



Home Builders Association of Delaware
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HBA/DElivers “The Membership News”

Home of the Future

The phrase “Home of the Future” evokes Jetsons-like surroundings, with every homeowner’s desire being fulfilled by the simple touch of a button or voice-commanded robots. While most episodes of the Jetsons were made in the 1960s and 1970s, the life depicted in the cartoon series took place in the 21st century—modern life as we know it. And although the family’s Skypad Apartments and vacations to Venus may still be far off, the Home of the Future is right around the corner.

“There is a move from house as place to house as product,” said John Connell of 2morrow Studio, a design/build firm in Warren, VT. “With homeowners staying in their homes, on average, five to seven years, consumers are looking more for unique features rather than for a long term residence.”

“Consumers are far more educated and savvy when it comes to home design,” added Cheryl O’Brien, President of C. O’Brien Architects Inc. in Bala Cynwyd, PA. “The bar for design will continue to be raised in the future, and more cohesive architecture will find its way into the modern home.” Connell and O’Brien were two of nearly 60 architects and builders interviewed by NAHB over the summer of 2005 to capture a view of the Home of the Future, circa 2015. The results were presented at the 2006 International Builders’ Show held in Orland in January. Below is a summary of those results.

In 2005, the average size of a new single family home was 2,400 square feet. In 2015, not much changes—the average size will be 2,300 to 2,500 square feet. Ceiling heights will increase, as they have for the past 10 years. By 2015, it is expected that most homes will have 9 foot ceilings on the first floor and some may even reach 10-12 feet, particularly in upscale homes. Doors will also widen. Three foot six inch doors will be used extensively in place of three foot doors.

In homes of less than 3,000 square feet, the living room will disappear and will be replaced by a den, parlor, retreat, library or music room. “Entertainment will continue to be huge,” said Connell. “Features such as home theatres and wide-screen televisions will become more and more common.” In many average-sized homes, the living room will combine with family and dining areas to form a great room with an open floor plan. Areas will be defined not by walls but pillars, arches, ceiling treatments or floor coverings. In upscale homes (over 3,000 square feet), the living room will remain. Glass rear walls or a huge glass window will also become prominent in upscale family rooms.

In 2015, kitchens remain the hub of the house and have upscale features in all home price ranges. A central island will serve as working or cooking space, and walk-in pantries, double sinks, lots of counter space and well-lighted areas will be present. In most new homes, wine storage racks will generally be included with upscale homes including built-in wine coolers. The year 2015 will also see an increase in commercial-style (or at least commercial looking) appliances and most new homes will have a butler’s pantry.

In addition to kitchens, utility areas are becoming more upscale. Home owners can not only use it for laundry, but for hobbies and crafts as well.

In most mid-price range to upscale homes, garages will be connected to the house through a mud room although tandem garages will remain popular in some areas because of smaller lot size. Garages will be insulated and have more storage space, with average homes having a two car garage and upscale homes having a three to four car garage.

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- * Regal Award Ceremony
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Garage door sizes will increase from 7 X 9 feet to 8 X 10 feet and garage sizes themselves will increase to 24 x 24 feet.

In 2015, master bedrooms will have areas of specific use, such as dressing, sleeping and sitting areas, and his and her's walk-in closets will be standard. For master bathrooms, there will not be two separate bathrooms, but there will be two vanities and even his and her's dressing areas. In mid-price to upscale homes both shower stalls and tubs will be present and multiple shower heads will be in most upscale homes. Whirlpool tubs will also be found in upscale master baths. Master bedroom baths will include linen storage areas.

In the year 2015, expect an increase in outdoor living. This will be evident in a rise in outdoor kitchens in upscale housing and indoor/outdoor fireplaces. Exterior wall material will shift to maintenance free types such as stucco and synthetic stone. In other material trends, engineered wood use will grow significantly and flooring will move away from soft to hard surfaces. Bamboo flooring use will rise and kitchen counters will continue with maintenance free materials trends seen in other areas of the home to include high definition laminate. "Natural materials will also make their ways indoors, as part of the cohesive interior/exterior trend," said O'Brien

Unlike the Jetsons' technology, reliant on elaborate robotic contraptions, holograms and whimsical inventions, home technology in 2015 is basic. In the average home, security systems, automatic lighting control and energy management systems are the main places basic technology will take hold. The use of wireless technology may also enter the housing market in a big way.

Note: While the house on the right is not "The Home of the Future", it is interesting none the less. It is made out of lemons, limes, oranges and grapefruit. Now that's news—an edible house!





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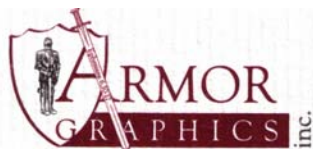
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REGAL AWARDS CEREMONY

**Due to unexpected construction delays at the Dover Sheraton,
the Regal Awards are being moved!
The event will now be held at the Dover Downs Hotel & Casino.**

A record shattering 324 entries were submitted by Builder and Associate Members of the Home Builders Association of Delaware to "Go for the Gold" at our upcoming Regal Awards. The Regal is the most prestigious statewide industry award recognizing the best product and services offered by you, our members.

Plan on attending the 14th Annual Regal Awards scheduled for Thursday, March 9 at the Dover Downs Hotel & Casino. The event begins at 6:00 p.m. with a cocktail reception, followed by dinner and the awards ceremony. For the past three years, the Regal Awards have been the largest attended HBA/DE event of the year. Sponsorships for the event are still available, but the deadline is quickly approaching. You may register for the event online at www.hbade.org

Any questions may be directed to Chris or Greg or by calling
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Numerous U.S. Areas See Home Price Gains

By **MARTIN CRUTSINGER** Source: Associated Press/AP Online Publication date: 2006-02-16

WASHINGTON - The sizzling housing market may have cooled at the end of 2005, but still-surging home prices did not reflect it, according to a report Wednesday from a real estate trade group.

The National Association of Realtors said a record 72 metropolitan areas had double-digit gains in sales prices for existing homes in the final three months of 2005 when compared with the same period a year earlier.

Overall, some 145 metropolitan areas that were surveyed.

The previous record, in the fall of 2004, was 69 cities with double-digit price increases for existing homes.

"Although home sales have eased, the tremendous momentum in price appreciation was sustained in the fourth quarter because tight inventories still favored sellers," said David Lereah, chief economist for the Realtors.

Sales of both new and existing homes have set records for five straight years. Analysts are forecasting a slowdown in the sale pace this year as rising mortgage rates cool demand.

Lereah said that with sales slowing, the supply of homes on the market has risen, which will help keep a lid on price increases in the coming year. "We are entering a period of a more normal balance in supply and demand," he said.

For the final three months of last year, the median sales price for an existing home nationally was \$213,000, an increase of 13.6 percent from the fourth quarter of 2004, when it was \$187,500. The median is the point where half the homes sold for more and half for less.

The biggest jump in prices in the fourth quarter was in the Phoenix-Mesa-Scottsdale area of Arizona, where existing home prices soared by 48.9 percent to \$268,400.

Next was the Cape Coral-Fort Myers area of Florida, where existing home prices jumped by 48 percent in the fourth quarter of last year to a media of \$293,100.

Orlando, Fla., was in third place with a price increase of 42 percent to \$261,800.

The highest sales price in the fourth quarter was the San Jose-Sunnyvale-Santa Clara area of California, where the median price was \$747,000.

At the other end of the scale, the lowest median price in the Realtors survey was in the Danville, Ill., area where the median sales price was \$63,800.

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Carper for Senate

February 7, 2006

Mr. Stephen Lefebvre
Homebuilders Association of Delaware
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Dear Steve,

Thanks very much for hosting us last month in Orlando with the Delaware Homebuilders. For me, the next best thing to actually being in Delaware is being with Delawareans in sunny Florida! The weather was great and the company wasn't too shabby either!

Believe it or not, I still wake up just about every day feeling fortunate to serve Delaware and our country in the United States Senate. In Washington, D.C., I've figured out that one of my primary roles in the Senate is to get people to work together across party lines in order to develop common sense solutions to what are often complex problems. That includes developing consensus on homebuilding industry concerns like federal tax reform proposals, the EPA's stormwater discharge policies, the need for balanced regulation of government-sponsored enterprises, or G.S.E.'s, like Fannie-Mae, Freddie-Mac and the Federal Home Loan Bank.

As I mentioned both during our group and individual conversations, at the reception, I try to use that same logical and bipartisan reasoning to work through other issues that not only affect Delaware, but our nation, too. I don't want to sound immodest, but I sense that my limited ability to effect change in our nation's Capitol is on the rise. With your help and encouragement, and the grace of God, that ability should continue to grow in the months ahead.

In any event, please know that I am deeply grateful to have the support of many Delaware Homebuilders. I hope that our paths continue to cross in the days ahead and that you will feel free to call me if I can be of assistance. In the meantime, I look forward to working with you and your industry and with my colleagues in the Senate to strengthen America's economy, to foster homeownership opportunities and to better ensure that every American who wants and needs a decent place to live has one.

With best personal regards, I am

Sincerely yours,

*Steve, it was
good to be
with you in Dover on Saturday
too!*

Tom

Tom Carper

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"Members Doing Business With Members" is our Association's motto and commitment. Members have many opportunities to network with other Members who are potential customers. Many Members have increased business due to contact with other Members by participation in activities such as: General Membership Meetings; Delaware Home Show; Golf Tournaments; Annual Banquet; Regal Awards and participation on various Committee's and Councils. If you are doing business with a non-member, why not ask them to join. Call the office for a membership kit to be sent. Help our Association grow.

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Middletown Inspection Notes

1. DNREC has stepped up random inspections in the town. To avoid citation, be certain to insure that silt fence is in place and working and streets are kept clean.
2. Dumpsters are not being emptied timely and trash is blowing over sites.
3. Streets are being blocked with staged materials - especially staging materials on one side with dumpster opposite. Streets must be clear enough to allow emergency vehicles to pass.
4. All sub-contractors must have a valid 2006 business license. Failure to produce a license may result in a stop work order on your construction site.



So Long, Roy

Delaware Today—March, 2006

His name was LeRoy Klein, but everyone in Kent County knew him simply as Roy. When he died on November 4th at the age of 79, friends and associates were stunned. Those who knew him well knew also that he's had his share of health troubles, but he never let them slow him down. The day before his death, he went to his regular Rotary meeting, then spoke to members of the Central Delaware Chamber of Commerce. Because that's what Roy did. He never stopped working for the improvement of the county or the betterment of its people.

Countless thousands of Kent County residents live in neighborhoods that Roy developed over the past 35 years. He was, in fact, working on a project in Harrington when he passed. He was also still trying to realize his dream of a civic center in Dover—a dream he had been working toward for 30 years.

A native of Philadelphia, Roy was a man who made dreams happen—for himself, and for others. When he developed his first neighborhood in Kent County, he adopted it as his home. He was asked to help many organizations, and he never said no. Roy did more than write checks. He steered discussions. He generated enthusiasm. For projects such as the Schwartz Center for the Performing Arts, for organizations such as the Chamber, for institutions such as Delaware State University and for causes such as the battle against cancer, Roy provided true leadership.

Roy was, in a word, generous, and Kent County misses him greatly.

Note: Leroy Klein was an HBA/DE member from April, 1977 through December, 2002 and was an NAHB Life Director 1986 to 2002.