. Woodside Homes served as the build captain on the project.

NEVADA PARTNERSHIP FOR HOMELESS YOUTH DROP-IN CENTER: The chapter completed a 4,600-square-foot expansion and remodeling project that allows the non-profit to offer more services, including food, clothing, case management and family reunification to 40 percent more homeless and at-risk youth in metro Las Vegas. Beazer Homes, KB Home, Pardee Homes, Warmington Residential Nevada, Woodside Homes of Nevada and their trade contractors and suppliers completed this project.

ST. JUDE'S RANCH FOR CHILDREN: Thanks to the generosity of the build team – Boral Roofing, Cooper Roofing & Solar and Warmington



Residential Nevada homebuilding company, the chapter re-roofed five buildings at St. Jude's. Also, the chapter repaired some drywall and trim.

CATHOLIC CHARITIES OF SOUTHERN NEVADA:

The chapter's builder, trade contractor and supplier partners, led by Pardee Homes, contributed more than \$21,300 in time, labor and materials to renovate and expand the charity's emergency shelter wing for 500-plus homeless men that will add up to 40 more beds to the facility.

Community Outreach Projects (Care Days)

Each year, the chapter works on multiple, hands-on volunteer projects that benefit local homeless service providers. Most projects are completed in a day, but they give the community at large the opportunity to give back and create awareness for homelessness in Southern Nevada.

Projects have included clean-up days, paint days, landscaping refurbishments, Christmas toy/stocking drives, food-pantry drives, assem-

bly of 'care kits' and hygiene kits and the largest annual project: back-to-school backpack drives for homeless and at-risk high school students. These outreach programs have not only provided for immediate needs in the shelters, but they have also helped give more than \$160,000 back to those in need throughout the year.

To learn more about HomeAid Southern Nevada and how you can help, visit HomeAidSN.org

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Together we are building new lives for the homeless in Southern Nevada



For more information, visit: www.HomeAidSN.org

