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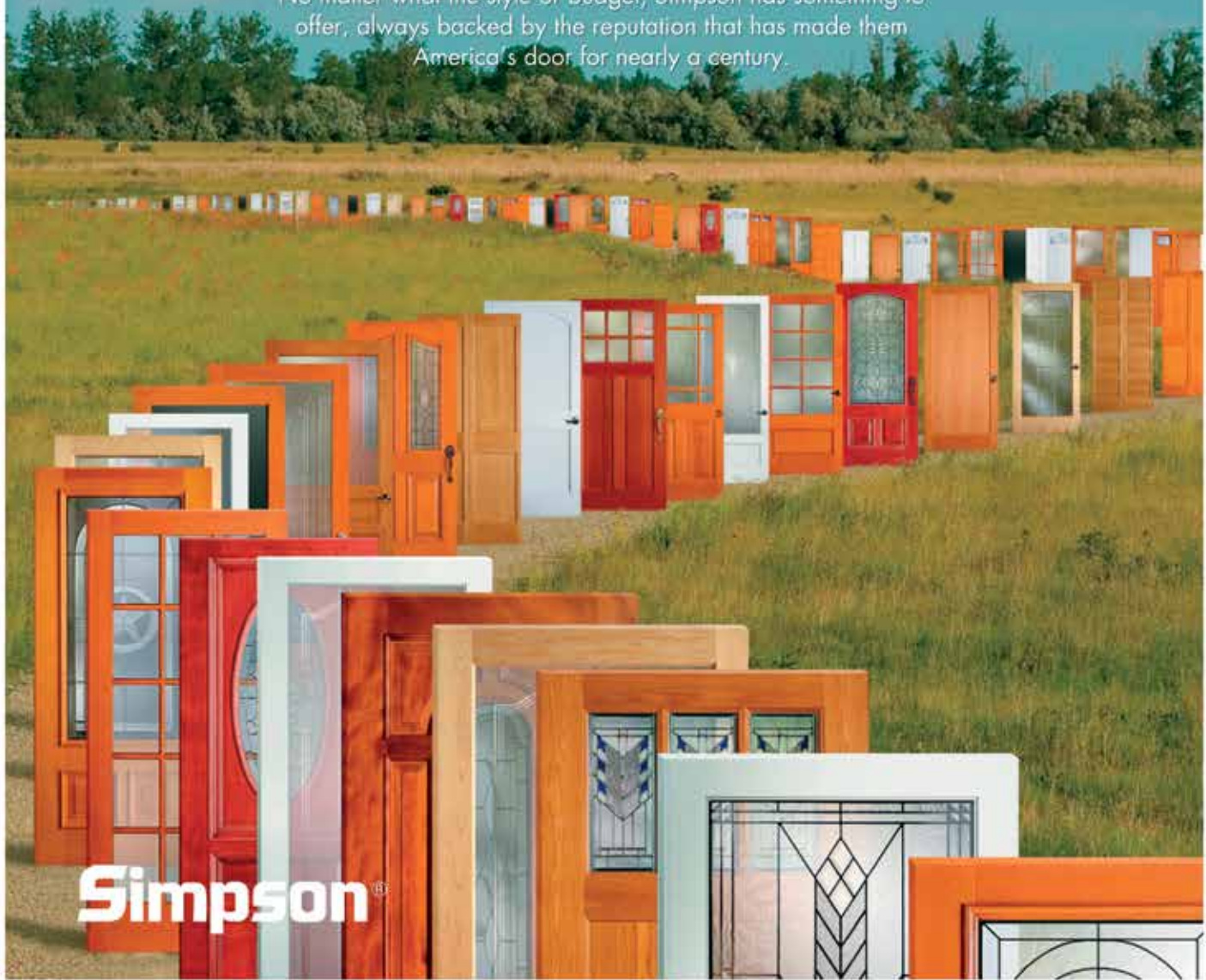
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2023 Parade of Homes

Thursday, June 15th	12:00 PM - 8:00 PM
Friday, June 16th	12:00 PM - 8:00 PM
Saturday, June 17th	9:00 AM - 7:00 PM
Sunday, June 18th	11:00 AM - 4:00 PM

DOWNLOAD THE APP
and take the Parade on the go!

Get Directions, browse the home listings and access quick links about the local community!



**Home Builders Association
of Grand Traverse Area**
3040 Sunset Lane
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The Home Builders Association of the Grand Traverse Area, Inc. chartered in 1970, is a professional trade association encompassing the Michigan counties of Antrim, Benzie, Grand Traverse, Kalkaska and Leelanau, whose members are licensed, where applicable, for the purpose of constructing quality housing, providing associated services and utilizing progressive technologies. The Home Builders Association of the Grand Traverse Area is an affiliate of the Michigan Association of Home Builders and the National Association of Home Builders.

Mission

To be a high quality resource for building industry professionals, who provide outstanding service to our community.

Message from the President

Welcome to our 34th Parade of Homes! The Home Builders Association of the Grand Traverse Area is thrilled to host this annual event and showcase such fine homes in our community.

The Parade of Homes is an opportunity to see the latest trends and innovations in home design, construction, and décor from our area's top builders. Whether you're a potential homebuyer, an industry professional, or simply someone who appreciates beautiful homes, you'll find something to inspire you.

This year, we are featuring seven custom homes constructed by local builders and their teams of professional subcontractors and suppliers. Each one has been carefully crafted with exceptional attention to detail and quality craftsmanship, and we're proud to showcase them for you. One of the homes is virtual located in Gaylord, MI. Offering this home virtually brings the craftsmanship and design right to you and offers the chance to explore a home that otherwise would not have been as easily accessible.

We want to thank all the participants who have worked tirelessly to make this event possible. We appreciate your hard work and dedication in creating such stunning homes for us to enjoy.

To all our visitors, we hope you enjoy this year's Parade of Homes and find inspiration for your own home projects. Please feel free to ask questions, take notes, and connect with the professionals who make these homes possible. Remember, our members are your local industry experts.

Thank you for joining us for this exciting event, and we hope you have a wonderful time exploring the incredible homes on display.

Warm regards,

Daniel Paulson
Daniel S Paulson, Builder
2023 President of the Home Builders Association of the Grand Traverse Area, Inc



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Michigan Education Association - Retired Educators
Grand Traverse Show Chorus
PEO Chapter EM
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HBAGTA has contributed over \$384,0000 back to non-profit host organizations in the Grand Traverse Region.

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Parade of Homes Tour Guide Errors & Omissions Policy

The Parade of Homes Tour Guide of the Home Builders Association of the Grand Traverse Area, Inc. is supported solely by the businesses advertised in it and is distributed free of charge to the public. Every effort has been made to compile the information contained in the official plan book as accurately as possible; however, errors do occur and should be reported in writing to the Home Builders Association Office. Neither the Home Builders Association of the Grand Traverse Area, Inc., its employees, agents or representatives are liable for any damages relating to errors or omissions that may occur in the advertising appearing or failing to appear, herein, except in instances where a specific charge has been made. In such instances, the Association's liability is limited to the specific charge for such advertisements.



2022 Judge's Choice Best Overall



Beartooth Construction
CJ Heiny
(231) 590-8144
beartoothconstruction.com

On scenic Old Mission Peninsula stands this old-world charmer on West Grand Traverse Bay. Upon entering the property your eyes are greeted with sweeping curves of the rooflines complimented beautifully with a salvaged church window. The timber framed entry leads you into a stunning foyer with a curved stone staircase and an elegant archway leading into the living area. The open layout makes it an ideal place for entertaining. Gorgeous custom woodwork abounds throughout the kitchen and dining area. This energy efficient home has plenty of windows to take in the breathtaking views of Lake Michigan. Enjoy an evening sunset on the timber framed lakeside porch with a fire in a rustic stone fireplace.

The custom craftsmanship combined with the unique use of salvaged antiques give this home an old world feeling. Beartooth Construction prides themselves on offering fully custom, personalized building experiences. This unique exquisite home is a perfect example of quality craftsmanship that caters to the exact needs of the client.



2022 People's Choice Winner



O'GRADY DEVELOPMENT CO.
Kevin O'Grady
(231) 421-5161
ogradydevelopment.com

Welcome to The Bluewater View Home in Peninsula Shores, showcasing only the finest quality by O'Grady Development Company! This impressive new construction lakefront home on Old Mission Peninsula is a part of an exclusive gated waterfront community. The vast two-story great room features a wood/gas fireplace decorated in tile from floor to ceiling. The primary owner's suite boasts a luxury bathroom and an extensively shelved closet. On the second level, you will find 3 spacious bedrooms and a generously-sized loft soaring above the Caribbean blues of East Grand Traverse Bay. Other home features include 2x6 framing, heated & insulated garage finished with epoxy floors, spray foam cellulose wall insulation, quartz countertops throughout, Mouser cabinets, a custom interior plumbing and lighting package, Anderson 400 windows and door walls, a whole-home Generac Generator, smart home technology including cameras and speakers, complete high-end appliance package, and an extensive landscape package including a hand-laid brick paver patio on the lake side of the home. To top it off, the 100' of waterfront is privately accessed by way of an incline elevator.

Judge's Choice Best Craftsmanship \$999k and below



CMB CONSTRUCTION
Colin Bushong
(231) 218-862
cmbquality.com



Serenity awaits in this peaceful, wooded setting on Stevens Lake in Lake Ann. Enjoy a day on the lake or evening by the fireplace. This 3,188 sf, 3BR/2.5BA custom-built home by CMB Construction features a screened-in hot tub/deck area accessible from the main floor master suite and living room, with an additional deck from living/dining area with spectacular views of the lake. A custom-built windowed wall separates the master suite sitting room from the foyer. The 2BR/1BA lower-level walks out to a concrete patio and incorporates tasteful wallpaper accents and built-in bookshelves in the family room to relax with a good book. Live-edge vanity in main floor powder room, tiled showers, farm sink and bar area in kitchen, shiplap, wood beams and ceilings, and floor to ceiling fieldstone fireplace are just some of the custom finishes that you will find in this home. The fieldstone exterior finishes and red accents give this home that up-north cottage feel.

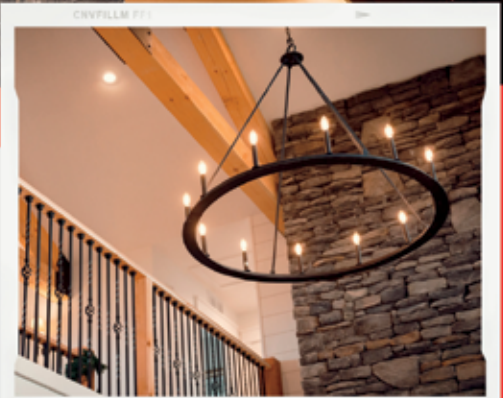
2023 Parade of Homes Rules & Regulations

- Advanced sale tickets are \$18 prior to June 15, 2023.
- Tickets purchased at a Parade Home or Ticket Outlet on or after this date are \$20.
- Smoking, food and beverages are not allowed within the Parade Homes.
- Children one year of age and under are free; all others will be charged full price.
- Strollers are prohibited within the Parade Homes.
- For your safety, shoes should not be removed, unless heels are worn. Shoe covers are provided.
- Please do not park or trespass on private property adjacent to a Parade Home.
- Bathroom facilities within the Parade home are not available to the public.
- The HBA is not responsible for lost tickets



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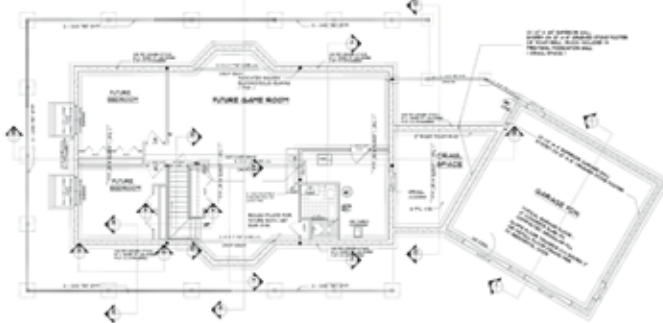
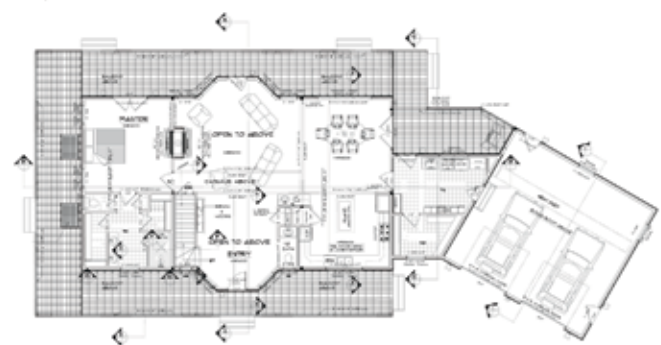
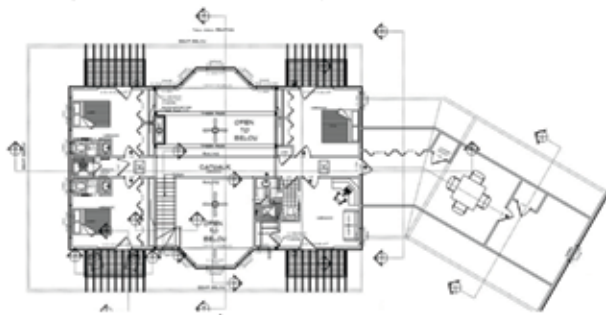
<https://royalstagconstruction.com/construction-inquiry-application/>



8062 Saylor Rd, Williamsburg

Welcome to the Ann Riley Farmhouse! Named after a Northern Michigan native who owned the farm at the turn of the century. The Royal Stag design team breathed life into this modern craftsman farmhouse loaded with custom design features. Boasting uninterrupted 360° sunrise to sunset; including full length views of Old Mission Peninsula from town to Lake Michigan. Yuba Vineyards surround the home on all edges of the open, covered porch. A 5,000 sq. ft. house having seven bedrooms, one half, and four full bathrooms. Main level master bedroom with ensuite full bathroom and his & her walk-in closets. Every detail of the Ann Riley Farmhouse is designed to suit the most exquisite taste, the custom-built wine cellar, wet bar, and open catwalk.

The Ann Riley Farmhouse kitchen is the heart of the home. Black custom cabinets, beautiful rustic hand punched copper vent hood, sinks, a massive Bertazzoni six burner gas range, with black and copper pulls, underlit leathered black granite island, and a walk-in butler pantry. The exterior features gorgeous Hydrangeas and grey slate stone framing the perimeter of the wrap around covered porch. The backyard facing Grand Traverse Bay has two paver patios, for dining, cocktails, and bonfires.



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(231) 463-9439
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H PARADE OF HOMES
2022 Winner

TO BE COMPLETED SUMMER 2023

Pictured: 'Bayside Home' For Sale, Neighboring 2022 Parade of Homes Awarded 'Coastal Home'

O'Grady Development Company is a family-owned and operated company in Traverse City, Michigan with over 40 years of combined experience in exceptional home building and land development. Relying on our values of honesty, integrity, and communication, we have proudly planned and successfully built out dozens of communities throughout the great state of Michigan. As a team, we continue to be committed to creating everlasting value for current and future homeowners as well as their surrounding communities. Our slogan exemplifies our mission, 'Building Your Future. Now.'

For more information on real estate offerings in the Traverse City Region, please contact the **Live Traverse City** real estate team.

LIVE
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BAYSHORE

Karlie Acton, REALTOR®
231.499.7633
karlie@livetravercity.com

Kyle O'Grady, REALTOR®
231.499.9999
kyle@livetravercity.com



Re/Max Bayshore 500 S Union St, Traverse City, MI, 49684 | Each office independently owned and operated
All information is estimated - pricing and availability subject to change without notice. (Revised as of 5/23)



15895 Waters Edge Dr, Traverse City

Welcome to the premier waterfront community of Peninsula Shores, situated along the serene shoreline of Lake Michigan's East Grand Traverse Bay. Peninsula Shores offers an unparalleled living experience, featuring a variety of luxury homes and stunning views of the bay. The community is designed to meet the highest standards of modern living, with an emphasis on Northern Michigan lifestyle and world-class community. Residents enjoy year-round access to a quarter mile of private water frontage and docking privileges at the subdivision's seasonal marina.

This community is an exceptional example of thoughtful planning and meticulous craftsmanship, brought to you by the 2022 Parade of Homes Winner, O'Grady Development Company. O'Grady Development Company is a family-owned and operated company in Traverse City, Michigan with over 40 years of combined experience in exceptional home building and land development. Relying on our values of honesty, integrity, and communication, we have proudly planned and successfully built dozens of communities throughout the great state of Michigan. As a team, we continue to be committed to creating everlasting value for current and future homeowners as well as their surrounding communities. Our slogan exemplifies our mission, "Building Your Future. Now.®"



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Kyle O'Grady
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norris.scottk@gmail.com

www.ScottNorrisConstruction.com



2830 Neahtawanta Rd, Traverse City

This home enjoys the perfect setting for a summer evening making s'mores around the firepit on the beach, watching the sunset, and listening to the gentle surf of Bowers Harbor. This East Coast inspired shingled cottage is a modern take on an old classic. An old fashioned screened-in porch with traditional columns supports a balcony off the master suite, allowing evening sunsets to be enjoyed by both guest and residence. Understated elegance is hidden around every corner with Scott's trademark built-ins featured throughout. A custom kitchen with floating shelves, walk-in closets, custom pantry, one of a kind tiled showers, multi-landing staircase, and rooms featuring paneling and wallpaper make this home a classic inside as well as out. Come visit and enjoy!



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Traverse City, MI 49684

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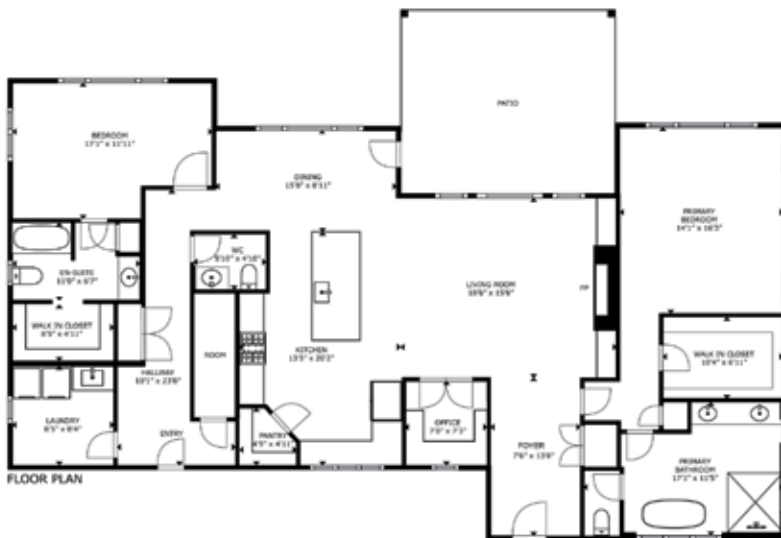
Travis McKinney - Residential Builder / Sheena McKinney - Design Consultant/Realtor





6848 S Carol Ann Dr, Traverse City

Welcome to the Cozy Modern home offering breathtaking Grand Traverse West Bay views. Located in highly sought-after Leelanau County in Rolling Hills Estates, this cozy modern home offers over 3,500 square feet of living space, with high ceilings, and European Oak hardwood wide plank floors in the main living areas. An open-concept living room boasts a vaulted ceiling, large linear fireplace, and custom shiplap with beams that extend throughout the kitchen. Quartz countertops, oversized pendants, and a large island with a full-height quartz backsplash complement the modern design. Brass fixtures and hardware add a touch of elegance to the overall look. The primary bedroom ensuite bathroom features a walk-in shower, a freestanding tub, a custom floating vanity with quartz backsplash, and backlit mirrors. The second main floor primary bedroom offers an ensuite bathroom and walk-in closet. Two bedrooms, a full bathroom, a family room, and a gym finish off the walk-out lower level. Each bedroom and main living area enjoys views of West Bay. This property boasts a three-car heated garage with custom glass panel doors and an epoxy floor.



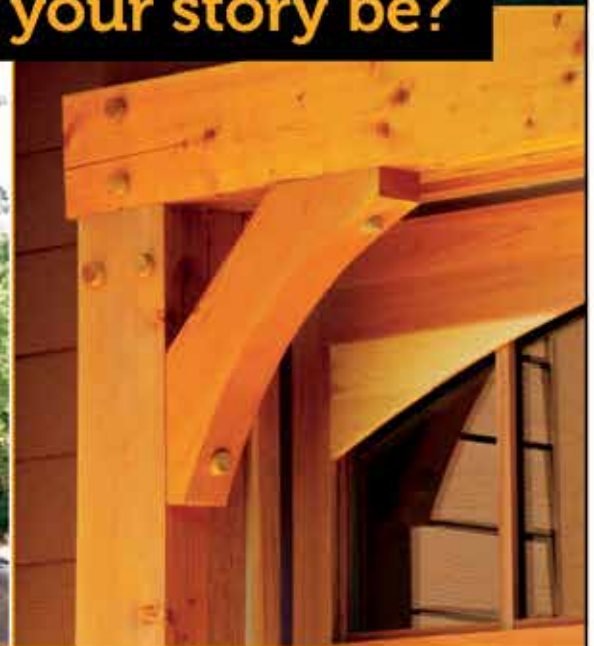
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4085 Terra Farm Lane, Traverse City

Traverse Homes is proud to be part of the 2023 HBA Parade of Homes. We are featuring a new ranch-style home boasting 1,742 ft.² of living space and an attached 2-car garage. This open floor plan is all on one level and includes three bedrooms and two baths. A trending first-floor office is also part of this new design.

The home feels spacious with the vaulted ceilings on the main level, and the full basement has 9-foot ceilings. The designer kitchen offers beautiful wood cabinetry with granite countertops and top-of-the-line appliances. The single level bar island with a prep sink makes an excellent space for entertaining. The master bathroom is beautifully appointed and features a custom ceramic shower. An Anderson Window package is featured throughout the home. Not only do they let the light in, but they are also highly energy efficient. This home offers a large, covered concrete front porch and a Trex Composite rear deck.

We invite you to check out the last few sites still vacant in this neighborhood development. Lots 2, 6, 13, and 16 are still available for purchase and to build on.



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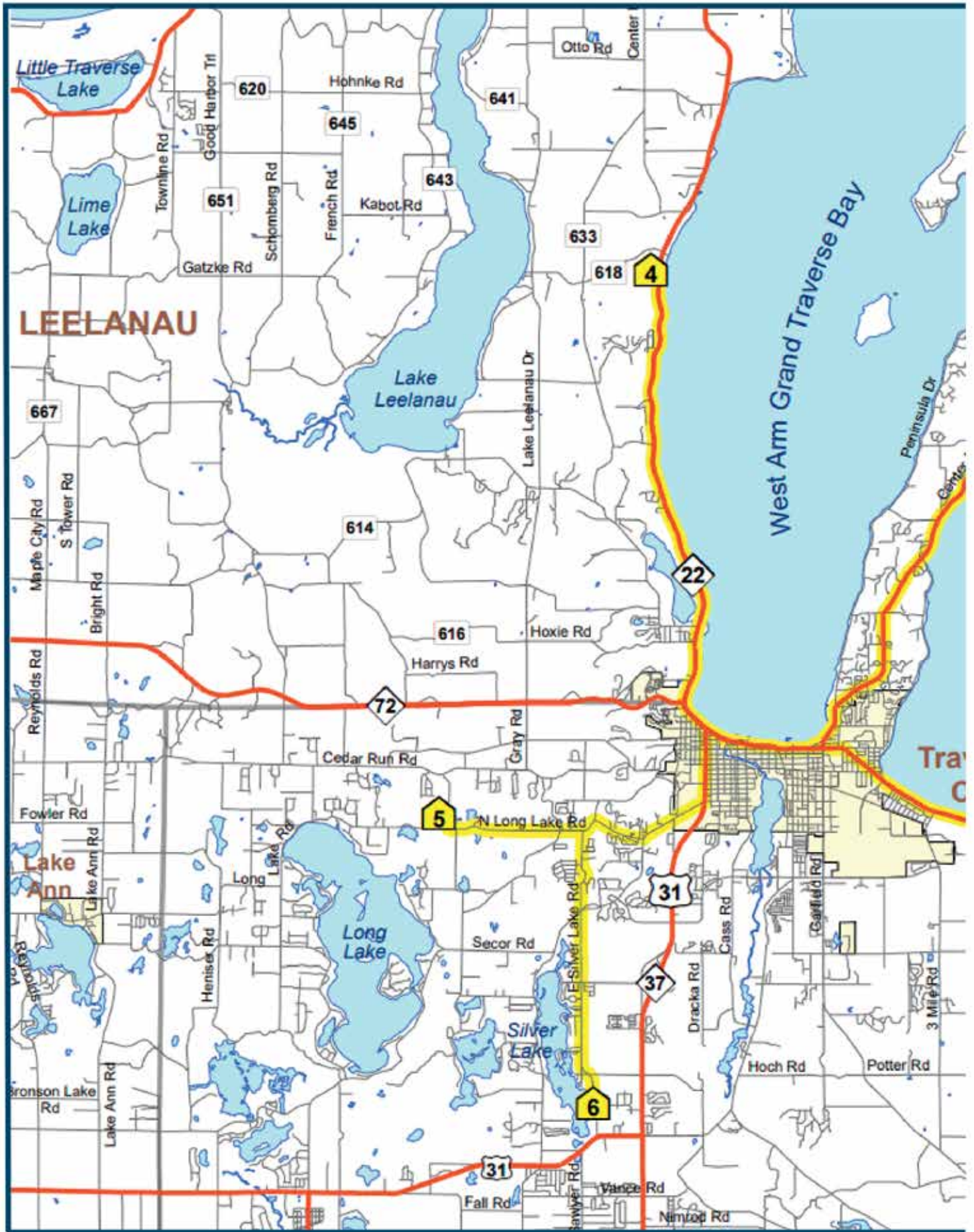


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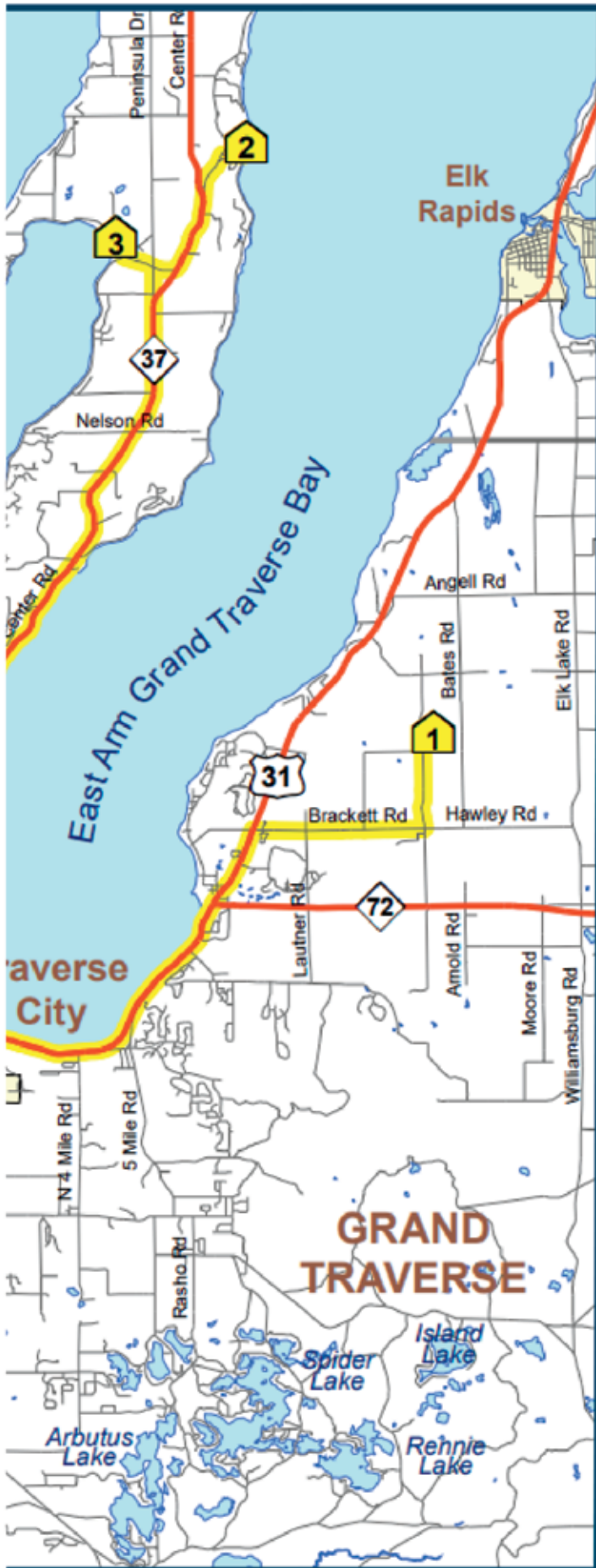
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 - 3 Scott Norris Construction
 - 4 Cherry Capital Contracting
 - 5 Traverse Homes
 - 6 Waldecker Homes
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Land Information Access Association

324 Munson Ave.
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Data source:

Michigan Center for Geographic Information
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WALDECKER HOMES



Love Where You Live.

Waldecker Homes provides quality construction with functional and beautiful results. We are equipped to coordinate the management for the design, building, and interior decorating of your new home. Your home should be an extension of you and your family.

When you're building or remodeling a home, the initial steps can be overwhelming. How do you know what's possible? Can you afford it? How long will it take? At Waldecker Homes, we understand the building/remodeling process can be intimidating. We make a point to break the job down into manageable steps. Our mission is to set expectations and guide you through the entire process. From the moment we start drawing plans until the day you move in; our job is to bring your vision to life.





504 S East Silver Lake Rd, Traverse City

This stunning walkout ranch, located on beautiful Silver Lake, was built by Blake Waldecker, now Waldecker Homes. The inspiration for this home is to love where you live and enjoy your active northern lifestyle. The home has a spacious and open layout, perfect for entertaining and daily living. The great room boasts 14' tall ceilings and flows perfectly into the kitchen, dining room, and butler pantry. You will see the well thought out primary suite, allowing access to the laundry room, closet, ensuite, and bedroom. Envision relaxing on the covered deck overlooking the lake, complete with a big-screen TV, perfect for entertaining. Then head downstairs to work out in the home gym, or catch a movie on the 10' projector screen.

What sets this home further apart? It is equipped with invisible speakers, programmable lighting controls, power blinds and more! Imagine using your smart phone to check security cameras, turn on any TV, turn up the music in different rooms, or control the temperature throughout the home. The smart home features make life more enjoyable without sacrificing aesthetics. Waldecker Homes builds houses you will love to live in.



WALDECKER
HOMES

WALDECKER HOMES
Blake Waldecker
(231) 715-9797
Traverse City, MI 49685

Non-Profit Host:
The Friendly Garden Club

Over 30 Years Serving The Tri-City Area & Northern Michigan



Moeller Builders specializes in custom homes, remodeling, handling the insurance company to rebuild after a devastating loss, and additions of all sizes. We are proud to be a business with strong ties to family and the communities we serve.

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Moeller Builders, Inc.

(989) 692-1034 | moellerbuildersinc.com

12125 W. Tittabawassee Rd.
Freeland, MI. 48623



Virtual, Gaylord

This beautiful new home is an exquisite two-story, three-bedroom, 3 1/2-bath home located in a desirable location on one of northern Michigan's beautiful golf courses. This spacious 3,032 square-foot home also offers a full sprawling basement. The oversized garage is a perfect size for not only your cars but also your toys.

The gracious exterior of the home has James Hardy board and batten siding with a meticulously laid natural ledge stone. The exterior walls are 2"x6" to ensure a cozy and warm interior. To add charm, Landmark Dimensional Roofing was selected by the homeowner.

The interior boasts a dramatic open floor plan. There is an uncompromising, sundrenched, two-story, great room with an expensive wall of windows that overlooks a tranquil patio and stunning golf course views. A sophisticated stairway leads you to a dazzling 18-foot natural stone wall to frame the glow of the fireplace. The kitchen is filled with natural light and has a spacious grand island for gatherings and entertaining. The countertops are stately quartz with a timeless elegance. The cabinets are handcrafted by one of our artisans on the Moeller team.

A central vacuum system keeps this home immaculate. The locker room just off the garage is perfect for coats and other storage and is complete with nooks and crannies. If a laundry room could be chic, this one wins, hands-down!



Download the Free App
to view this virtual home tour!
or visit hbagta.com/parade-of-homes



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Nate Moeller & Brett Moeller
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Directions – Access turn by turn directions for the homes.

Browse – Check out participating home listings for photos and information.

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HOW DO YOU PICK THE RIGHT HOME BUILDER?

Doing your homework will help you have a more successful experience

When it comes to building a new home or undertaking a major renovation, hiring the right builder is essential. The builder you hire will be responsible for bringing your vision to life and ensuring that the project is completed on time, within budget, and to your satisfaction. However, with so many builders out there, how do you choose the right one?



Know the Scope of Work

Know your scope and make sure plans are finalized before the start of the project. Consider factors such as your budget, the type of home you want, the location, and the size of the project. This helps you decide what you want to be included in the job and at what price. Knowing these things ahead of time will give a potential builder a clear picture of what you want and they will be able to provide an appropriate estimate.

If you decide to work with a design/build builder, the builder will help you determine a budget and then design your project to fit that budget. Make sure your design/build home builder offers you different design alternatives so that you have options to choose from that fit your vision. Your contract should include what you are agreeing to pay for, when the project will be completed, how to pay for extra services, resolving any differences, and how to release the funds to pay for the contract.

Check Credentials

Limit the bidding process to no more than three home builders. This will give you time to research and determine the home builder who is best suited to your project. Once you have a list of potential builders, it's important to check their credentials. Ensure that they are licensed, insured, and registered with the appropriate regulatory bodies. You should also check their record by asking for references and examples of previous work. Interview potential builders' current and past clients and the tradespeople they've worked with.

Be Clear About Budgets

Know your budget and communicate it ahead of time to everyone involved in the project. Letting the builder know your budget helps them save time in creating the estimate and determining what is acceptable if changes are required. Have a game plan to determine how you will respond to an "unplanned change" or schedule delay. You must be clear on what the outcome will be to your budget and/or the project's quality. Expect changes. Most contracts include a minimum of ten percent additional costs due to changes during the job. Be sure to include that amount of money in your budget.

Meet in Person

It's important to meet with potential builders in person to discuss your project and get a feel for their communication style and working approach. Good communication is key to a successful building project. Make sure that the builder you choose is responsive and easy to communicate with, and that they are willing to work closely with you throughout the project. This is also a great opportunity to meet with them at your vacant property to get the lay of the land and better understand excavation needs. Be sure to ask any questions you may have about the project to get a sense of their experience and expertise while you're together.

Don't Get Blinded by Price

Once you've selected a few builders that you're interested in working with, ask them for a detailed quote that outlines the scope of the project, timelines, and costs. This will help you to compare the different builders and make an informed decision based on the level of detail and accuracy in their quotes. Don't let price be the only criteria for the job. Consider quality work, materials, and the harm that may come if the job is done "cheaply." Make sure you are working with a professional company that follows good management practices, adheres to all laws and regulations, and will be around for the long haul. This will go a long way towards guarantying your ultimate satisfaction with the project.

Once you've selected your builder, get started! Stay informed, make timely decisions and trust the relationship you've created. In the end, the goal is to be happy with the finished project. With the right builder, you can bring your vision to life and create a home that you'll love for years to come.






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With designs ever evolving, here are trends to try in your next project.

Design trends in home decor are always evolving, with new ideas and styles emerging each year. From biophilic design to artisanal touches, there are many exciting trends to watch out for. Creating a welcoming and personalized living space is becoming increasingly important as we spend more time at home. Whether you're planning a complete home renovation or just looking to update a room or two, it's the perfect opportunity to refresh your living spaces and incorporate the latest design trends to reflect your individual style and personality.



Biophilic Design

Biophilic design is a trend that focuses on bringing nature indoors. This can include everything from houseplants to natural light and materials like wood and stone connecting the occupants to the outdoors. Biophilic design has been shown to have many benefits, including reducing stress, improving air quality, and increasing creativity and productivity.

Warm Tones

Warm tones like caramel, rust, and deep reds are expected to be popular in 2023. These rich colors can add a cozy and inviting atmosphere to any room and tie in nicely with a more nature centric design. Nervous about color? Keep a neutral palette on the walls and play with color in accessories. This will also make any future design changes easier.

Sustainable and Eco-friendly Materials

Sustainability and eco-friendliness are becoming increasingly important considerations in home decor. Many homeowners are choosing to incorporate materials and products that are environmentally friendly, such as bamboo flooring, recycled glass countertops, and organic cotton bedding. Additionally, there is a growing trend towards reducing waste in the home by using reusable containers and recycling items like paper and plastic.

Multi-functional Spaces

As more people work from home, multi-functional spaces have become a necessity. This trend is all about creating spaces that can serve multiple purposes, such as a home office that doubles as a guest room or a living room that can be used for entertaining and relaxation. Built-ins and Murphy Beds are gaining popularity and are a great way to sneak another use out of a room.

Artisanal Touches

Artisanal touches are all about adding unique and handmade elements to your décor. This can include everything from handcrafted pottery and textiles to one-of-a-kind artwork and sculptures. By incorporating artisanal touches into your décor, you can create a space that is truly unique and personalized. Don't feel rushed to fill your space. Take your time and find items that speak to you and complete your vision.

In conclusion, the home décor trends for the coming year are all about creating a warm, welcoming, and sustainable living space. Whether you choose to incorporate biophilic design, warm tones, sustainable materials, multi-functional spaces, or artisanal touches into your home décor, there is a trend to suit every taste and style. By embracing these trends, you can create a space that is not only stylish but also functional and personalized to your needs and preferences.

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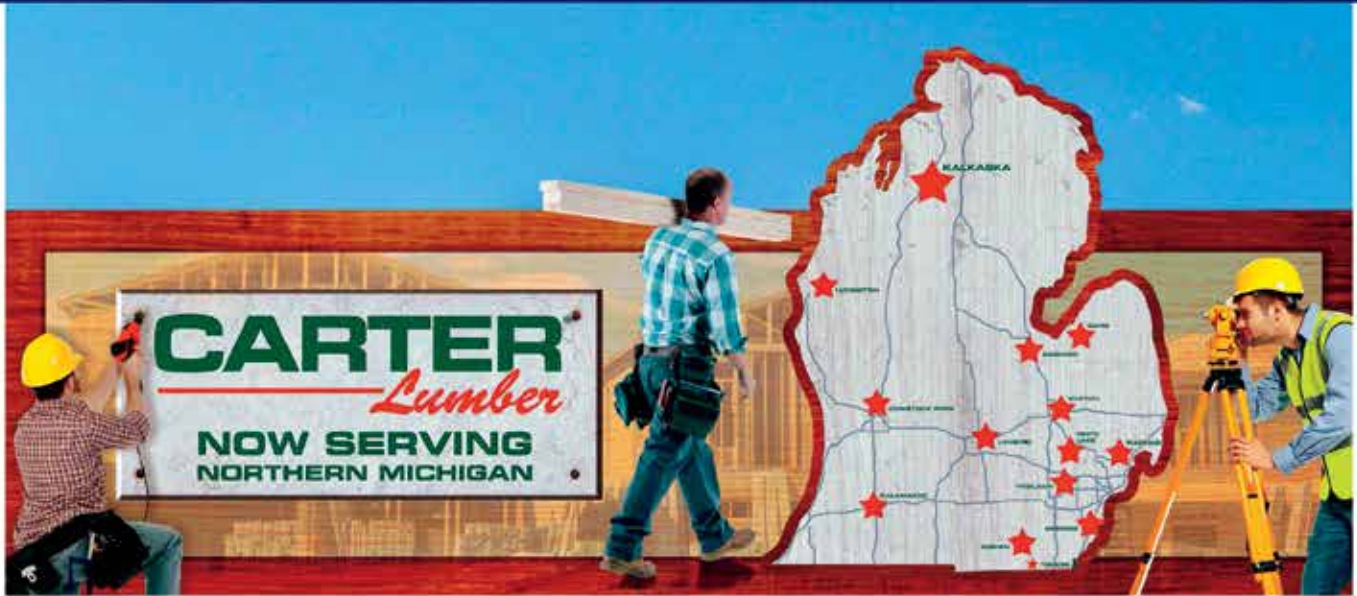
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HOW TO PLAN FOR A RENOVATION

6 steps for planning and executing a renovation of your home

Whether you're looking to update a single room or undertake a major overhaul, home renovations can be an excellent way to transform your living space and increase your home's value. A successful renovation project requires careful planning, budgeting, and execution. Here are some tips to help you get started on your home renovation journey:



Research and gather ideas

Before you start your renovation project, take the time to research and gather ideas. Look for inspiration online, in magazines, home improvement stores, the annual HBAGTA Home EXPO, or the Parade of Homes. This will give you an idea of the latest trends, materials, and design styles that you may want to incorporate into your project.

Hire the right professionals

Working with the right professionals is essential for a successful home renovation. Always look for companies that are licensed and insured. Consider hiring a designer, architect, or contractor who specializes in the type of renovation you want to undertake. Utilize the Home Builders Association Directory and look for references, check their credentials, and ensure that they have experience working on similar projects.

Consider the overall design aesthetic

When planning your renovation project, it's important to consider the overall design aesthetic of your home. Create a connected look that fits with the style and character of your existing home. Consider factors such as color palettes, materials, and finishes to create a cohesive look throughout your home. Avoid mixing too many design styles and colors as it will create a more chaotic look and create a divide among rooms. Rooms should flow together and compliment colors.

Create a detailed plan

A detailed plan is crucial for a successful home renovation project. This should include a clear outline of the scope of work, a timeline, a budget, and a list of materials and products needed. Be sure to review the plan with your contractor or designer to ensure that everyone is on the same page. Revisit it throughout the project and update as needed.

Plan for the unexpected

Despite careful planning, unexpected issues can arise during a home renovation project. After all, the walls of your home hold many secrets. Many renovators discover hidden issues that must be addressed before a project can proceed. It's important to have a contingency plan in place and to be prepared for unexpected costs and delays. Be flexible and open to changes as they arise.

Communicate effectively

Communication is key to a successful home renovation project. Be sure to communicate regularly with your contractor or designer to ensure that everyone is on the same page and there are no changes to the plans. Be clear about your expectations, budget, and timeline to avoid misunderstandings, and put it all in writing. Incorporating the detailed plan into discussions will keep all parties on the same page. If changes need to be made, communicate them early to avoid unnecessary delays.

In conclusion, a home renovation project can seem like a daunting task, but with careful planning and execution, it can also be a rewarding and exciting experience. By doing your research, hiring the right professionals, creating a detailed plan, and planning for the unexpected, you can create a home that is functional, beautiful, and personalized to your needs and tastes.



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In 2019, the Home Builders Association of the Grand Traverse Area announced the creation of a public charity Foundation with tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code. Its mission, to advance sustainable careers in housing through fundraising, charitable contributions, and workforce development, has never been more important.

About half of America's skilled trade employees are approaching retirement age, but they aren't being replaced as quickly as they are leaving the field. The average age of a skilled trades professional in Michigan is in the mid-fifties. To add to the problem, Michigan lost about one-third of its skilled trades workers during the Great Recession, and most of those workers have not returned to the field.

Less than a third of the available positions in the work force require a college degree, yet that is what most high school students are encouraged to pursue. Skilled trades, meanwhile, offer solid job prospects, competitive salaries, quicker entry into the work force and low education debt. Some apprentices find that their employers pay for their schooling and pay them to work while they complete their education.

- Employment of electricians is projected to grow 10% in the next decade.
- The median wage for an electrician in Michigan is over \$59,000.
- Employment of plumbers is projected to grow 14% in the next decade.
- The median wage for a plumber in Michigan is over \$63,000.
- Employment of carpenters is projected to grow 8% in the next decade.
- The median wage for a carpenter in Michigan is over \$48,000.

A strong supply of skilled trades workers will contribute to a vibrant community in the future. These professionals will live in our community and contribute to everything from the tax base to sports teams. The benefits will extend far beyond the building industry – to the automotive, healthcare, and culinary fields, along with many more. Support the skilled trades by encouraging young people and career-changing adults to consider a rewarding career in building the future.

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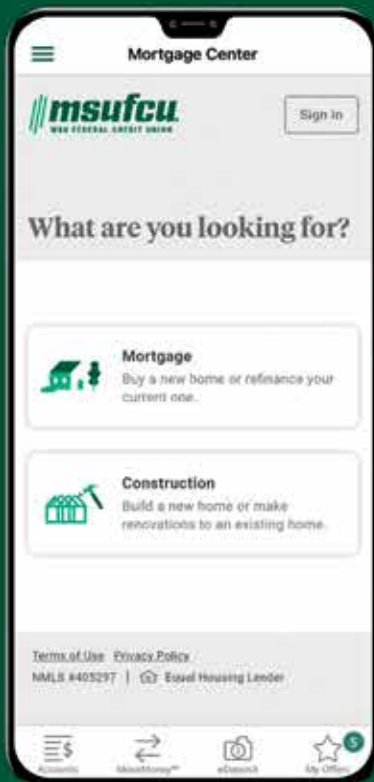
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