

**FEATURED  
PRODUCTS AND  
SERVICES FOR  
NOVEMBER**

*Center Section*

**Coverage of the:  
Annual Meeting**

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**Annual RIBA  
Golf Classic**

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**Think Tank asks  
for your input**

The newly formed construction industry/code officials' Think Tank on Permitting will meet again in November. Please watch for the input form on [www.RIBUILDERS.org](http://www.RIBUILDERS.org) so you can anonymously share your permitting experiences to help the panel smooth the process.

**RIBA, CRMC  
work on rule  
changes**

As we went to press, it appeared that the Coastal Resources Management Council will approve expedited permitting for houses meeting the Fortified Homes® standard. RIBA cooperated in drafting the rule changes, expected to take effect in November. See page 23 of our October issue for details, and look for complete coverage in our December issue.

# Obama: Outdated zoning laws make homes unaffordable

President calls for rethink by cities and towns, White House releases 'Toolkit.'

**By Paul F. Eno** *Editor*

Outdated zoning and planning philosophies, and regulatory burdens on the residential construction industry, are making housing more expensive and generally contributing to income inequality.

That's the word from none other than President Barack Obama, who on September 26<sup>th</sup> called on municipalities throughout the country to update both their thinking and their laws.

"Over the past three decades, local barriers to housing development have intensified, particularly in the high-growth metropolitan areas increasingly fueling the national economy," reads the executive summary of the "Housing Development Toolkit," released by the White House.

*see TOOLKIT...page 28*

# Caldwell takes the reins



President  
David A. Caldwell Jr.



Vice President  
Timothy A. Stasiunas



Treasurer  
Carol A. O'Donnell



Secretary  
Louis Cotoia Jr.

President David A. Caldwell Jr. calls on Rhode Island to 'Build Our Way' back to prosperity.

**By Paul F. Eno** *Editor*

"If we want prosperity to return to Rhode Island, and for our state to recover from the malaise of the Great Recession, we must Build Our Way out of it," Mr.

Caldwell told members and guests at the Rhode Island Builders Association's Annual Meeting on October 4<sup>th</sup>.

"A goal of 5,000 new-construction building permits per year is a good start. If Rhode Island is issuing 5,000 building permits a year, I guarantee that prosperity will have returned."

Mr. Caldwell, of Caldwell and Johnson Inc., was elected RIBA's 36<sup>th</sup> president at the meeting, held at

*see ANNUAL MEETING ...page 6*

# Housing Fact Book cites major affordability problems in R.I.

By Paul F. Eno *Editor*

In 2015, a household earning Rhode Island's median income of \$54,891 could afford only a median-priced single family home in six of Rhode Island's 39 cities and towns: Central Falls, Providence, Pawtucket, Woonsocket, West Warwick and Warwick.

That's one of the sobering statistics in the 2016 *Housing Fact Book*, released in September by HousingWorks RI at Roger Williams University. Among the other findings:

- More than half of Rhode Island's renter households remain "cost-burdened," which means they spend more than 30 percent of their annual income on housing costs.

- As for owner households, 55,800 of them are cost-burdened owner households, together spending an estimated \$1.26 billion on their mortgages and housing expenses, which decreases purchasing power by \$486 million statewide.

- Overall, from 2000 to 2014, the percent of both homeowner and renter households that are considered cost burdened increased in Rhode Island. Currently, about half of all Rhode Island renter households, one in three homeowner households with a mortgage, and one in five homeowner households without a mortgage are



**HousingWorks RI Director Brenda Clement introduces, at left, Dr. Matthew Desmond and Rhode Island Housing Executive Director Barbara Fields.**

housing cost-burdened.

The *Housing Fact Book*, released annually, presents detailed statistics on housing affordability throughout Rhode Island, where both renters and homeowners face high housing-cost burdens.

The *Housing Fact Book* was released at a luncheon presentation at the Hilton Providence on September 14<sup>th</sup>. Among those presenting was nationally-known sociologist and eviction expert Matthew Desmond, the John L. Loeb Associate Professor of the Social Sciences at Harvard University, who was on a national tour to promote his book *Evicted: Poverty and Profit in the American City*, a study of the intricate relationship between poverty and housing in America.

Dr. Desmond researched the book by actually living among cost-burdened families in inner cities for 10 months. He pointed out a "direct correlation of the lack of quality, affordable housing and increasing evictions – a cycle that keeps the poor impoverished."

Citing data that demonstrates an increasing gap in soaring rents and flat or falling pay among lower income people nationally, Dr. Desmond noted that 25 percent of poor families spend 70 percent of their income on housing – 40 percent more than what is widely acknowledged to be affordable.

see **FACT BOOK ...page 28**

## The Rhode Island Builder

Official publication of the  
Rhode Island Builders Association since 1951

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Vice President..... Timothy A. Stasiunas  
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### The Rhode Island Builder Magazine

Publisher..... John Marcantonio  
Editor..... Paul F. Eno

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### DEADLINES FOR THE DECEMBER ISSUE

All copy, ads and photos must be to us by

**Friday, November 4**

E-mail material to [builder@newriverpress.com](mailto:builder@newriverpress.com)

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## RIBA thanks these members who recently renewed!

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Herbert L. George  
Joseph Pakuris  
Julie Monte  
Jason DaPonte  
Louis Raymond  
Christian Sweet  
Thomas Kelly

see **RENEWED MEMBERS** ...page 29

**No new members were approved in October  
because of the Annual Meeting. Look for  
new members in our December issue.**

[www.ribuilders.org](http://www.ribuilders.org)

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## LOOKING AHEAD!

♦ **November 3<sup>rd</sup>: Ergonomics Class with Dr. Lorri Haber-DiBoni** - RIBA headquarters, East Providence, 5 to 7 p.m.. Refreshments served at 4:30. :30 a.m. to 1 p.m.. FREE for members and non-members. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 20.*

♦ **November 15<sup>th</sup>: Professional Women in Building Monthly Meeting** - 6-7:30 p.m., Wickford Appliance showroom, 207 Newport Avenue, Pawtucket, RI 02861. Cost: \$5. There will be a demonstration and presentation about their products, and a showroom tour. Beverages and appetizers will be served, and members and non-members are welcome. Please register by Tuesday, November 8<sup>th</sup>. Contact Carol O'Donnell at (401) 339-4903 or crmmodularhomes@aol.com.

♦ **November 18<sup>th</sup>: 8 Hour Lead-Safe Remodeler/Renovator Course** - 7:30 a.m. to 4 p.m., RIBA Headquarters, East Providence. Course is FREE for members with a \$40 materials/registration fee, \$110 for non-members with a \$40 materials/registration fee. This course is required to obtain or renew a Lead Safe Remodeler/Renovator Certification, which is necessary for work in all pre-1978 buildings in Rhode Island. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 21.*

♦ **November 30<sup>th</sup>: 4-Hour Lead-Safe Refresher Class** - RIBA headquarters, East Providence, 7:30 a.m. to 1 p.m. FREE for members and their employees, with a \$40 materials/registration fee. \$75 for non-members, with a \$40 materials/registration fee. You must pre-register for this class. No admittance without pre-registration and payment. To register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 21.*

♦ **December 2<sup>nd</sup>: Festive Holiday Event with the Professional Women in Building Council and the National Association of Women in Construction** - Beginning at noon. Renaissance Providence Downtown Hotel, 5 Avenue of The Arts, Providence. Cost: \$55 per person. Free valet parking. Please register by November 29<sup>th</sup>. Contact Carol O'Donnell at (401) 339-4903 or crmmodularhomes@aol.com.

♦ **December 8<sup>th</sup>-9<sup>th</sup>: OSHA 10-Hour Course** - 7:30 a.m. to 1 p.m. each day at RIBA headquarters. Course is FREE for members and their employees with a \$40 materials/registration fee, \$125 for non-members with a \$40 materials/registration fee. For more information and to register, contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 20.*

**January 10<sup>th</sup>-12<sup>th</sup>: International Builders Show** - Largest annual light-construction trade show in the world, sponsored by the National Association of Home Builders, Orlando, Florida. For more information and to register, visit [www.BUILDERSHOW.com](http://www.BUILDERSHOW.com).

♦ **March 30<sup>th</sup>-April 2<sup>nd</sup>: Rhode Island Home, Garden & Flower Show** - Sponsored by the Rhode Island Builders Association. Exhibit space and annual RIBA *Directory* advertising on sale now. *Details on page 13.*

**More information, registration and payment for most  
RIBA events is available at [RIBUILDERS.org](http://RIBUILDERS.org).**



Designates a course eligible for Rhode Island state-mandated continuing education credits. Contact RIBA for confirmation.

♦ Indicates a RIBA-sponsored event.

S Class will be taught in Spanish.



David A. Caldwell Jr.

# President's Message

## Let's 'Build Our Way' back to prosperity

As we celebrate the bi-annual tradition of installing the new officers and board members of the Rhode Island Builders Association, I

am very proud to report that the state of our association is strong.

The year 2016 has seen our industry continue to slowly emerge from its most difficult decade since the Great Depression, and the most challenging period for our state since the end of World War II.

We are here today because the men and women of that Greatest Generation, who founded RIBA in 1945, were deeply committed to our industry, our state and this association, building the strong foundations and deep roots in our communities that continue today. RIBA members led Rhode Island on a long boom of postwar prosperity, development and growth.

### *Growth is good*

Over the past few years, I have had the opportunity to meet with many state and local officials, sit on several task forces, and attend many study commissions, conferences and forums focused on the state of the economy in Rhode Island.

Without exception, there is a belief that our state is blessed with many wonderful people, resources and advantages, but is not performing, and specifically not growing, as much as it should be. We seem stuck in neutral, casting about for some solution, or some direction, as to how to move Rhode Island forward.

After a time, I have come to some conclusions that I wish to put forward to our membership for consideration. The first is that growth is a good thing. The second is that building is the most es-

sential part of a growing economy. The periods of greatest prosperity in our state since World War II correlate with the periods where the greatest number of building permits were issued.

### *Goal: 5,000 building permits a year*

Simply put, if we want prosperity to return to Rhode Island, and for our state to recover from the malaise of the Great Recession, we must Build Our Way out of it. A goal of 5,000 new-construction building permits per year is a good start. If Rhode Island is issuing 5,000 building permits a year, I guarantee that prosperity will have returned.

I am fully aware that our state has experienced many years of slow growth, borne by an unfortunate combination of anti-growth policies, lack of investment in infrastructure, and NIMBYism. There are many who will say that the state has enough housing, that adding children to schools is a horrible thing, and that we have no need to grow.

It is apparent to me that the results of these policies have not proven to be beneficial by any empirical measure. As for myself, I would choose managing the challenges of a growing and prosperous state as the much-preferred option to the dismaying prospect of the continued status quo.

The final conclusion I have reached is that the men and women of RIBA continue to have the same deep commitment to our industry, our state and our association. It is incumbent upon us to assume a preeminent role in blazing the trail to lead this state back to prosperity, to Build Our Way back. We know the blueprint, we built this state.

We stand ready to do it again.



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## ***ANNUAL MEETING...from page 1***



**Past President Felix A. Carlone, left, swears in in 2016-2017 President David A. Caldwell Jr. during the Rhode Island Builders Association's Annual Meeting on October 4<sup>th</sup> at the Quidnessett Country Club, North Kingstown.**

Quidnessett Country Club in North Kingstown. Nearly 120 people attended.

Also elected were Vice President Timothy A. Stasiunas of The Stasiunas Companies, and two new officers moving up from the Board of Directors: Treasurer Carol A. O'Donnell of CRM Modular Homes, and Secretary Louis Cotoia of P.S.I. Property Maintenance/Arnold Lumber Co.

Elected as local directors, with terms expiring in 2019, are: Richard Baccari II of Churchill & Banks Companies LLC, Frank Bragantin of the Ferland Corp., David A. Caldwell Sr. of Caldwell & Johnson Inc., Thomas Lopatosky of Lopco Contracting, Dean Martineau of Capstone Properties, John Pagliaro of J.P. Construction Inc., and Kevin Moran of Moran Home Improvements.

Approved for nomination as national directors are: John Bentz of The Property Advisory Group, Tracey Boyajian of ABCLeads.com, David A. Caldwell Jr. of Caldwell and Johnson Inc., Louis Cotoia of P.S.I. Property Management/Arnold Lumber Co., Thomas E. D'Angelo of Terry Lane Co./Progressive Realty Group, Roland J. Fiore of South County Sand & Gravel Co., Stephen Fitzgerald of Fitzgerald Building & Remodeling, Carol O'Donnell of CRM Modular Homes, and Timothy A. Stasiunas of The Stasiunas Companies.

Approved for nomination as alternate national directors are: David C. Baud of Baud Builders Inc., Caroline Calcagni of Calcagni & Sons Inc./Calson Corp., Joseph A. Casali of Joe Casali Engineering Inc., Robert F. DeBlois Jr. of DeBlois Building Co., Thomas Kelly of Ecologic Spray Foam Insulation Inc., and Alexander A. Mitchell of Meridian Custom Homes Inc.

Approved for reelection as National Association of Home Builders (NAHB) state representative is Robert J. Baldwin of R.B. Homes Inc., with James Deslandes of Deslandes Construction Inc. nominated as alternate state representative.

Approved for nomination as state director is John Bentz of the Property Advisory Group Inc., with Thomas E. McNulty of E.A. McNulty Real Estate Approved for nomination as alternate state director.

Anyone nominated for national office at the Annual Meeting will be elected and installed at the International Builders Show and National Association of Home Builders convention, January 10th-12th in Orlando, Florida.

Special guests at the Annual Meeting included Janet Coit, director of the Dept. of Environmental Management, National Association of Home Builders (NAHB) First Vice Chairman Randy Noel, and NAHB Regional Field Representative Anna

Satterfield.

After dinner, Executive Director John Marcantonio thanked sponsors of RIBA events during the year, especially those who supported the Annual Clambake, the Golf Classic, the Annual Meeting and the Home Show. Included were Consolidated Concrete Corp.; Douglas Lumber, Kitchens & Home Center; Arnold Lumber Co., Coventry Lumber Co., National Building Products, Pawtucket Credit Union, Riverhead Building Supply, and more. *See page 12 for the complete list.*

"Thanks to generous sponsors like these, our events have grown exponentially in the last few years," Mr. Marcantonio said. "Our Clambake went from 70 attendees in 2011 to over 600 in 2016!"

Mr. Noel updated members and guests on NAHB priorities for 2017.

Special thanks went to Mr. Gianlorenzo, of Gianlorenzo and Sons Construction Corp., now leaving the administration after serving for 10 years as RIBA treasurer. Also receiving thanks from both President Caldwell and Mr. Marcantonio were RIBA staffers Elizabeth Carpenter, Robin Barlow, Betty Bernal, Cheryl Boyd, Tara DeMelo, Elise Geddes and Sheila McCarthy.

There also was a moment of silence for the late J. Robert Pesce, a past RIBA treasurer and a pillar of the association for much of his life.

Mr. Gianlorenzo proceeded to swear in the 2016-2017 officers of the Professional Women in Building Council, President Tracey Boyajian and Vice President Joelle Rocha, with Treasurer Lorena Voyer and Secretary Linda Bohmbach.

RIBA officers and directors were sworn in by Immediate Past President Felix A. Carlone.

RIBA thanks the generous sponsors of the Annual Meeting, especially Premier Sponsors Arnold Lumber Co.; Consolidated Concrete Corp.; Coventry Lumber, Inc., Douglas Lumber, Kitchens & Home Center; National Building Products, Pawtucket Credit Union, Riverhead Building Supply, Yoffe Exposition Services. Consolidated Concrete and Douglas Lumber generously sponsored the cocktail hour.

For details on the many benefits of RIBA membership, information about serving on a committee or in a leadership position, call (401) 438-7400.



◀ **New officers and Board members are sworn in during the Annual Meeting. From left are Vice President Timothy A. Stasiunas, Secretary Louis Cotoia Jr., Local Director David A. Caldwell Sr., Treasurer Carol A. O'Donnell, and Local Directors Dean Martineau, John Pagliaro, Kevin Moran, Thomas Lopatosky and Frank Bragantin.**



▶ **Past President Steven Gianlorenzo swears in the 2016-2017 officers of the Professional Women in Building Council, from left Treasurer Lorena Voyer, Secretary Linda Bohmbach and President Carol O'Donnell. Vice President Joelle Rocha was present earlier in the evening.**



◀ **Some 30 people were honored for service to RIBA over the past year. These included, from left, William Walsh, Joseph A. Cracco, Robert J. Baldwin, John Bentz and Ronald J. Caniglia.**



▶ **Also honored were, from left, Ally Maloney, Marc Petrowicz, Jesse Maynard, Christine Engustian and Scott Asprey.**



◀ **Additional honorees were, from left, Darren Jodoin, James Deslandes, Robert Yoffe, Ronald Smith and Louis Cotoia.**

▶ **Still more honorees were, from left, Donald Hamel, Kenneth Coury, David Whitney, Sean Finnegan, William Dawson, Michael McDole, Steven Carlino and George Pesce.**



▶ **President Caldwell addresses a packed house. ▲**







President Caldwell and Treasurer O'Donnell welcome special guests, center, Dept. of Environmental Management (DEM) Director Janet Coit and DEM Associate Director for Environmental Protection Terrence Gray.



National Association of Home Builders First Vice Chairman Randy Noel addresses members and guests.



Mr. Fiore presents outgoing 10-year Treasurer Steven Gianlorenzo, a virtually lifelong member often known as "Mr. RIBA," with an appropriate gift - the outgoing sign from RIBA headquarters.

It's a longstanding tradition for outgoing RIBA presidents to receive a portrait depicting their achievements and interests. Here, Immediate Past President Roland J. Fiore enjoys the first look at his. Unveiling the portrait is RIBA Director of Operations Elizabeth Carpenter.



## Governor addresses RIBA board



Gov. Gina Raimondo, right center, addresses the Rhode Island Builders Association's Board of Directors on May 3rd. At the same table, from left, are RIBA Executive Director John Marcantonio, President Roland J. Fiore, Vice President David A. Caldwell Jr. and Secretary Timothy A. Stausman. The governor also listened to residential construction industry concerns. Story on page 6.

Bring a potential member and your appetite

June 9: Pella Windows & Doors to sponsor free Networking BBQ

## FEATURED PRODUCTS AND SERVICES FOR JUNE

**Supreme Court strikes down E.G. impact fees**  
Rhode Island's high court has reversed a Superior Court ruling that upheld the impact fees charged by the former East Greenwich Fire District.

**RIBA Clambake slated for August 5**  
The Rhode Island Builders Association's 2016 Clambake will take place at Francis Farm.

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# Golf Classic raises thousands for Builders Helping Heroes

By Paul F. Eno Editor

With a score of 60, the foursome of Kevin Lima, Dean Brugnoli, Steve Merritt and John Russo triumphed at the 26<sup>th</sup> Annual Rhode Island Builders Association Golf Classic on September 12<sup>th</sup>.

The event, which raised over \$3,000 for RIBA's Builders Helping Heroes charity, took place on a gorgeous Monday afternoon at the beautiful Warwick Country Club (WCC) on Warwick Neck.

Nearly 100 golfers were in place for the shotgun start as the traditional WCC launch – the boom of a small cannon – echoed over the links.

By the end of the day, there were plenty of high-achievers lining up behind the winning foursome. These included Sam Cor-



Here's two-thirds of the winning team of Kevin Lima, Dean Brugnoli, Steve Merritt and John Russo.

rado, Eric Sayler, Steve Ciampanelli and Tom Harper, who landed in second place with a score of 66. On their heels were Bill Dawson, Mark McLaughlin, Mike Conley

and Brian McMahon (68).

The third-place team boasted Mark McLaughlin, who nabbed the longest drive, *see GOLF...next page*



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**Mike Papper, Joe Defeo, Don Lamieux and John Mahoney.**



**Here are Bill Dawson, right, and Mark McLaughlin of Pawtucket Credit Union. Mark was destined to win honors for the longest drive.**

## **GOLF...from previous page**

on hole #1, and Mike Conley, with “closest to the pin” (22 inches) on hole #17. Mark Petrowicz’s 7-foot, 3-inch shot gave him “closest to the pin” on hole #9.

At the end of the day, golfers gathered at the Club House for a prime-rib dinner, awards, door prizes and a slide show of their adventures on the course that day.

Builders Helping Heroes (BHH) was the true winner, with

◀ **Jennifer Naylor and Mark Pike of Picerne Real Estate Group are ready to tee off.**



▲ **Matt Davitt and Don Carlson.**



◀ **Tom Porter, Bart O'Brien, Steve Carlino and Richard Whittington.**



thanks to all the golfers who participated and to the many sponsors and prize donors who made the event possible, including Presenting Sponsor Pawtucket Credit Union, and Premier Sponsors Douglas Lumber, Kitchens and Home Center; National Building Products, and the Picerne Real Estate Group. *See the complete list of sponsors on page 12.*

Watch for news of the 2017 RIBA Golf Classic, and mark your calendar!





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***The Rhode Island Builders Association thanks  
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# Exhibitors, advertisers: Get in on the 2016 R.I. Home, Flower & Garden Show!

**WHEN:** Thursday-Sunday, March 30<sup>th</sup>-April 2<sup>nd</sup>

**WHERE:** Rhode Island Convention Center, Providence

**FOR MORE INFORMATION AND TO EXHIBIT:** Contact John Marcantonio or Elizabeth Carpenter at (401) 438-7400.

Excitement continues to build as The Rhode Island Home, Garden & Flower Show approaches!

In 2017, for the first time, the Home Show will incorporate the Rhode Island Flower Show. Along with the increasing year-to-year showcasing of all angles on home interiors and exteriors, this will surely help make this the Rhode Island Builders Association's

biggest and most attractive show yet.

The popular Energy Expo, along with solar energy exhibits and the Home Technology Showcase, will return. In addition to the seven-room Designer Challenge, there will be a new Kitchen & Bath Showcase, a first for the show.

A Solar Greenhouse, built by hundreds of Rhode Island's career and technical education (CTE) students, supervised by their instructors and RIBA member contractors, will enhance the new garden and flower aspect of the event.

Students also will demonstrate their talents and skills by building one of the show's other main attractions: "Main Street Ameri-see *SHOW...*page 28



## Your best year-long ad venue: RIBA's 2017 Membership Directory and Buyer's Guide

The Rhode Island Builders Association's 2017 *Membership Directory and Buyer's Guide* is being prepared, and members were asked in September to respond with a survey form to confirm the accuracy of their information by October 30<sup>th</sup>.

For additional information, contact Elizabeth Carpenter at (401) 438-7400.

### Advertising campaign under way

All members have now received a mailing from RIBA with information about advertising in the 2017 *Membership Directory and Buyer's Guide*. There's no better venue to showcase your business to an enormous audience, including contractors and the general public. That's true whether you're a supplier, a contractor or other homeowner-service provider.

The low advertising rates remain the same as last year.

The *Directory* will be printed, and distribution will begin, before the newly re-christened 2017 Rhode Island Home, Garden and Flower Show, and will be an excellent introduction to your business, especially if you are a show exhibitor.

It will be distributed to thousands of show visitors as well.

Once again, RIBA will have a drawing where one advertiser will win an additional ad: free, full-page and full-color. Any advertiser who has purchased their *Directory* ad by November 1<sup>st</sup> will be eligible for the drawing. The final deadline for *Directory* advertising is November 10<sup>th</sup>.

### AD RATES: 2017 DIRECTORY

CENTER SPREAD, FULL COLOR	\$2,200
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INSIDE COVER, BACK, FULL COLOR	\$1,925
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FULL PAGE, GLOSSY, FULL COLOR	\$1,650
FULL PAGE, GLOSSY, BLACK + ONE COLOR	\$825
FULL PAGE BLACK & WHITE	\$550
HALF PAGE BLACK & WHITE	\$385
ONE-THIRD PAGE BLACK & WHITE	\$330

### Discounts available

RIBA once again offers advertising "package deals" with the *Directory* and the award-winning *Rhode Island Builder* monthly magazine. Advertisers who opt for both publications will earn a 5 percent discount on their total advertising cost.

Use the advertising information package you received from RIBA. Advertising information also is online at [www.NewRiverPress.com/ribaads](http://www.NewRiverPress.com/ribaads), or call Paul or Jonathan Eno at (401) 250-5760, ext. 1.

## Member Profile: Nick Spolidoro of Yorkin Associates

# From the start he welcomed any challenge

By Paul F. Eno *Editor*

"I've been banging nails since I was five!"

That's how Nick Spolidoro describes falling in love with being a contractor.

"My dad was a carpenter for Garden City Builders here in Cranston, and I went to work with him on weekends. I earned my way through high school and college by working on jobsites," Nick declares.

After Nick settled down with his wife, Elizabeth, he started working on jobs for himself.

"Then our son Chris went to the Cranston Area Career and Technical Center and stayed with it," says Nick. When Chris graduated, it was time to roll.

"We teamed up with a longtime friend of mine, Roy Geigen, and we formed our own company, Yorkin Associates, in 1984."

Where did the name "Yorkin" come from?

"Well, that's a long story," Nick explains. "Roy and I had been friends since high school, but we couldn't come up with a name. Long story short: 'Yorkin' is Roy and Nick (or Nik) spelled backwards!"

### *A family company*

Nick and Roy are still friends, but Roy is no longer in the business. Today, Yorkin Associates is a family company with Nick, Elizabeth and Chris, with two part-time employees.

"We've been very fortunate and have had many good employees, some of whom have gone on to start their own businesses," Nick says.

Yorkin Associates works pretty much anywhere in Rhode Island, but there are Massachusetts contractors who will have Yorkin work with them as well. And word-of-mouth has been everything.

Yorkin is primarily a remodeling and renovation company, and that includes anything associated with that noble trade: replacement windows, vinyl siding, roofing, wood siding, kitchens, bathrooms, basements, additions and anything that goes with all of it.

The company has indeed built entire homes, such as a 3,500 square-foot house in Jamestown, in the mid-1980s, which was

later featured in a real estate magazine.

Then, in 2005-2006, came what Nick describes as a "one-in-a-lifetime project": Gutting and rebuilding "from the ground up" a waterfront house in Quonochontaug.

"This started as an \$85,000 remodeling project, replacing windows, custom kitchen cabinets and some exterior siding," Nick says.

The problem was that the house sat on the water – almost in the water, in fact.

"The porch was 15 feet from the shoreline, right on the point. The agreement was that if we could bring the house up to the code at the time, we could make the changes the owner wanted."

That involved spending a week to strap the house to its 27 piers.

By the time Nick and his crew were done, the total cost of the project, including all materials and labor, along with a new foundation under a 1970s addition, and new steel beams, was about \$850,000.

### *Supporting CTE*

Since the beginning, Yorkin Associates has taken a keen interest in the next generation of contractors by supporting career and technical education (CTE). And Nick has hired students from both the Warwick Area Career and Technical Center, and the Coventry Area Career and Technical Center.

"I've had a lot of success with these students, and there have been four or five over the years that we've hired right out of a school," he says.

"This year we've worked with the Coventry CTE senior intern program for the first time, and it was great. The young man I had this year was very well prepared, asked questions and was a real gentleman."

Yorkin Associates has belonged to the Rhode Island Builders Association "almost since we started."

"From the beginning, we found RIBA to be extremely helpful, especially when we were working on larger projects. They provided the construction documents we needed when the state started requiring them for projects worth over \$1,000. We've also found the insurance programs and the education programs to be very helpful."

Yorkin also has exhibited at the Home Show.



Nick Spolidoro

### ***Yorkin Associates***

***President, Co-founder: Nicholas Spolidoro***

***RIBA member since: 1985***

***Focus: Remodeling, restoration and custom homes.***

***Serves: Rhode Island***

***Founded: 1984***

***Based: Cranston, Rhode Island***



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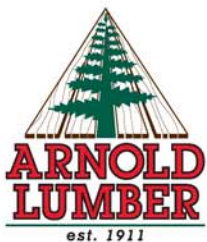
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## Member News

### Breakfast benefactors



Members and non-members alike enjoyed a free Breakfast, New Member Orientation, Open House and Networking Event at Rhode Island Builders Association Headquarters on September 15<sup>th</sup>. It was all thanks to generous sponsor Davitt Design Build. From left are Paul Vespia, Keith Briggs, Brian Thalmann, Lone Carlson, Matt Davitt, Lorena Voyer and Sam Brusco. These events are for members and non-members who wish to learn about RIBA and its many member benefits. The hot buffet includes eggs, bacon, home fries, fruit, coffee and more. If your company would like to sponsor a Breakfast (the next ones are January 19<sup>th</sup> and May 18<sup>th</sup>), and be entitled to a display table at the event, contact Cheryl Boyd at (401) 438-7400 or [cboyd@ribuilders.org](mailto:cboyd@ribuilders.org).



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# Ergonomics Class

November 3<sup>rd</sup>

**WHEN:** Thursday, November 3<sup>rd</sup>, 5 to 7 p.m.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

**COST:** FREE for members and non-members.

**DEADLINE TO REGISTER:** One week before class

**FOR INFORMATION & TO REGISTER:** Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

In this class, contractors and their employees will learn about their spines and the biomechanics of their bodies. The goal is to prevent neck, low back, shoulder and knee injuries, the areas where most people doing any type of manual labor will hurt themselves.

The instructor is Smithfield-based chiropractor Dr. Lorri Haber-DiBoni, who has been in practice for 23 years and offers classes to many Rhode Island companies and organizations.

Participants will learn to prevent injuries by using the right tools, proper biomechanics and exercise. Classes are relevant to everyone, contractors and office personnel alike.”

While the ergonomic demands of jobsite and office differ, many everyday movements that need ergonomic attention take place in both areas, and in the home.



# OSHA-10 Course

December 8<sup>th</sup>-9<sup>th</sup>

**WHEN:** Wednesday & Thursday, December 8<sup>th</sup> and 9<sup>th</sup>, 7:30 a.m. to 1 p.m. each day.

**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914

**COST:** FREE for members and their employees with a \$40 materials/registration fee, \$125 for non-members with a \$40 materials/registration fee.

**DEADLINE TO REGISTER:** One week before class

**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at smccarthy@ribuilders.org, or call (401) 438-7400.

This course is for safety directors, foremen and employees. It highlights the areas of major safety concerns. Each person completing the course will receive a copy of the OSHA Standard 29 CFR Part 1926 and an OSHA-10 certification card. Everyone working on a municipal or state construction project worth \$100,000 or more must have this card, including anyone involved by contract to provide goods or services on the jobsite, not including people delivering materials and supplies/products to a construction site. Fines can range from \$250 to \$950 per offense.

Lunch is included.



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-Michael Saccoccia




# 8 Hour Lead-Safe Remodeler Course

November 18<sup>th</sup>

**WHEN:** Wednesday, November 18<sup>th</sup>, 7:30 a.m. to 4 p.m.  
**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914  
**COST:** FREE for members and their employees, with \$40 materials/registration fee. \$110 for non-members, with \$40 materials/registration fee. Lunch is included.  
**DEADLINE TO REGISTER:** One week before class  
**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.


This course is required to obtain or renew a Lead Safe Remodelers/Renovator license, necessary for work in all pre-1978 buildings. This course covers the EPA's Renovation, Repair and Painting (RRP) requirements in Rhode Island and Massachusetts.

A written exam is given at the end of the course. A passing grade allows attendees to apply for licensing through the Rhode Island Dept. of Health and the EPA. Pre-registration and a photo are required for your certificate. This must be a head shot only. E-mail it to [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org) at least five days before the class.

No admittance without pre-registration and the photo. Payment is due upon registration. Participants must provide proof of employment with a member company for the class to be free. 

# Online courses begin December 1

After many months of preparation, the Rhode Island Builders Association will make available appropriate online courses that will benefit members and non-members alike. As with RIBA's regular education programs, the online classes will be free for members and their employees.

Now in the final stages of testing, the online courses will be available via RIBA's education website [www.RIBAeducates.com](http://www.RIBAeducates.com). Some will fulfill the state-mandated requirement for contractors to have earned five education credits before registration renewal. Credits must be earned within 24 months of your registration renewal date. Subject areas will include: workplace safety, confined spaces, fall protection, and ladder and scaffold safety. 

*RIBA reserves the right to limit the number of attendees from a single company. Employees must provide proof of employment with a member company upon registration for class to be free of tuition charges.*

# Four-hour lead certification refresher course


November 30<sup>th</sup>

**WHEN:** Wednesday, November 30<sup>th</sup>, 7:30 a.m. to 12 p.m.  
**WHERE:** Rhode Island Builders Association headquarters, 450 Veterans Memorial Pky #301, East Providence 02914  
**COST:** FREE for members and their employees, with a \$40 materials/registration fee. A \$75 charge for non-members and a \$40 materials/registration fee.  
**DEADLINE TO REGISTER:** One week before class.  
**FOR INFORMATION AND TO REGISTER:** Contact Sheila McCarthy at [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org), or call (401) 438-7400.

This is a four-hour Renovation, Repair and Painting (RRP) Rule refresher class with Scott Asprey of Risk & Safety Management, for contractors who have their lead renovator/remodeler certification and whose certificate is up for renewal.

The class will review lead-hazard controls and update attendees on any changes to state or federal regulations. You must pre-register for this class. In addition, a photo is required for your certificate. Please send a head shot only, similar to a passport photo.

E-mail the photo [smccarthy@ribuilders.org](mailto:smccarthy@ribuilders.org) at least five days before class to allow for processing. There will be no admittance to the class without pre-registration, this pre-registration photo and payment.

Participants must provide proof of employment with member company upon registration for class to be free. 





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# Local, national give-and-take with NAHB makes our advocacy strong



**Steven Carlino**

We're so busy with the Rhode Island Builders Association's year-round advocacy at the State House that our members might forget about the great advocacy partnership RIBA has with the National Association of Home Builders (NAHB).

This partnership gives us a voice for the residential construction industry in Washington as well as in Providence. The cooperation between RIBA and NAHB also allows for the significant exchange of vital information about national legislative and regulatory priorities and how they reflect here in Rhode Island. And it adds weight when we meet with Rhode Island's congressional delegation.

This benefits every member of RIBA because we are all subject to national regulations as well as those that come down from state agencies.

Remember that every RIBA member is automatically a member of NAHB as well. And NAHB even offers an Advocacy App (available at [www.NAHB.org](http://www.NAHB.org)), which makes it easy for any member to access key information when you're on the go. Download this app, and you can get the latest housing news, economic data, talking points on key issues and a staff directory.

You'll also find contact information for members of Congress and regulatory agencies in Washington and Providence. It's an indispensable tool for members setting up meetings with policy makers, talking to reporters or trying to locate local government offices.

So as we approach the 2017 session of our own General Assembly, remember that your membership isn't only active at the State House, it reaches to halls of Congress as well.



**Roland J. Fiore**

## RIBA's Legislative Committee

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# NAHB: Don't roll endangered species into NFIP

## National Association of Home Builders

Inappropriate use of the Endangered Species Act (ESA) will drive up flood-insurance premiums and further reduce housing affordability.

That was the warning from the National Association of Home Builders (NAHB) on September 21st, when the trade association urged Congress to

oppose attempts to change the focus of the National Flood Insurance Program (NFIP) away from protecting lives and property on account of flooding loss.

NAHB cautioned that mandated changes to the NFIP instituted by the National Marine Fisheries Service (NMFS) will harm housing affordability and economic activity in local communities served by the NFIP.

"It will force a series of federal protection requirements that restricts states, local governments and private landowners from future development within floodplain ar-

reas," an NAHB statement said.

Testifying on behalf of NAHB before the House Transportation and Infrastructure Committee, Jon Chandler, CEO of the Oregon Home Builders Association, told lawmakers that such changes to the flood insurance program will "add duplicative, burdensome and costly regulatory barriers that will prevent the

development of communities near well-paying jobs, and increase the price of housing beyond the means of many middle-class working American families."

## Forced to comply

Perhaps worst of all, NFIP-participating communities in Oregon and nationwide will have little choice but to comply with NMFS's required changes to the NFIP.

Failure to do so will mean these communities may be forced to drop out of the NFIP. This will restrict many banks and other financial institutions from offering

federally-back mortgages in those communities, NAHB said.

"It is truly a lose-lose proposition for local governments, prospective home buyers and home building alike."

The Federal Emergency Management Agency (FEMA) administers the NFIP, which was created in 1968 to provide affordable flood insurance to property owners and encourage communities to adopt and enforce floodplain-management regulations. Congress did not give FEMA land-use authority, and the

NFIP's purpose is not to protect endangered species.

"However, due to a lawsuit from environmental groups, FEMA is now required to consult with the NMFS in many states to ensure the protection of endangered species," NAHB pointed out.

The NMFS recently released its Biological Opinion (BiOp) in Oregon that calls for

*see NFIP...page 28*



**Construction Practice Group**

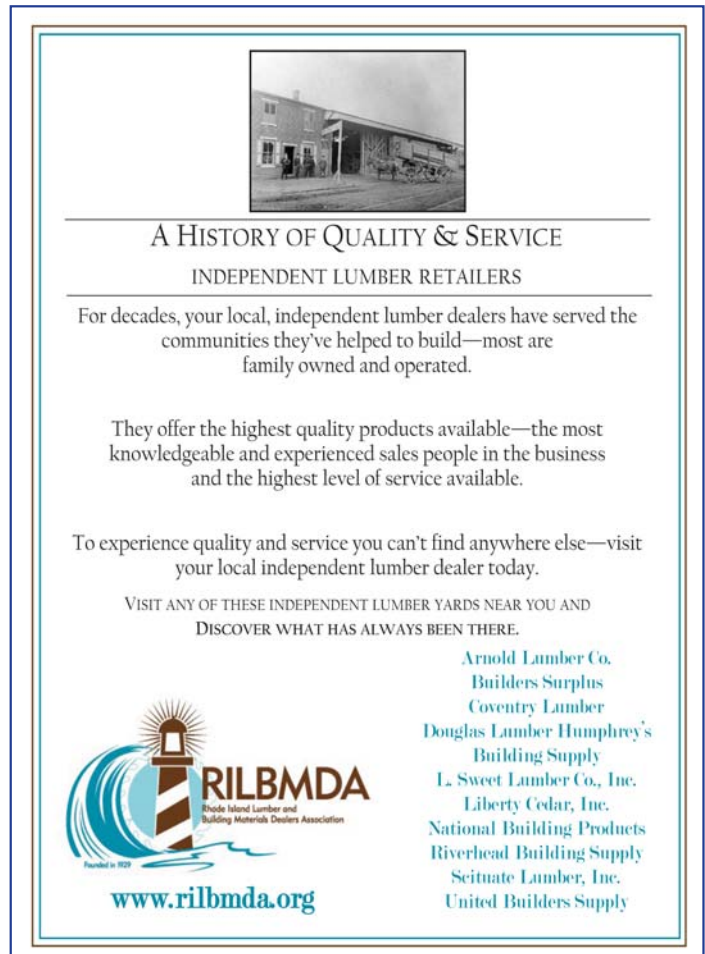
We are proud to introduce Randall L. Souza, Esq., the newest member of our Construction Group.




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# Allan Fung

## Mayor of Cranston

*Allan W. Fung has served as mayor of Cranston since 2009. A lawyer by profession, he is a native of Providence and was the Republican nominee for governor in 2014. Before his election as mayor, Mr. Fung was a state prosecutor and attorney on legislative and regulatory affairs before serving on the Cranston City Council.*

**THE BUILDER: Does Cranston want to see more residential growth?**

**FUNG:** We definitely support more residential growth, and our planning especially supports mixed-use growth, with residential single, duplex and multi-family, complementing the commercial and light industrial uses. You can see that in our existing zoning laws and our Comprehensive Plan, updated a few years ago.

**THE BUILDER: So it sounds like Cranston is fully on board with the Smart Growth policies of denser, mixed-use development in “village centers.”**

**FUNG:** Absolutely. In fact, when we updated our comp. plan, we made sure that Smart Growth principles were part of that, as a guide for future development. And we identified a few areas, particularly on the western side, that would be appropriate for that kind of development. A lot of the eastern side of Cranston is already developed.

In either case, we want to use the village center idea for future development. We have a lot of flexibility with mixed-plan developments (MPDs), and we’ve used that in the past. One example is in central Cranston, across from Garden City, where the Chapel View was developed, an attractive, mixed-use development with a residential component.

Even right behind Garden City, which everyone thinks of as retail and restaurants, we have an MTD approved at the old St. Mark’s School. That’s another example of a good development with more density.

**THE BUILDER: Cranston is a little unusual because it has a semi-urban eastern end and a rural western end. What’s the overall growth vision for both ends of the city?**

**FUNG:** That’s where it becomes a bit of a challenge. You do the best you can to incorporate the principles we’re talking about throughout the city. Even in the Garden City area, where you can take advantage of the MTD idea, you can even use it to redevelop, for lack of a better term, an old site that once had another purpose. The old St. Mark’s School is a perfect example.



*Mayor Fung helps open the 2014 RIBA Home Show.*

Increasing the residential component in that area just complements what’s happening in Garden City. So we have to spot opportunities on the eastern side as well as identify opportunities for undeveloped land in the west. So it’s not necessarily setting target goals, but being aware of opportunities as they arise, particularly in the more urban settings.

**THE BUILDER: If you had to put a percentage on how much residential growth, as compared with commercial growth, Cranston wants, what would it be?**

**FUNG:** We don’t set targets. It’s taking opportunities among the challenges we’ve noted, that we’re already a developed city. We do have a long-established goal of zoning districts that provide for a range of densities, but also different housing choices.

As future residential development takes place, it obviously has to conform with our zoning codes at the Comprehensive Plan.

Along with that, I try to make sure that the development conforms with what the market dictates.

So we’re always going to have mixed-use planning districts and, where appropriate, special zoning proposals if they fit within our Smart Growth vision.

**THE BUILDER: The Obama Administration just came out with a municipal “Toolkit” for residential growth (Story on page 1). They’re criticizing “outdated” local zoning policies, encouraging things like higher densities. What say you?**

**FUNG:** There really has to be appropriate mixed use and densities, but as the market determines. You have to be responsive to the developer and the consumer. It shouldn’t be dictated by the White House trying to set an agenda.

To me, that goes against the whole free-market system. Market needs change, and that’s how we should be developing. Maybe in the future we’ll see more need for commercial and industrial development.

We’re going to work with developers and with what residents want, and make changes as appropriate within the Comprehensive Plan as a benchmark.

**THE BUILDER: Does Cranston, like Woonsocket, have a policy of replacing multi-family homes with single-family ones when possible?**

*see INTERVIEW...next page*



## **INTERVIEW...from previous page**

**FUNG:** No, we don't.

**THE BUILDER:** How can Cranston best take advantage of its position in the Boston/Providence metro area?

**FUNG:** We're actively marketing ourselves, and much of the success, particularly on the commercial side, is playing out because we have a stronger business climate, based on where we're located. We're presenting ourselves as the central point in Rhode Island.

We have great access, north, south, east and west. We're one exit from the airport, and we have a diverse population base from an employment perspective. So we're taking advantage of that from both the commercial and residential standpoints. So if you work in Boston or Providence, Cranston is where you want to live.

It isn't just us saying that either. I'm very proud of the distinction we've had for two years by *24/7 Wall Street*, with Cranston being one of the top 50 places to live in America.

**THE BUILDER:** According to HousingWorks RI at Roger Williams University and other sources, Rhode Island needs at least 3,000 new housing units per year for the next 10 years in order to meet demand and keep prices from going to Pluto. Bearing in mind that we currently achieve less than a third of that, what's your overall vision for Cranston?

**FUNG:** We will develop based on that need. In fact we have some residential developments ongoing on the western side, near

where I live on Phoenix Avenue and Hope Road. There are flats and higher-end apartments.

We're aware of the need and will continue to work with developers and business owners.

**THE BUILDER:** Please sum up the message you would like to convey to residential builders and developers.

**FUNG:** We implemented a concierge service for businesses and for developers to help facilitate their way through government bureaucracy. We want them to know that Cranston is open for business. We'll work with them from the beginning to make sure they can get shovels in the ground as soon as possible and get those homes and other buildings up.

This will help continue our pace of being one of the best places in the country to live. Our city is strong financially, at its highest bond rating in 25 years. We have the largest rainy-day fund of any city or town in Rhode Island, and that helps drive our stability, with business people and developers wanting to come to Cranston.

**THE BUILDER:** Who's the go-to person in Cranston is a developer has a project in mind.

**FUNG:** Yes, our economic development director, Larry DiBoni, is in charge of that concierge service. He can bring together all the right players: the developer, our planning director and building official, the fire marshall...all the different elements a developer or even a resident would have to touch base on for any project.

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# Hands-on is key at CACTC

By Paul F. Eno *Editor*

"This year we've worked with the Coventry CTE senior intern program for the first time, and it was great. The young man I had this year was very well prepared, asked questions, and was a real gentleman."

That's the conclusion of Nicholas Spolidoro of Cranston-based Yorkin Associates, a Rhode Island Builders Association member and longtime supporter of career and technical education (CTE) in general and the Coventry Area Career and Technical Center (CACTC) in particular. *Related story on page 14.*

On September 28<sup>th</sup>, *The Rhode Island Builder* found CACTC juniors and seniors building a new barn at Boesch Farm in East Greenwich, a working farm, complete with a store, now under the wing of the East Greenwich Land Trust.

"We've been constructing this building from scratch, beginning late last school year, at the end of March," said CACTC Instructor Scott T. Leavitt, who was supervising the students.

"We did the framing and papered the roof so the farm personnel could do some work in here during the summer."

Plans are to finish the barn this year. Students work in shifts, generally 14 in the morning and four in the afternoon, according to Mr. Leavitt, who is teaching at CACTC for his 16<sup>th</sup> year.

"We're out here every other day, and I'm here for the whole school day," he explained.

## Career plans

Among the students on-site on September 28<sup>th</sup> was Alex Gutierrez. He's doing carpentry at CACTC, but his ultimate plan is to become an astrophysicist. The joke is that he'll be able to build his own observatory.

Classmate Paul Zarkowski has other plans.

"I want to be in the construction industry," Paul said. "I love carpentry, and that's what I want to do."

The student who drew such praise from Mr. Spolidoro was Ben Cournoyer, who graduated from CACTC earlier this year



**Instructor Scott Leavitt, Alex Gutierrez, Paul Zarkowski, Kevin Harrington, Zachary Medeiros, Andrew LeClair at an instructional site in East Greenwich in September.**

and is working in the industry.

"After Ben graduated, I hired him myself," declared Mr. Leavitt, who also works as a residential contractor.

CACTC Director Lori Ferguson is always glad to hear about the talent and quality of her students.

"These are wonderful young people, and we only send the best-prepared students out to employers," Ms. Ferguson stated.

Despite the success of the CACTC program, however, recruitment remains a problem, and that's true in most Rhode Island CTE programs these days.

"I have 14 in my junior class, only four in my senior class and 15 in my first-year class," Mr. Leavitt stated, adding that all are from Coventry.

## Need to recruit

"We need to start recruiting for CTE programs in a big way," added Mr. Leavitt, who serves on the new Rhode Island Career and Technical Education Construction Technology and Marine Trades Technology Advisory Board (CTEAB).

At its first meeting, which took place at the New England Institute of Technology on Sept. 7<sup>th</sup>, the nearly 50-member CTEAB set

out recruiting as a prime goal. This drive will include education for parents and even school administrators about the value of high-paying jobs in the construction and marine trades, especially at a time when many college graduates find themselves in debt and unable to find jobs in their fields.

"We need not only numbers but quality numbers. And the conversation needs to get started at home," Mr. Leavitt said. "Projections are that, in Rhode Island, we will need 1,000 new workers a year over the next 10 years in construction alone."

He hastened to add that all his 2016 graduates "got a job in the industry who wanted one. In our CTE program, we used to have 40 applicants for 18 spots. Now we're lucky if we can fill the 18 spots."

Ms. Ferguson, who also serves on the CTEAB, agreed that parents and administrators must be reached on behalf of CTE, and that the outreach to students must begin in middle school.

"We are active in doing that, and will be participating in middle school job fairs this year," she said.

To find out more about CACTC, visit <https://sites.google.com/site/careercentcratchs>.



## Spotlight: Coventry Area Career and Technical Center



CATC students Alex Gutierrez, left, and Paul Zarkowski are ready to do some hands-on learning at the new barn at Boesch Farms in East Greenwich.

Below, this is how the structure looked earlier in the project. Alex wants to be an astrophysicist, and Paul wants a career in construction.



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## **NFIP...from page 23**

FEMA to implement the NFIP by imposing severe restrictions and bans on future state-wide floodplain development in order to protect ESA-listed anadromous fish species.

Mr. Chandler told lawmakers that com-

PELLING FEMA to harshly tighten regulations applicable to floodplain standards in Oregon and other parts of the country in order to comply with the NMFS BiOp would severely restrict development options for public and private landowners and harm property values.

## **TOOLKIT...from page 1**

“The accumulation of such barriers – including zoning, other land use regulations, and lengthy development approval processes – has reduced the ability of many housing markets to respond to growing demand. The growing severity of under-supplied housing markets is jeopardizing housing affordability for working families, increasing income inequality by reducing less-skilled workers’ access to high-wage labor markets, and stifling GDP growth by driving labor migration away from the most productive regions,” the document continued.

“By modernizing their approaches to housing development regulation, states and localities can restrain unchecked housing cost growth, protect homeowners, and strengthen their economies.”

Among the White House’s specific recommendations:

- Establishing by-right development.
- Taxing vacant land or donating it to non-profit developers.
- Streamlining or shortening permitting processes and timelines.
- Eliminating off-street parking requirements.
- Allowing more accessory dwelling units.
- Establishing density bonuses.
- Enacting more high-density and multifamily zoning.
- Using property tax abatements.

Hanley Wood, a data firm that tracks information and trends in the construction industry, referred to the Toolkit as Mr. Obama’s way to “fight back against the NIMBYs (‘not in my back yard’) that tend to hold sway over municipal zoning meetings.”

“In more and more regions across the country, local and neighborhood leaders have said yes in our backyard,” the Toolkit states. “We need to break down the rules that stand in the way of building new

housing.”

Hanley Wood also cited examples in the Toolkit “of cities and programs that have successfully promoted affordable development.”

The Toolkit itself declares: “As fewer families have been able to find affordable housing in the regions with the best jobs for them, labor mobility has slowed, exacerbating income inequality and stifling our national economic growth. But this hasn’t happened everywhere. In more and more regions across the country, local and neighborhood leaders have said yes, in our backyard, we need to break down the rules that stand in the way of building new housing – because we want new development to replace vacant lots and rundown zombie properties, we want our children to be able to afford their first home, we want hardworking families to be able to take the next job on their ladder of opportunity, and we want our community to be part of the solution in reducing income inequality and growing the economy nationwide.”

Quoted in the *Wall Street Journal*, Jason Furman, chairman of the White House Council of Economic Advisers, cited “artificial constraints” on housing supply that hinders mobility. He cited two reports that blame excessive land-use regulations to this declining mobility, which he said leads to labor shortages and increasing poverty.

“A report by Federal Reserve economist Raven Molloy demonstrates how an increase in labor demand in cities with greater land-use restrictions results in less new housing construction, higher home prices, and lower long-run employment,” Mr. Furman said.

In another paper, this one by Peter Ganong and Daniel Shoag of Harvard University, he cited constraints on housing supply leading to a “slowdown in income convergence,” or economic inequality.

See the *White House’s Housing Development Toolkit* at [www.whitehouse.gov](http://www.whitehouse.gov).

“Home buyers should not be subject to increases in cost due to a regulation that not only conflicts with state and local interests, but was not the intent of the original program,” he said.

For more information, contact Elizabeth Thompson at (202) 266-8495 or [ethompson@nahb.org](mailto:ethompson@nahb.org).

## **SHOW...from page 13**

ca,” designed and built by the students and complemented by extensive landscaping and floral design.

Students also will build the Solar Greenhouse.

Watch for more information, but call now to reserve your exhibit space.

## **FACT BOOK...from page 2**

“Professor Desmond’s book highlights the negative impacts that housing insecurity has on too many Rhode Islanders and individuals across the country,” said HWRI Director Brenda Clement, noting that of the 40 percent of renter households in Rhode Island, 8,587 experienced evictions in 2014. “The lack of affordable housing often prevents individuals and families from achieving economic stability.”

See the *Housing Fact Book* in pdf format at [www.HOUSINGWORKSRI.org](http://www.HOUSINGWORKSRI.org).

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