

Doug Carr

From: Doug Carr At the Home Builders & Remodelers [lacey@glhba.ccsend.com] on behalf of Doug Carr At the Home Builders & Remodelers [doug@glhba.org]
Sent: Monday, December 14, 2009 4:30 AM
To: Doug Carr
Subject: You Can Be An "Armchair" Economist Too!

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The Tool Box

A Weekly Publication for Members & Friends
 December 14, 2009



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Dear Doug,

You Can Predict the Economy in 2010: It's All About Jobs!

Everyone wants to know the economic future. Do the gurus know more than you? Possibly. But, you can be an "armchair" Economist by monitoring one basic indicator in 2010.



Jobs come before houses. If there is no new growth in jobs there will be less demand for new housing. When things pick up after a downturn, companies begin calling back laid off workers. Then they hire temps. After that they hire new workers. The thing to watch is job creation. For example: GM in Lansing is mulling over a third shift at the Delta Plant. Hundreds of people in Tennessee have requested a transfer to move here and work it. These are new jobs and good for local housing. This is a simple concept. What do we need to do to create and keep *jobs*?

Related to jobs is hours worked. What we see today is lots of talk about furloughs, in other words: time off without pay. This is an alternative to lay-offs and means fewer jobs. People keep their job but work less hours. This is actually bad for housing. It's an indicator that we are losing jobs. Fewer jobs means fewer home buyers.

[Housing Starts](#)

**Don't Miss The
Next Monthly
Meeting!**



**Wednesday
January 13
5:30 PM**

**Learn About
A New
Innovative Web-
Based
Advertising Tool
For
Small Business!**

**At
Ameri Pro
Restoration
1202 E. Oakland
Lansing, MI**

**\$5 Members
\$15 Non-
Members**

[RSVP Here!](#)

**[Thank You
Wild Game](#)**

Another factor is **Federal bailout money**. President Obama is now talking about another round of bailout bucks. This one is like a wild card. Will the money create jobs? Usually government does not create jobs, unless they literally create a whole new agency like the TSA and Homeland Security. The last round of bailout money from the Fed shored up our state government and kept state workers employed. That was good for our

**2010
HAPPY
NEW YEAR**

local area since many state workers live here. On the other hand, all it's done is delay the real cuts that need to be made. So you could argue that we will eventually lose those jobs anyway. Another example of questionable Federal bailouts was the money that went to banks. It helped the banks balance sheets look better. But since they didn't loan much of that money out to the private sector it never created any new jobs.

Speaking of Banks, the availability of money in 2010 will also be a key factor to whether small businesses are able to grow and create more jobs. Banks have so tightened their lending standards that commercial loans are hard to come by these days. This means even businesses with growth potential will have a hard time getting the money they need to create new jobs. A recent Federal Reserve report indicated that it would be "several years" before the banking industry gets back to anything called "normal." Until normal is reached the job growth in the private sector will be very limited.

So, you don't need a PhD in Economics to monitor the economy. Just look around you. Find out who's working and who isn't. Keep your eye on jobs and lending. When they come back, the housing activity will come back.

**HAPPY
NEW YEAR!**

In the mean time, Merry Christmas and Happy New Year!

Be sure to [e-mail me](#) your thoughts.

Doug

CEO, GLHB&RA
Doug@glhba.org

Upcoming Events:

(Click on the links below to RSVP!)

Dec 15 Certified Lead Renovator Training, MAHB, Time: 8 AM - 4:30 PM, Cost: \$135 Members

Dec 24 - Jan 1 Office Closed Happy Holidays!

Jan 13 [Monthly Member Meeting](#), Ameri Pro Restoration 5:30 PM Cost: \$5 Members

Jan 20 Certified Lead Renovator Training, MAHB, Time: 8 AM - 4:30 PM, Cost: \$135 Members

Dinner Sponsors!



\$800 Table Sponsors
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Eaton of
The Reverse
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McQueen
Landscaping/H2O
Sprinkler Systems

\$300 Spike Sponsors
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Concrete
Mark Voss of
The Kitchen Shop
Oade, Stroude &
Kleiman
MSU Demmer
Shooting Ctr.
Maurer & Parks
Well Drilling

Jan 22 Finance Committee Mtg. 9 AM
 Jan 27 Board Of Directors Meeting
 Jan 30 [Wild Game Dinner](#), Eagle Eye, Cost: \$45

Bill Tanasse Of Key Builders Takes Over Presidency Of GLHB&RA

Bill Tanasse with Key Builders was recently elected President of the GLHB&RA Board of Directors, for the 2010 calendar year. Bill has been a member of the Greater Lansing Home Builders and Remodelers since 1997. He has served on the Board since 2005 and prior to that served on the Government Relations Committee. Bill has an Engineering degree from Washington State University and is also a member of the Greater Lansing Board of Realtors. "I think now more than ever is the time for members to get involved and be a part the GLHB&RA. I'm looking forward to serving the members in 2010," says Bill. Bill Tanasse can be contacted by phone at 517-622-4314, or [by e-mail](#).



International Builders Show Just Around The Corner

The International Builders' Show® (IBS) is the largest annual building industry tradeshow in the country. It's THE place to see and discuss the hottest products on the market and network with your friends and allies. On top of that, IBS offers more than 175 education sessions taught by industry experts. The International Builder Show is in Las Vegas this year. January 19-22. Go to: [International Builders Show](#) to register.



The International Builders' Show®

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Housing Starts In Lansing Area Higher Than National Stats



For the past couple of months the housing start data has shown a slight improvement for the Lansing tri-county region. For the time period of Jan 08 through Oct

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For Making
The Wild
Game Dinner
Happen In
2010!**

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One very good
reason to be a
member of the
Greater Lansing

08 to Jan 09 through Oct 09 the Lansing area has been averaging a 7% increase. This is good news indicating that a bottom may have been reached. The housing start data for the the whole U.S. in the same time period shows a decrease of 33%. It appears that the rest of the country has continued to slow and may be catching up with Michigan. You can see the housing start data compiled by GLHB&RA by [clicking here](#). It is provided by [Builder Track Reports](#).



Speedway Increases Gas Discount To Five Cents--for all of 2010!

All GLHB&RA members who take advantage of the Speedway SuperFleet program will see their discounts on fuel increase another penny in 2010. "This marks a

significant effort on the part of SuperFleet to help GLHB&RA members in the ever changing business climate," said Tom Farnham, SuperFleet Account Manager. GLHB&RA members who do not use SuperFleet may want to consider taking advantage of this member



benefit which just got better! To learn more about how to save money on fuel, call Tom Farnham at 989-615-2736. Tell him you want the "home builder member discount." All participants must be members of the GLHB&RA.



**The Home Show Has Moved, From The
Summit To The Lansing Center!
Reserve Your Booth Space Today!**

Home Building & Remodeling Show Over 70% Sold At Lansing Center!

Now is the time to reserve your spot in the Home Building & Remodeling Show. The show is over 70% sold!! The GLHB&RA Home Show attracts more qualified buyers than any other show in Lansing. There is a Golf Show at the Lansing Center on the same weekend. GLHB&RA will be partnering with the Golf Show to jointly promote both shows. Attendees will be able to attend both shows by



Home Builders And Remodelers Association!

**Call Brenda
Hoffman
for Details
517-285-4345**

[Click Here For Details](#)

purchasing a joint ticket at a discounted rate. If you didn't find a contract in your mail, you can [download it from the web](#) site along with a copy of the [floor plan and booth layout](#). Contact Lacey for more information today: 517-323-3254.

Happy Holidays!

Please note that there will not be a Tool Box sent to you for the weeks of 12/21 and 12/28. The Tool box will resume during the first week of January. In addition, the GLHB&RA Office will be closed from December 23, 2009 through January 1, 2010. Here's wishing you a very Merry Christmas and a Happy New Year!



Certified Lead Renovator Training



Beginning in April of 2010 a new law will require Remodelers to practice lead-safe remediation if they are disturbing areas as small as six square feet in homes built prior to 1978.

To satisfy this new requirement, Remodelers are obtaining Certified training to learn how to comply with the new

law.

The next class will be hosted by the Michigan Association of Home Builders on January 20th. 8:00 AM - 4:30 PM.

Cost
\$135 Members
\$200 Non-Members

To Register Contact
Pam Frankenberger
517-646-2572

Forward email

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