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On The Level - April 2011

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The Annual TABA Parade of Homes is scheduled for May 13-15 and 20-22, 2011. There are twelve homes on tour this year ranging from 2300 square feet to over 5,000 square feet and are located in Temple, Belton and Salado.

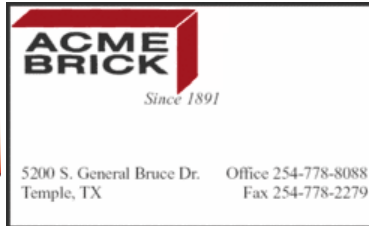
Homes will be open from 6pm-8pm on the Friday evenings of the event and from 12pm-5pm on the Saturday and Sunday's. Admission is \$5 for adults and children 12 and under cost \$2 (babies in arms are free). Tickets are available to purchase at any home on tour. Tickets allow purchaser unlimited viewing for all six days of parade. The Parade Magazine will appear in the Friday, May 13th edition of the Temple Daily Telegram and will also be available at any home on tour.

This is TABA Builder's premier event where they put their best foot forward to show our community what is available for them; showcasing many price ranges and styles, there will be something for everyone to see. Interactive maps of the parade tour will be available on our website late April, early May so please be watching.

We want to give special thanks to our Event Sponsor - Central National Bank as well as to our other show partners, Tri-Supply, Heart of Texas Landscaping, Texas Bright Ideas, Knife River and Keene Roofing. Without their generosity and support, we would not be able to bring such a first class event to central Texas.



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**Director of
 Government Affairs**
Blair Anderson

TABA Members--

As I wrap up my second installment of our newsletter, I have to warn you that you may see some repetition on the issues in the newsletters. Our GAC team has a lot on their plates right now, and the issues aren't going to be resolved quickly. I will keep everyone apprised of what is happening in the cities, as well as other local, state, and Federal issues as they arise.

Stormwater Ordinances: Post-Construction and Erosion/Sedimentation Control

I had the opportunity to meet with Michael Newman last week to get up to speed on the ordinances presently being drafted regarding Illicit discharge, Erosion/Sedimentation Control, and Post-Construction. We are planning to host Michael for our April dialogue session, in which he will update everyone on the current status of these ordinances. As a reminder, the ordinances are due in August 2011 and we are working diligently to provide our input to the city. The city is looking to become compliant with the standards in state law, and anything adopted will be equally stringent as the state requirements. It is our hope that these ordinances will pass with TABA support. **The dialogue is scheduled for Thursday, April 21st, 2011 at the TABA office. Start time will be 11:30a. Lunch will be served to those who RSVP.**

HOME PAC

I wanted to give everyone a reminder that the election season is here, and TABA has been actively involved in supporting candidates for various positions. HOME PAC has financially supported the following candidates:

Jason Carothers for Belton ISD School Board



Judy Morales for Temple City Council



Dorothy Powell for Temple ISD



We have also financially supported the Temple ISD school bond with a \$5000 donation. **As a reminder, Temple ISD Superintendent Dr. Robin Battershell will be at our office Monday, April 11th, at 9AM to give a presentation on the Temple ISD school bond. Please make sure you have it on your calendar.** This is for TABA members only.

Lastly, we are pleased to see that **Perry Cloud** will be running unopposed for the Temple City Council. With his extensive involvement in the community, Perry will certainly hit the ground running and be an asset for the City of Temple.

City of Temple Phase 2 UDC 2011/2012

As previously reported, the City is presently undertaking Phase 2 of their UDC update. Mid-April, the City will be releasing a list of priorities from the City of Temple Comprehensive Plan for the UDC workgroup to consider. The next meeting of the UDC workgroup is scheduled for April 26, 2011. TABA has two representatives on the workgroup, and I will be soliciting additional feedback from members once the list of priorities is released.

Vested Rights Ordinance

The GAC is continuing to work with the city on a vested rights ordinance. We are hopeful that a draft can be finalized in the very near future. We are working to address the city's concerns with vesting while preserving the rights of our members--something that will be beneficial to both. I hope to have good news on this front for the May newsletter.

City of Temple IRC/IBC Updates 2011

The City of Temple continues to move forward with updates to their International Residential. Building. and Fire Codes. We are organizing a technical subcommittee to analyze all of the changes and provide the city with feedback. While originally slated for approval in June 2011, we are asking for ample time for the technical subcommittee to review all of the changes, which will likely take longer than June. **If you would like to serve on the committee, please contact me at blair@tahb.org Phillip Snyder has agreed to chair the committee, and we are looking for 5-6 TABA members to provide input.**

In closing.

As most of you know, I was recently out of the office for a pre-planned trip to San Diego. When I landed in California, it was about 50 degrees, rainy and windy. As I wrapped up my "vacation", crammed myself back into the tiny jet headed back to Texas, I cracked open the 2" double-sided binder of the Temple Comprehensive Plan and Unified Development Code and continued reading and highlighting and thought to myself "Man, there is nowhere else I would rather be headed". It's been a great 6 weeks here with all of you and I couldn't be more thankful for the help and direction everyone has given me. Thank you again, and as always, if you hear of anything going on out there, or have any questions, please feel free to contact me at blair@tahb.org or 254-239-4309

Sincerely,

Blair Anderson

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**ANNUAL TABA GOLF TOURNAMENT
MONDAY, JUNE 27TH
WILDFLOWER COUNTRY CLUB**

Our Annual TABA Golf tournament will be held at Wildflower Country Club with a shotgun start at 1pm. Lunch will be served and food and beverages will be plentiful throughout the day. We are currently in need of sponsors for our tournament and have 3 levels in which to participate.

Title Sponsors (only 4 available) \$1200 - your company logo will appear on the golf registration form as well as a banner hung at the clubhouse. You will also receive one team entry.

Tee Box Sponsors (only 18 available) \$300 - your company's golf sign will appear on your tee box (no other signs will be allowed on that tee box), you also can set a table top at your tee box if you wish.

Hole Sponsors (unlimited) \$100 - your golf sign will appear on a hole at the golf course.

All sponsors will be mentioned in the June and July newsletters. If you are interested in sponsoring the golf tournament, please call the TABA office at 254-773-0445 or email Cheryl Hunka at cheryl@tahb.org.

The tournament is a 4-man scramble and the entry fee is \$135 per player or \$540 per team. You may put your own team together or if you wish, the TABA golf committee can place you on a team. Please [click here for the entry form](#), fill it out and return it to TABA with the proper payment. We do accept MC or Visa. We are limited to the first 100 players so please get your entries in early to guarantee space. If you have any questions regarding our tournament please contact the TABA office.

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PARADE OF HOMES

KICK-OFF PARTY

DATE: TUESDAY, MAY 10, 2011

LOCATION: B BAR J'S, MORGAN'S POINT RESORT

COST: FREE but you **MUST** have a ticket to enter
tickets are limited to the first 150 people and reservations will be taken till Monday, May 2nd

More information will appear in the May edition of On The Level so please check back

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WALK LIKE MADD

May 21, 2011

University of Mary Hardin-Baylor
Belton, Texas

Overview

In 2011, MADD celebrates the 5th year of its annual fundraising and awareness event, **Walk Like MADD**. As a sponsor, team leader or walker, more people will recognize you as a responsible and caring business owner, community leader and citizen. Participating in **Walk Like MADD** demonstrates your commitment to keeping our communities and children safe.

MADD programs have a proven track record of saving lives and serving those who have experienced tragedy. Our services are provided at no-cost to the people that need them, but they are not free. For example, it takes \$500 to provide one victim with one year of service.

Walk Like MADD is a 5K non-competitive walk. Walkers and their pledge supporters are the key ingredient in securing funds to benefit MADD's lifesaving mission - to stop drunk driving, support victims of this violent crime and prevent underage drinking.

Every step taken and pledge made will help raise the much-needed funds for MADD in addition to heightening awareness about the dangers of drunk driving and underage drinking.

For more information contact Mysty Rice at (254) 913-8495 or
Email mysty1280@hotmail.com.
6300 Middle Road
Temple, Texas 76501

[Download pledge form.](#)

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[NEW HOME STARTS](#)

	Mar '11	Mar '10	'11 YTD	'10 YTD
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Temple	46	30	89	109
Belton	9	5	22	16
Morgan's Point	1	0	3	0
Totals	44	35	113	125

Note: this data represents a compilation of the statistics that are reported by the Temple Daily Telegram every Sunday.

ALL HOME CLOSINGS

Mar '11	121	'11 YTD	290
Mar '10	158	'10 YTD	358

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Location, Location, Location: National Housing Figures Not Reflective of Texas

This week, the U.S. Commerce Department released data on the decline in new home sales across the nation and a flood of articles followed. While the overall U.S. market figures for new home sales dropped for the last three months, it is important to recognize that the Texas housing market fared much better than other states during the recent downturn.

When you look at data from Texas, it is clear that the housing figures are different than the national market. According to Texas Comptroller Susan Combs' March 18, 2011 Economic Outlook, sales and construction activity in Texas began to show signs of recovery in 2010. Their data for 2011 indicates that during the 12 months ending in January 2011, 24 percent more multifamily building permits were issued and only 4 percent fewer single-family building permits were issued than one year ago. January 2011 existing single-family home sales in Texas were 2 percent higher than in January 2010.

As noted in the same issue of Economic Outlook, Texas has weathered the national real estate crunch without significant damage to property values to date. In Texas, the median price for existing single-family homes increased by 3.3 percent from February 2010 to February 2011 to \$145,800. In February 2011, the Texas foreclosure rate was one in every 841 mortgages. This was substantially better than Nevada's one in 119, Arizona's one in 178, California's one in 239, and Utah's one in 273.

Our state's housing market is expected to continue to outpace the rest of the nation. The current issue of Builder magazine analyzed the top 20 healthiest housing markets for 2011 and Texas cities dominated the list. Four of the cities deemed "healthiest" were in Texas: Austin; Dallas; El Paso; and San Antonio.

In the January 2011 Monthly Review of the Texas Economy published by the Real Estate Center at Texas A&M University, the state's construction industry added 32,300 jobs from December 2009 to December 2010, a 5.8 percent rate increase and ranked second in job creation. According to their MLS housing activity data, home sales in February 2011 were up 12.1 percent from January 2011 representing a dollar volume change of 17.1 percent.

Another indicator that the state's economy has been comparatively healthy was the U.S. Bureau of the Census report that Texas added more people (nearly 4.3 million) than any other state between the census counts of 2000 and 2010. The population expansion will continue to fuel the need for housing.

While the national figures on housing data show a slowdown in sales, let's highlight the fact that the state of housing is strong in Texas.

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