

**FEATURED  
PRODUCTS AND  
SERVICES FOR  
JUNE**

*Middle Section*

**Need new  
or upskilled  
employees?**

This month, *The Rhode Island Builder* debuts a new section highlighting the Residential Construction Workforce Partnership (RCWP) and its expanding programs to grow the skilled workforce in Rhode Island.

*Pages 34-35*

**RIBA News &  
Information  
Podcast #7**

The seventh in RIBA's regular podcast series, highlighting the Contractors' Registration and Licensing Board and its new enforcement protocols, is now available for listening and download on the major podcast platforms. Sponsorships are available.

*Page 15*

**Central Falls  
wants builders**

The *Rhode Island Builder* sits down with the new mayor of Rhode Island's smallest and most densely-populated city, Maria Rivera, for a look at her ambitious plans for housing there.

*Page 30*

## Shekarchi vows to be the 'Housing Speaker'

By Paul F. Eno *Editor*

He would like to be known as the "Housing Speaker," and he pulls no punches about the current crisis for Rhode Islanders who can't find affordable places to live.

"First of all, there's a very limited supply of housing. Second of all, the housing costs are very prohibitive. Third, some municipalities have created artificial barriers to zoning, including large-lot zoning requirements," newly elected House Speaker K. Joseph Shekarchi (D-Warwick) told *The Rhode Island Builder*.



House Speaker K. Joseph Shekarchi

"Fourth, it hurts the economy in the state like you wouldn't believe. Companies can't move here because they can't find decent affordable housing for their employees."

A member of the House of Representatives since 2013, Rep. Shekarchi was elected speaker in January. By March 1<sup>st</sup>, he had announced a legislative package of seven bills to address Rhode Island's affordable housing crisis. These include (as of April 22<sup>nd</sup>):

- Sponsored by Speaker Shek-

*see SHEKARCHI...page 36*

### The Housing Crisis

## NAHB: Regs add \$94k to cost of a new house

This is on top of \$36,000 added by soaring lumber costs, according to data.

### *National Association of Home Builders*

Regulations imposed by all levels of government account for \$93,870, or 23.8 percent of the current average sales price (\$397,300) of a new single-family home, according to a new study by the National Association of Home Builders (NAHB).

Of the \$93,870 figure, \$41,330 is attributable to regulation during development, and \$52,540 is due to regulation during construction.

"This study illustrates how overregulation is exacerbating the nation's housing affordability crisis and that policymakers need to take bold steps to reduce or eliminate unnecessary rules so builders increase production of quality, affordable housing to meet growing market demand," said NAHB Chairman Chuck Fowke.

Of note, the study on the cost of regulation does not take into effect how rising lumber and other material prices over the past 12 months have raised housing costs. In April, NAHB completed another report that shows rising lumber prices, which have soared more than 250 percent since April 2020, have added \$35,872 to the price of a typical new home. This figure is on top of the \$93,870 cost due solely to regulation. *Related stories begin on page 7.*

While NAHB's previous regulatory estimates in a 2016 study were fairly similar, the price of new homes increased substantially in the interim. When applying these percentages to census data on new home prices, the data show an estimate that regulatory costs in an average home built for sale went from \$84,671 to \$93,879 — a 10.9 percent increase during the five-year span between NAHB's 2016 and 2021 estimates.

View the full study on the cost of regulation and the analysis on rising lumber prices increasing home prices nearly \$36,000 at NAHB.org.

# President's Message



Carol O'Donnell

## 'Well done' to CRLB for its new enforcement push!

How many times have you lost a remodeling client because you were undercut by an unregistered contractor? How often have you driven by a jobsite where a lack of safety gear or other unprofessional behavior made you wonder if this was a legitimate contractor at all?

For many years, contractor members of the Rhode Island Builders Association, all of whom must be properly registered with the state Contractors' Registration and Licensing Board (CRLB) in order to belong to RIBA, have been frustrated by the number of outlaw contractors in the market, including both full-timers and part-timers, who flew under the radar.

CRLB had limited enforcement resources and often found themselves herding cats when it came to catching these outlaws. If caught, the unregistered contractors, or non-registered builders (NRBs) as they are known at the Dept. of Business Regulation (DBR), often thought they would save money by just paying the fines instead of registering and buying insurance.

### *Bring in the big guns*

Now, things are changing. Under the leadership of Director Elizabeth Tanner, Deputy Director Julietta Georgakis, Building Code Commissioner James Cambio and their great team, the big guns have been brought in.

These involve the collections unit of the

Dept. of Revenue and the Office of the Attorney General. A detailed story about this was on page 1 of the April *Rhode Island Builder*, and I refer you as well to RIBA's News and Information Podcast #7, now available on iTunes, Apple Podcasts and other podcast platforms. Ms. Georgakis and Mr. Cambio are interviewed in depth about these new developments. *See page 15.*

Suffice it to say that contractors who run afoul of CRLB won't have such an easy time of it. You don't mess with the Dept. of Revenue or the attorney general! Meanwhile, RIBA commends DBR for this excellent step toward evening the playing field for all residential contractors who are professional and do the right thing.

Well done!



### The Rhode Island **Builder**

Official publication of the  
Rhode Island Builders Association  
since 1951

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## DEADLINE FOR THE JULY ISSUE

All copy, ads and photos must be to us by

## Friday, May 28

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

or fax: (401) 356-0913

For RIBA  
membership information  
contact Elise Geddes  
401-438-7400  
or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org)



## Spotlight: Special Project



# Deslandes heading \$1.7 million renovation for Jonnycake Center

South County not-for-profit's most recent service is helping local residents find affordable housing.

By Paul F. Eno *Editor*

The Jonnycake Center is turning the former Peace Dale Grammar School in South Kingstown into a place where local people can get help, and a longtime member of the Rhode Island Builders Association is heading the \$1.7 million renovation.

"This is important to the community," said Project Manager Nicholas Bouchard of Deslandes Construction. "The work is taking place at a 5,000 square-foot, two-story schoolhouse built in the 1920s."



**In "before and after" shots, the new Jonnycake Center for Hope in Peace Dale appears before renovation and as work begins. Projected completion is in August.**

The building has served many functions over its century of life, according to Mr. Bouchard, including art studio, a gym, a yoga studio, and a residence. Now it will be the member services hub, known as the Jonnycake Center for Hope, complete with a donation-based thrift store and food pantry on the first floor, with offices on the second, along with a demonstration kitchen where people can be taught to cook.

The not-for-profit Jonnycake Center provides, according to its mission statement, "basic needs, resources and hope to South County residents in need."

Known best for its food pantry, today the Center offers a host of services intended to help its members improve their physical, emotional, and financial health, including personal coaching, financial assistance and, most recently, affordable housing.

For more information, visit [Jonnycakecenter.org](http://Jonnycakecenter.org).



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# Looking Ahead

## June 2021

♦ **Ongoing: Vocational English as a Second Language (VESL) - Basic Carpentry** - Recruiting continues for ongoing VESL classes. For details, contact Betty Bernal at (401) 500-9146 or [bbernal@ribuilders.org](mailto:bbernal@ribuilders.org), or register online at [RI-Builders.org/vesl-training-program-details](http://RI-Builders.org/vesl-training-program-details). *Related story on page 34.*

♦ **June 3<sup>rd</sup>: RIBA Contractor Training** - Topic is Outdoor Design Trends in New Construction. Taught via Zoom. *Details on page 28.*

♦ **June 4<sup>th</sup>: Continuing Education for Contractors - 5 Credit Hours** - Topic is Residential Blueprint Reading. Taught via Zoom. *Details on page 16.*

♦ **June 9<sup>th</sup>: Continuing Education for Contractors - 2½ Credit Hours** - Topic is Accounting and Cash Flow. Taught via Zoom. *Details on page 16.*

♦ **June 10<sup>th</sup>: Continuing Education for Contractors - 1 Credit Hour** - Topic is Heating, Cooling and Ventilation. Taught via Zoom. *Details on page 26.*

♦ **June 11<sup>th</sup>: Continuing Education for Contractors - 5 Credit Hours** - Topic is Residential Estimating. Taught via Zoom. *Details on page 26.*

♦ **June 15<sup>th</sup>: Continuing Education for Contractors - 2 Credit Hours** - Topic is Siding 101. Taught via Zoom. *Details on page 26.*

♦ **June 16<sup>th</sup>: Continuing Education for Contractors - 2 Credit Hours** - Topic is Conflict Resolution in Construction. Taught via Zoom. *Details on page 27.*

♦ **June 18<sup>th</sup>: Continuing Education for Contractors - 3 Credit Hours** - Topic is Kitchen Design and Installation. Taught via Zoom. *Details on page 27.*



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

 Designates a course eligible for Rhode Island and/or Massachusetts continuing education credits. Contact RIBA for confirmation.

 Indicates a RIBA-sponsored event.

**♦ June 22<sup>nd</sup>: RIBA Contractor Training** - Topic is Insights into Restoration and Property Insurance Claims. Taught via Zoom. *Details on page 28.*

**♦ June 24<sup>th</sup>: Continuing Education for Contractors - 5 Credit Hours** - Topic is Building Planning and Building Inspector Skills. Taught via Zoom. *Details on page 27.*

**♦ June 28<sup>th</sup>: RIBA Contractor Training** - Topic is Does Your Website Have the WOW Factor? Taught via Zoom. *Details on page 29.*

**♦ June 29<sup>th</sup>: RIBA Contractor Training** - Topic is Advanced Hardwood Flooring. Taught via Zoom. *Details on page 29.*

## August 2021

**August 11<sup>th</sup>-14<sup>th</sup>: JLC LIVE Residential Construction Show** - Rhode Island Convention Center, Providence. Visit [NE.jlclive.com/](http://NE.jlclive.com/) for more information.

## April 2022

**♦ April 7<sup>th</sup>-10<sup>th</sup>: 70<sup>th</sup> Annual Rhode Island Home Show, Featuring the Rhode Island Flower & Garden Show and The Energy Expo** - Call (401) 438-7400 or e-mail [homeshow@ribuilders.org](mailto:homeshow@ribuilders.org). *Watch for more information.*

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Take more RIBA classes online at [RIBAEducates.com](http://RIBAEducates.com)

*Visit [RIBAEducates.com](http://RIBAEducates.com) for access to 24-7 continuing education not listed above! Online courses include Scaffold Safety, Workplace Safety, Confined Spaces, Ladder Safety and more, each worth one credit hour of state-mandated continuing education. All RIBA courses are FREE of tuition charges for members and their employees. Just use your code at the online checkout. NEED A CODE? CALL RIBA AT (401) 438-7400. Non-members: \$12 per credit hour. For information about online or on-site courses: Contact Bob Salvas, [bsalvas@ribuilders.org](mailto:bsalvas@ribuilders.org), or call (401) 438-7400.*

# RIBA thanks these companies for joining, renewing or applying for membership

## New Members

Mike Axmacher	<b>Champion Home Builders Inc.</b>	Richard Larkin	<b>Richard Larkin Home Imp.</b>
James Callei	<b>J. Callei &amp; Son Carpentry</b>	Pedro Nimaja Morales	<b>Nimaja Enterprises LLC</b>
John Crane	<b>J. C. Home Services LLC</b>	William Riley	<b>Cutting Edge Carpentry Services</b>
James Deslandes Jr.	<b>Deslandes Excavation LLC</b>	Linda Vario	<b>Linda Vario Designs</b>
Mark Golberg	<b>Salt Pond Estates LLC</b>	Shawn Viveiros	<b>East Bay Power LLC</b>

## Renewed Members

<b>Darlington Home Builders Inc.</b>	Walter Pilz	<b>Michael West Builders Inc.</b>	Michael West
<b>Davitt Design Build Inc.</b>	Matthew O. Davitt	<b>Moran Home Improvements</b>	Kevin Moran
<b>DeBlois Building Co.</b>	Robert DeBlois Jr.	<b>MV Fine Carpentry</b>	Marco Valzovano
<b>Douglas Lumber Kitchens &amp; Home Ctr.</b>	Steven Carlino	<b>Nailed It Construction</b>	Christopher Holland
<b>Dowdell Engineering Inc.</b>	William Dowdell	<b>National Building Products</b>	
<b>Fagan Door Corp.</b>	Diane Fagan	<b>New Concepts Construction Inc.</b>	Charles K. Belshe
<b>Gerard Building Co., Inc.</b>	Peter G. Rogers	<b>Pawtucket Credit Union</b>	William Dawson
<b>Gianfrancesco &amp; Friedemann LLP</b>	Merrill Friedemann	<b>Pella Windows Inc.</b>	Jacqueline Pagel
<b>Grace Emporia LLC</b>	Anthony J. Calise	<b>Prime Property Management Co.</b>	John F. Cuzzzone III
<b>Grenier Group Inc.</b>	Timothy J. Grenier	<b>Project Master Maintenance LLC</b>	Michael Lolio
<b>Home &amp; Commercial Security Inc.</b>	Henry C. Sidok Jr.	<b>Re/Max Preferred</b>	Richard P. Zompa
<b>J.D. Construction Co.</b>	Joseph DiGiovanni	<b>Rhode Island Truss LLC</b>	V. George Mitola Jr.
<b>JASD Restoration</b>	David Ottaviani	<b>Riverhead Building Supply</b>	
<b>JD Paine Contracting LLC</b>	Jonathan Paine	<b>Rocco Sammartino Builders</b>	Rocco Sammartino
<b>K.R.A. Inc.</b>	Kevin King	<b>S.B. Carbone Plumbing/Heating &amp; GC</b>	Steven B. Carbone
<b>Kelly Souza Rocha &amp; Parmenter PC</b>	Joelle Rocha	<b>Sabetti Constr. Inc. dba Newport Solar</b>	Doug Sabetti
<b>L. Sweet Lumber Co., Inc.</b>	Ted Angell	<b>Scituate Lumber Inc.</b>	Gordon Brayton
<b>Liberty Cedar Inc.</b>	David Goss	<b>Seekonk Handyman</b>	Paul Noury
<b>Lighting &amp; Design by J&amp;K Electric</b>	Ken Lantini	<b>Shawmut Metal Products Inc.</b>	Kevin Kelly
<b>LJ Giorgi Plumbing &amp; Heating Inc.</b>	Larry Giorgi	<b>SiteScapes</b>	Steven Lawton
<b>Lombardi Construction Co., Inc.</b>	Joseph Lombardi	<b>Southfield Preservation Works</b>	Paul Strattnr
<b>Lopco Contracting</b>	Thomas Lopatosky	<b>Stand Corp.</b>	Ronald J. Caniglia
<b>M. D'Andrea Electric LLC</b>	Mark D'Andrea	<b>Taylor Interior Design</b>	Courtney Taylor
<b>Marcantonio Design Builders</b>	Vincent Marcantonio	<b>Washington Trust Co.</b>	Bethany A. Lardaro
<b>Martone Service Co.</b>	Michael Martone	<b>Water Filter Co.</b>	Steven Tudino
<b>Maynard Construction BRC Inc.</b>	Jesse Maynard	<b>Window World R.I.</b>	Karen Schumer
<b>Meridian Custom Homes Inc.</b>	Alexander Mitchell	<b>Wood &amp; Wire Fence Co., Inc.</b>	Tim Martins

## Applications/Pending Members\*

William Besse	Shane McKee
Adam Broadbent	Ariana Melendez
Kevin Dickson	Nicholas Pistoni
Kahlan Faris	Eric Serpa
Jessica Huber	Philip Sfameni
Dale Matheny	Jovani Torres

\*Subject to registration with the Rhode Island Contractors' Registration and Licensing Board. Company name will be printed once application is approved.

# Thought a \$24,000 hike per new house was bad? Try \$36,000

This is on top of nearly \$94,000 added to new home costs by government rules. See page 1.

Soaring lumber prices that have tripled over the past 12 months have caused the price of an average new single-family home to increase by \$35,872, up from \$24,000 in February, according to new analysis by the National Association of Home Builders (NAHB), released April 28<sup>th</sup>.

This lumber price hike has also added nearly \$13,000 to the market value of an average new multifamily home, which translates into households paying \$119 a month more to rent a new apartment.

Further adding to housing affordability woes, other building-material prices have been steadily rising since at least 2020 and, like lumber, are in short supply as well.

"This unprecedented price surge is hurting American home buyers and home builders, and impeding housing and economic growth," said NAHB Chairman Chuck Fowke, a custom home builder from Tampa, Florida.

According to Random Lengths (randomlengths.com), which tracks prices in the wood products industry, prices as of the week ending April 23<sup>rd</sup> show the cost of framing lumber near \$1,200 per thousand board feet, up nearly 250 percent since April 2020, when the price was roughly \$350 per thousand board feet.

During this remarkable runup, NAHB has been monitoring lumber prices and their effect on the housing market. In February, NAHB reported that rising prices had added \$24,000 to the price of a new home.

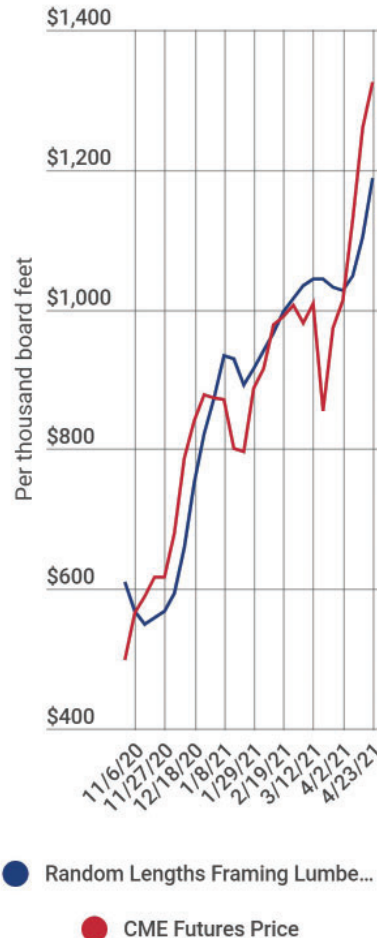
Last August, rising prices resulted in the average price of new single-family homes to increase by \$16,000.

"These lumber price hikes are clearly unsustainable," said Mr. Fowke. "Policymakers need to examine the lumber supply chain, identify the causes for high prices and supply constraints and seek immediate remedies that will increase production."

NAHB calculated these average home price-increases based on the softwood lumber that goes into the average new home, as captured in the Builder Practices Survey conducted by Home Innovation Research Labs.

## The Latest Framing Lumber Prices

Source: National Association of Home Builders



Included is any softwood used in structural framing (including beams, joists, headers, rafters and trusses), sheathing, flooring and underlayment, interior wall and ceiling finishing, cabinets, doors, windows, roofing, siding, soffit and fascia, and exterior features such as garages, porches, decks, railing, fences and landscape walls.

## All products considered

The softwood products considered include lumber of various dimensions (including any that may be appearance grade or pressure treated for outdoor use), plywood, OSB, particleboard, fiberboard, shakes and shingles—in short, any of the products sold by U.S. sawmills and tracked on a weekly basis by Random Lengths.

## Lack of investment

Writing for the Barron's News Service on April 27<sup>th</sup>, author and economics commentator Matthew C. Klein laid partial blame for the current supply shortages and price hikes at the door of underinvestment in the industry, and reduced production capacity.

"Perhaps no manufactured good is less technologically sophisticated than a 2 by 4, while none is more complex than the latest microprocessors. Yet the U.S. economy is currently suffering from shortages of both lumber and chips—and for similar reasons," Mr. Klein wrote.

"In both cases, today's shortages are the legacy of past busts, which then led to years of underinvestment that has left producers unable to respond to sudden surges in demand."

This reaches as far back as the housing bust of the early years of this century, according to Mr. Klein.

"Start with lumber, which is an essential material input for home building. Sawmills and other wood product manufacturers cut their production capacity by about a quarter after the housing bust. While investment has since recovered, productive capacity in March was still about 11 percent below the 2006 peak."

For more information about the lumber crisis and what NAHB is doing to help alleviate it, contact Liz Thompson, (202) 266-8495 or [ethompson@nahb.org](mailto:ethompson@nahb.org).

Sources: National Association of Home Builders and Barron's News Service.



# Raimondo vows to help ease lumber prices



Sec. Raimondo

Grassroots efforts by the National Association of Home Builders (NAHB) to urge the Biden administration and Congress to address the growing problem of rising lumber and material prices, along with supply shortages, is showing results, according to the 140,000-member trade association.

Responding to a request by Rep. Robert Aderholt (R-Ala.) to make rising lumber prices and production issues a priority during a May 6<sup>th</sup> House Appropriations Subcommittee hearing on the administration's 2022 budget request, Commerce Secretary and former Rhode Island Gov. Gina Raimondo responded, "I promise you I will."

During the hearing, Rep. Ben Cline (R-Va.) noted that lumber prices have been quite volatile in wake of the COVID-19

pandemic and cited NAHB data on how this has impacted home prices.

"Over the last year, lumber prices have been skyrocketing with oriented strand board (OSB) jumping over 250 percent since March of 2020," said Rep. Cline.

"A sheet of OSB was around \$8 in March 2020 while today it is over \$60 a sheet and climbing. NAHB says overall lumber prices have tripled, and the increase translates into a nearly \$36,000 increase in the price of the average single-family home."

Rep. Cline went on to ask Sec. Raimondo if she could discuss what resources are available or have been dedicated by the Commerce Dept. to look into the causes of skyrocketing lumber prices, what impact this is having on the economy, and whether she could commit to working with industry stakeholders and Congress to identify the challenges and solutions.

"I agree that the home building industry and the housing sector is a vital portion of our economy, and they are struggling as you

say," Sec. Raimondo replied. "A lot of supply chains have been disrupted during the pandemic. It isn't just lumber. Recently ITA [the International Trade Administration] has been doing a good deal of convening of stakeholders to try to learn exactly why this is happening."

She added: "And what I can commit to you is to follow up with you, to work collaboratively with you. I actually would love your guidance on what you think could be done. Right now, we are trying to get under the covers of what's going on, what are the root causes, and then what can we do at ITA to try to solve the problem."

Rep. Aderholt continued: "I understand there is plenty of lumber that's being delivered, but the prices are continuing to go up and I think there is an issue with production. If you [Raimondo] could make this a priority, it is really putting a lot of folks in a very difficult position for home building.

"I promise you I will," said Sec. Raimondo.

RIBIA

## Some tips on surviving the supply crisis

As the National Association of Home Builders (NAHB) works to combat rising lumber prices and supply shortages by engaging with the Biden administration and members of Congress, along with Commerce Secretary Gina Raimondo, builders on the front lines have discovered several strategies to mitigate the unprecedented price surge, which is raising housing costs and impacting bottom lines.

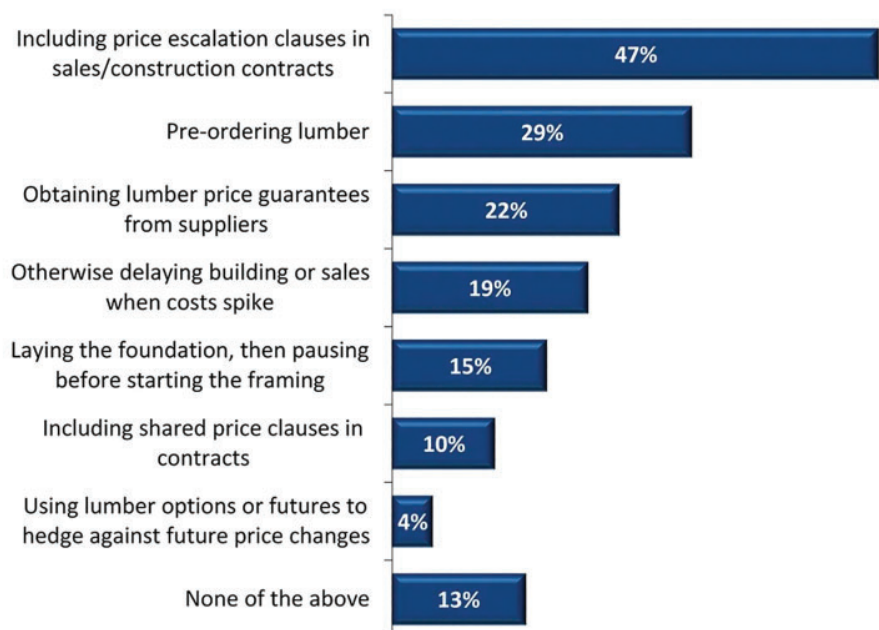
In April, NAHB surveyed builders on their reactions to the rising and volatile lumber prices, for its NAHB/Wells Fargo Housing Market Index (HMI). Nearly half (47 percent) of single-family builders in the HMI panel indicated that they were including price escalation clauses in their sales contracts as their primary mitigation effort.

"It's been a difficult time for us and home owners," Jeremy Burke, a remodeler in Pennsylvania, shared through NAHB's online lumber testimonial form (NAHB.org/forms/open/lumber-testimonials).

"We have had to prepare contracts with

see *TIPS*...page 36

**How Builders Have Dealt With the Recent Increases in Lumber Prices**  
(Percent of Respondents)



April 2021 Survey for the NAHB/Wells Fargo Housing Market Index.  
NAHB Economics and Housing Policy Group.

RIBIA

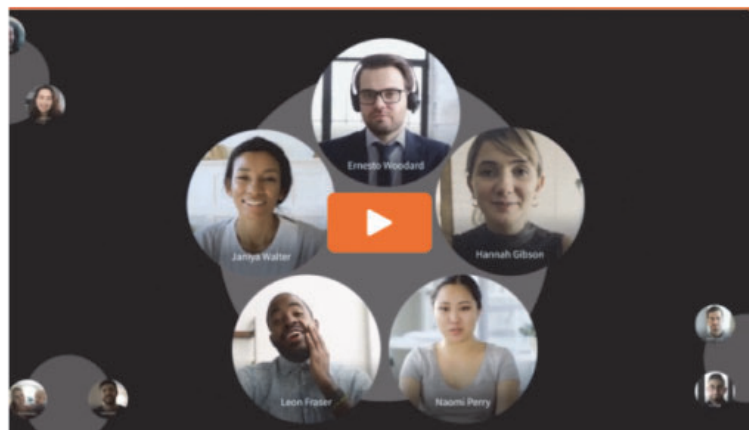
## *Professional Women in Building : PWB NEWS*

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A meeting link will be provided.*

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**Want to learn more about the PWB?**

Please visit our site for contact info, up-coming events and news at <http://ribuilders.org/professional-women-in-building>

# National PWB chair addresses RIBA's women contractors

By Paul F. Eno *Editor*

"It's a wonderful feeling to be able to start building a new house, see it grow and know that someone is going to have a family there and make memories."

That was the word from Karen J. Schroeder, vice president and co-owner of Mayberry Homes, East Lansing, Michigan, chair of the National Professional Women in Building Council (PWB), National Association of Home Builders (NAHB) board member, and guest speaker at the April 14<sup>th</sup> virtual networking session of the Rhode Island Builders Association's Professional Women in Building Council.



Karen Schroeder

Ms. Schroeder recounted her own journey in the residential construction business, through the ups and downs of recent decades, learning from experts, all the way to the top in PWB. This reaches back to her girlhood, when she tagged along with her grandfather to check rental properties that he owned, and later into co-ownership of Mayberry Homes with her husband.

She encouraged more women to become involved in the industry.

"There are great opportunities for women in construction. My advice is to get a mentor and get involved with PWB. It's a huge resource," said Ms. Schroeder.

Along with RIBA President Carol O'Donnell, special guests included Claudia Richards, director of the national PWB, and Terri Everhart of HomeSite Services in California, national PWB vice chair.

Also participating was RIBA Executive Officer John Marcantonio.

"In the 10 years I've been at RIBA, women have been more and more involved with residential construction industry as owners, employers, designers, and in the trades. Their companies have huge advantages over companies that don't have women involved. I see it every day. There are great opportunities for careers."



PWB members and guests are addressed by their national chair on April 14<sup>th</sup>.

Ms. Schroeder also encouraged local women to become involved with PWB on the national level.

"PWB represents and reflects to all communities the American dream of home ownership. We train, we have webinars, match members with mentors...we have

anything we can do to bring that to the forefront. There are many committees that need your talent and abilities, and many ways to get involved."

For information about getting involved with PWB nationally, contact Claudia Richards at [crichards@nahb.org](mailto:crichards@nahb.org).



## RIKB's Donahue is 'Top Innovator'

Tanya Donahue, owner of Warwick-based RIKB Design Build (formerly Rhode Island Kitchen & Bath) and a long-time member of the Rhode Island Builders Association, has been named to the national Kitchen & Bath Design News (KBDN) Top Innovators of 2020.

According to RIKB: "This list of kitchen and bath industry Innovators includes professionals whose work, creative talents, business acumen and professionalism are leading the way for the industry and elevating the kitchen and bath trade."

"At a time when circumstances have compelled most businesses to find non-traditional, creative ways to survive, kitchen and bath firms have proven their adapt-



Tanya Donahue

ability, handling social distancing, supplier interruptions and reduced client income and not only surviving, but thriving," said RIKB spokeswoman Jennifer Giardino.

Innovators were nominated by members of the kitchen and bath industry, then reviewed by the KBDN nominating committee.

"During such a challenging time as we have all experienced, I was extremely honored to not only be nominated by my peers, but to be named to such a prestigious list," said Ms. Donahue, who serves on RIBA's Board of Directors and was co-chair of the association's Remodelers Committee.

For more information, visit [www.RIKB.com](http://www.RIKB.com) or call (401) 463-1550.

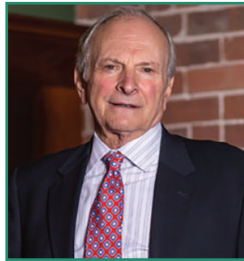




## Visconti announces new firm, move to Providence

Looking to the future in more ways than one, the law firm of Shechtman Halperin Savage LLP is now Savage Law Partners.

That's the word from Girard R. Visconti, a longtime member of the Rhode Island Builders Association and familiar to members as the author of the state's contractor lien law.



Girard R. Visconti

"We are reorganizing the firm, since Stephen Shechtman has retired and Preston Halperin will be retiring in June, although he may be of counsel to the new firm, Savage Law Partners LLP. All other attorneys and staff are with the new firm," Mr. Visconti said.

"Moving from Pawtucket, we bought a beautiful building at 39 Pike Street, Providence. Right next door is a large apartment complex under construction. On the other side of the building there is a future Trader Joe's. Pike Street is behind Al Forno Restaurant and it is the upcoming area. Some people are saying it's the 'New Providence,'" he added.

Visit [Savagelawpartners.com](http://Savagelawpartners.com) for more information.



## ONE Neighborhood Builders expands into East Providence

ONE Neighborhood Builders has purchased a 36-unit development in East Providence for \$3.3 million from Rissport I LLC, and will renovate the units that will now become deed-restricted affordable housing, an April 7<sup>th</sup> statement from the organization said.

"The purchase of Sutton Place—two identical buildings located at 54 and 60 Sutton Avenue—with assistance from Rhode Island Housing, ensures that the 36 units in the buildings will remain affordable for the long-term," according to the statement.

This renovation will make East Providence only the seventh of Rhode Island's 39 communities to meet the state goal that 10 percent of each city's or town's housing stock qualifies as low- and moderate-income housing, in accord with the nearly 30-year-old Low and Moderate Income Housing Act.

This is the first project outside of Providence for ONE, headquartered in the capital city's Olneyville neighborhood.

"We're excited to announce our first project outside of Providence, and we're thrilled to be collaborating with the City of East Providence and with Rhode Island Housing to create more opportunities for affordable housing in Rhode Island," Ms. Hawkins said.

Find out more at [ONENeighborhoodbuilders.org](http://ONENeighborhoodbuilders.org).




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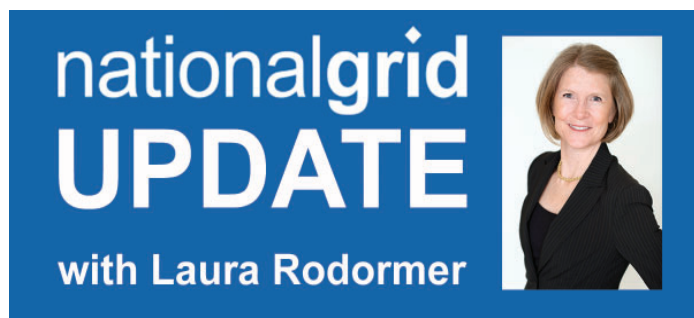
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# RIH and OER announce request for proposals for green and energy efficient housing



Rhode Island Housing (RIH) and the Rhode Island Office of Energy Resources (OER) were to release a Request for Proposals (RFP) on May 26<sup>th</sup> for the 2021 Zero Energy for the Ocean State (ZEOS) Program. This program offers up to \$750,000 in grants to design and construct affordable, energy-efficient housing to serve low- and moderate-income Rhode Islanders.

This program is the result of a public-private partnership between RIH, OER and National Grid to stimulate innovative, replicable solutions that utilize cost-saving, clean-energy technologies in homes. Program partners seek proposals from qualified teams to design and construct affordable, energy-efficient Zero Energy Buildings (ZEBs) that use technologies such as solar, storage and electric heat pumps, and enable demand-response participation.

"This multi-agency investment will create replicable models for sustainability across our state," said RIH Executive Director Carol Ventura. "RIH is committed to developing housing that Rhode Islanders can afford. The energy-efficient features in these homes will result in reduced energy costs for residents, thereby increasing their disposable income to meet other expenses."

## What are ZEOS?

Zero Energy Buildings are defined as any energy-efficient buildings with zero net energy consumption, meaning the total amount of energy used by a building on an annual basis is roughly equal to the amount of renewable energy created on the site.

This new grant funding is being made available following a successful first round of ZEOS in 2019 that resulted in the funding of three projects with a variety of income requirements and innova-

tive designs. Of those projects, Sheridan Small Homes, developed by ONE Neighborhood Builders, a member of the Rhode Island Builders Association, is currently constructing a community of five affordable passive-house units.

"As Rhode Island works to meet its net-zero emissions target by 2050, the state must continue to lead the nation in developing cost-effective, clean energy solutions that reduce energy consumption and costs, shrink our carbon footprint, and grow good-paying jobs. The ZEOS project builds upon the momentum of recent successes in growing our green energy economy, while also expanding affordable housing for Rhode Islanders," said State Energy Commissioner Nicholas Ucci.

The Request for Proposals is posted on the RIH website at [RIHousing.com/rfps-rfqs](http://RIHousing.com/rfps-rfqs). Eligible units may be new construction and/or renovation projects in one- to four-family or multifamily homes. The ZEOS grant award will be limited to \$15,000 per unit for one- to four-family properties and \$6,000 per unit for multifamily developments.

Buildings must meet ZEB standards and participate in National Grid's Residential New Construction Program. The total award cannot exceed \$250,000 for any individual project. Previously funded ZEOS projects are not eligible for this grant.

"We look forward to supporting the 2021 ZEOS initiative to further accelerate the adoption of net zero energy homes for the affordable housing market in Rhode Island," said Chris Porter, director of customer energy management for National Grid. "The principles of this grant – to create replicable designs incorporating strategies to reduce energy cost burdens, improve thermal comfort, and support the clean energy future – are critical to ensuring a reliable, equitable and scalable pathway to decarbonization for all Rhode Islanders."

This program will leverage multiple sources of funding, including a grant from RIH, state Renewable Greenhouse Gas Initiative (RGGI) proceeds, and available utility-administered incentives. While individual homeowners are not eligible to receive direct funding under this grant, individual organizations or teams composed of a lead organization and partner organizations are welcome to apply. Complete details on the program and RFP can be found online at: [RIHousing.com](http://RIHousing.com).



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## Nick Bouchard of Deslandes Construction

# The benefits of a college friendship turned out to be surprising

By Paul F. Eno *Editor*

Talk about networking! How about having a college roommate who helps you land a career?

"My roommate at Roger Williams University was Jimmy Deslandes (James Deslandes Jr.), and now we work together at the family company founded by his grandfather," says Nick Bouchard, today the commercial project manager at Deslandes Construction, based in Warwick.

Nick and Jimmy both majored in construction management at RWU, and Nick is marking his seventh year at the company.

"My family isn't in residential construction, but I got a taste for it when I was younger, doing roofing, siding and minor rehab work. That got me through college," the Glastonbury, Connecticut, native recalls.

The work was a good fit for Nick, who says that "I've been 'hands-on' my whole life." But he also appreciates the cerebral side.

"As a project manager, I can work in the office doing the coordinating, but I'm also able to get to jobsites to work with my hands," he says.

Family patriarch Joseph Deslandes founded Deslandes Construction in 1953. The company builds custom homes, does high-end and commercial remodeling, along with restorations such as the current project at Jonnycake Center for Hope in South Kingstown (see page 3).

The company ranges southeastern New England, working in Rhode Island, Massachusetts and Connecticut.

"Every project is interesting in its own way," Nick states.

That would have been an understatement when it came to one



Nick Bouchard

of Nick's first projects with Deslandes.

"It was in the residences building attached to the Omni Hotel in Providence. The penthouses there had never been finished, so I had to apply both commercial and residential principles and techniques at a jobsite on the 31<sup>st</sup> floor of a building in the middle of a city with little or no laydown area. It was a logistical nightmare!" Nick remembers. "But it was a fun project!"

Jim Deslandes Sr. once explained it like this: "We try to make it easy on the client. We minimize disruptions by managing each project from concept to completion, and by fostering open communication between clients, architects and designers. We expect our foremen to maintain schedules with subcontractors and to meet daily with clients to discuss project details and assist in product selection."

Deslandes Construction joined the Rhode Island Builders Association way back in 1974, and has always been active.

"Especially for me as project manager, I have always liked the networking events. Unfortunately, I can't remember the last time I had my suit out over the past year because of the pandemic," quips Nick. "But once these events start up again, we'll be there."

Deslandes also makes full use of RIBA's tuition-free educational opportunities for members and their employees.

"All our guys get certified through the OSHA classes and lead programs," Nick says. "In fact, I think the education portion is probably the most utilized member service for us."

Nick, who lives in Westerly, sees the future of Deslandes Construction as his future too.

"My plans are to stick around here and to work with Jimmy. We don't necessarily want to explode the business, but help maintain the size, scale and quality of Deslandes Construction," Nick says.

"We certainly want to grow a bit as well, and to tackle as many interesting projects as we can. We're the next generation."

Find out more about Deslandes Construction at [www.deslandesconstruction.com](http://www.deslandesconstruction.com).



### ***Deslandes Construction Inc.***

***Commercial Project Manager: Nicholas Bouchard***  
***RIBA member since: 1974***

***Focus: Construction and Remodeling/Renovations***  
***Founded: 1953***

***Based: Warwick, Rhode Island***



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# RIBA Podcast #7 highlights CRLB and enforcement

New enforcement procedures to keep unregistered contractors out of the market is the main theme of the seventh edition of the Rhode Island Builders Association's News and Information Podcast series, now available on most major podcast platforms.

Hosted by *Rhode Island Builder* Editor Paul F. Eno and RIBA Executive Officer John Marcantonio, the podcast welcomes Dept. of Business Regulation Deputy Director Julietta Georgakis and State Building Code Commissioner James Cambio. Topics include an agreement between the Contractors' Registration and Licensing Board (CRLB) and the Dept. of Revenue to collect CRLB fees that are overdue, and enforcement (when required) by the Office of the Attorney General.

The interview also reviews the basics: Why contractors must register with the CRLB, how that works, jobsite inspections, what the board actually does, and the benefits to contractors and homeowners. The latter include the fact that homeowner's insurance will not cover them if an uninsured contractor has an accident on their property.

"It boggles my mind how many homeowners are out there who are willing to hand over tens of thousands of dollars to a contractor who doesn't show a registration card, and shows no proof of insurance," Ms. Georgakis said.

Mr. Cambio pointed out that the CRLB handles, on average, between 20 and 40 consumer complaints each month.

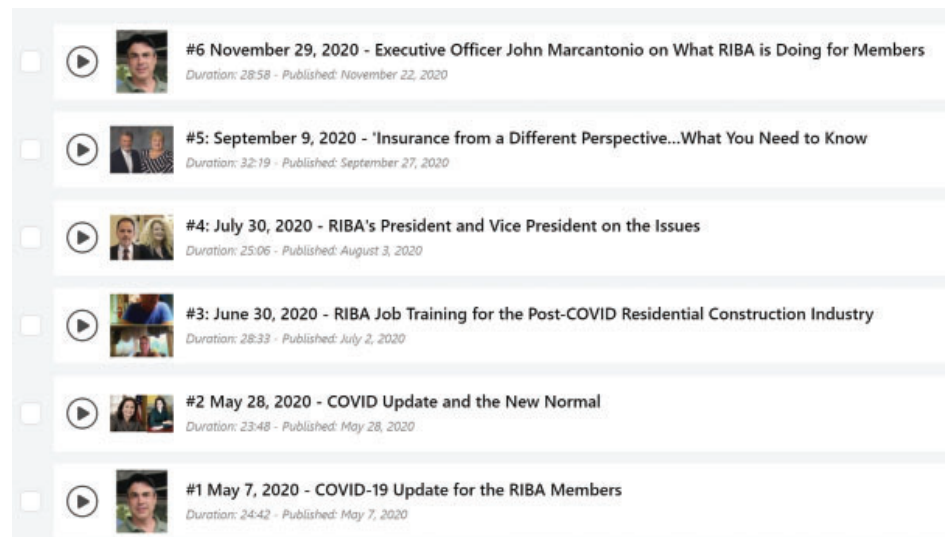
## The Podcast Series

The podcast series is one of RIBA's newest member benefits, consisting of regular, half-hour audio interviews with major RIBA and industry players to keep members updated on the latest developments in the residential construction scene in the Ocean State.

Podcasts are numbered for easy reference. Podcast #1 was posted on May 7, 2020. Separate RIBA podcast apps are being developed for Apple iPhone and for



**Host Paul Eno, top right, and RIBA Executive Officer John Marcantonio interview, at left, DBR Deputy Director Julietta Georgakis and Building Code Commissioner James Cambio. Below, the RIBA Podcast Series as it typically appears online.**



Android use. Podcasts are intended for member use only.

If you have suggestions or comments for future podcast topics, contact Mr. Marcantonio at (401) 438-7400 or [jmarcantonio@ribuilders.org](mailto:jmarcantonio@ribuilders.org).

## Become a sponsor

Over 1,000 people are enjoying RIBA's News and Information Podcasts regularly, and the number of listeners is growing.

Posted every four to eight weeks, the podcast features interviews with top voices

on the major issues facing the residential construction industry: Information as you need it.

Topics have included contractor insurance, the COVID-19 crisis and jobsite safety protocols as they develop, and the "new normal" for the industry as it takes shape.

Sponsorships are \$60 per podcast, with production of a 30-second advertisement included. For information, contact Mr. Eno at (401) 527-5345 or e-mail [builder@newriverpress.com](mailto:builder@newriverpress.com).



# RIBA Contractor Training

Though classes have temporarily moved to Zoom online conferencing, the Rhode Island Builders Association continues the Contractor Training Program, expanding its educational offerings for members and their employees! Call for details and to register, contact RIBA Professional Development Manager Bob Salvas at (401) 438-7400 or e-mail [bsalvas@ribuilders.org](mailto:bsalvas@ribuilders.org).

## Continuing Education

Courses headlined in RED on The RIBA Contractor Training Pages qualify for continuing education requirements. EVERY RESIDENTIAL CONTRACTOR registered to work in Rhode Island must take five hours of continuing education before his or her next renewal date, and must provide class certificates as evidence of completion.

5 Credit Hours:

### Residential Blueprint Reading

June 4<sup>th</sup>

2½ Credit Hours:

### Accounting and Cash Flow

June 9<sup>th</sup>

**WHEN:** Friday, June 4<sup>th</sup>, 8 a.m. to 1 p.m.

**WHERE:** Online via Zoom

**COST:** FREE for members and their employees. Non-members, call for pricing options.

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

**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at [bsalvas@ribuilders.org](mailto:bsalvas@ribuilders.org), or call (401) 438-7400.

Join instructor Carlos Lora for this class, which will provide students with an introduction to the area of residential blueprint reading, construction documents/calculations, and project specifications. During this course students will learn to read the legend, details, specifications, effectively use a scale ruler and find the different trade sections of blueprints/drawings.

You must pre-register for this class. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.

**WHEN:** Wednesday, June 9<sup>th</sup>, 8 to 10:30 a.m.

**WHERE:** Online via Zoom

**COST:** FREE for members and their employees. Non-members, call for pricing options.

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

**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at [bsalvas@ribuilders.org](mailto:bsalvas@ribuilders.org), or call (401) 438-7400.

Join instructor David Lucier for this course, which will help a contractor understand the basics of accounting and how to manage cash flow.

You must pre-register for this class. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



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- Vital Information Resources
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- Medical and Dental Plans
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- Discounts and Rebates
- Social Events and Networking



### Find Work/Hire Members

Services include member-to-member referrals, the new and improved RIBAlist.com consumer website, the huge, consumer-based Rhode Island Home Show, held every year since 1948, and the annual *Membership Directory and Buyer's Guide*.

### Complimentary Education! (Thousands \$ in value)

Online or in person, our contractor education programs are some of the best association based programs in the country and are designed for your professional development—they are always tuition free! Classes and seminars are given monthly for both owners and their employees. Subject matters include codes, safety, estimating and so much more! Most classes are also eligible for Rhode Island continuing-education credits. MA education credits are also available.

### Workforce / Trade Training for Employees (Thousands \$ in value!)

As a member of RIBA, you can send current or prospective employees to trade training. Upskill your current workforce or enroll them in a 26 week pre-apprentice training before you hire them. With 6 locations and Spanish speaking options, this trade training program is one of the best in the Federation — Carpentry, Electrical, and HVAC / Plumbing available.

### Complimentary Safety Services

RIBA has a complimentary Safety Service that includes jobsite visits to guide members toward proper workforce-safety procedures, OSHA compliance and lower insurance rates. This is a totally confidential service, and it can save you thousands of dollars!







## From RIBA's Executive Officer

### Dear Members of the Rhode Island Builders Association:

Please take the time to pull this special Member Benefit Guide out of the magazine or, if you're getting this as a new member, be sure to keep it as your designated resource to quickly reference and recognize everything you have available to you at RIBA.



From the complimentary educational services for you and your employees, the new Safety Service, trade training programs for new hires, networking, business referrals, legislative advocacy and member solution-services, your trade association is structured to help you with every aspect of your business.

Our goal is to make it easier than ever to understand what's included in your membership. So, when you have a chance, give us a call – we'll get you connected to the services we have that can help protect you, make you money, improve your knowledge, keep you safe, and help your business thrive!

I also need your help with a larger cause. Please share this message with your industry colleagues and ask them to join! Our services, advocacy and industry-leading resources depend on membership. With so much to offer, our mission is to reach out and serve. Helping someone join is easy, just have them call the office at (401) 438-7400 and we will take it from there!

Thanks again for being a member, for being a part of this thriving, 70 year old resource, and for allowing us to serve your needs. Please always feel free to call us with any issue, as we are always here for you!

All my best,  
John Marcantonio *Executive Officer*

### Vital Information Resources

Members stay in the know with information they can only find through RIBA, including the award-winning, monthly Rhode Island Builder magazine; update e-mails from Executive Officer John Marcantonio, national updates from the National Association of Home Builders, member podcasts and so much more! This is a true advantage in the marketplace!

### Solution Services

Industry-based professionals are available to find answers for you and to help you with your most troubling issues – from permitting, to new-regulations compliance, to financing resources, the solutions staff at RIBA gives you peace of mind and lets you know that you're not alone out there!

### Insurance & Bonding

RIBA has its own full-service, in-house insurance agency – The Builders Insurance Group (BIG). Members will find a rewarding service experience, trusted advice on insurance products, and the knowledge that the resources of this RIBA subsidiary go toward helping the industry.



### Medical & Dental Plans for You and Your Employees

Speaking of insurance, RIBA offers complete health and dental plans for you and your employees. The dental plans, in particular, are the best available when it comes to cost. RIBA has its own pool and its own rate.

**To access member resources,  
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[RIBuilders.org](http://RIBuilders.org)





### Powerful Legislative Advocacy

RIBA represents you locally, at the State House and on the federal level with all things regulatory, and with very effective political lobbying. We track every bill that affects you, and we put in legislation to help the state's housing needs. Feel free to join our committees, get updates on bills, and advocate with the executive officer on key legislation.



### Socialize, Network & Enjoy!

RIBA has events! Take advantage of big, fun events like our Annual Clambake, Golf Classic, monthly network events, Christmas parties, cookouts, annual meeting.... And if you like to socialize, and make this your focus, just let us know.

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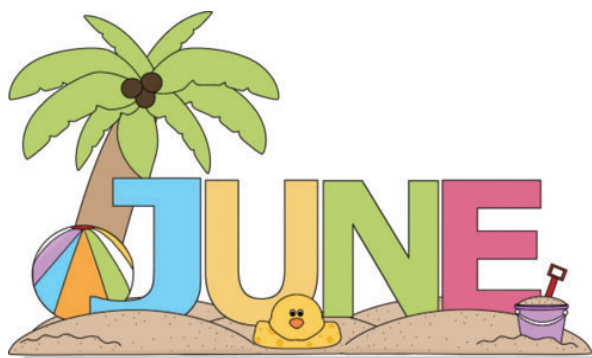
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Money-saving discounts that benefit you, your business and your family [nahb.org/Savings](http://nahb.org/Savings)

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To access member resources, please call us today 401.438.7400.  
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The judges were especially impressed with Pella's game-changing, patent-pending slide mechanism, which replaces the traditional crank to open and close casement and awning windows. The Easy-Slide Operator was selected by a panel of 18 industry and media judges.

The recently launched hardware solution allows homeowners to open and close casement and awning windows by easily sliding the operator up to open and down to close the window.

The Easy-Slide Operator is currently available on Pella Impervia® fiberglass casement and awning windows. The company plans to expand the availability of Easy-Slide Operator to additional product lines in late 2021.



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## RIBA Contractor Training

1 Credit Hour:

### *Heating, Cooling and Ventilation*

June 10<sup>th</sup>

**WHEN:** Thursday, June 10<sup>th</sup>, 8 to 9:30 a.m.

**WHERE:** Online via Zoom

**COST:** FREE for members and their employees. Non-members, call for pricing options.

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

**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught by Jon Erickson, this class will review how the heating, cooling and ventilation systems impact home comfort by:

- Types of heating and air conditioning systems,
- Common defects,
- New energy-efficient equipment,
- and the importance of mechanical ventilation in homes.

You must pre-register for this class. There will be no admittance to the Zoom session without pre-registration. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



2 Credit Hours:

### *Siding 101*

June 15<sup>th</sup>

**WHEN:** Tuesday, June 15<sup>th</sup>, 8 to 10 a.m.

**WHERE:** Online via Zoom

**COST:** FREE for members and their employees. Non-members, call for pricing options.

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

**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor Chris Boilard to learn best practices and techniques for outdoor siding of a residential home.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. Participants must provide proof of employment with a member company for the class to be free.



For RIBA  
membership information  
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401-438-7400  
or [egeddes@ribuilders.org](mailto:egeddes@ribuilders.org)

5 Credit Hours:

### *Residential Estimating*

June 11<sup>th</sup>

**WHEN:** Friday, June 11<sup>th</sup>, 8 to 1 p.m.

**WHERE:** Online via Zoom

**COST:** FREE for members and their employees. Non-members, call for pricing options.

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

**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught by instructor Carlos Lora, this course covers basic construction math and how it is used to estimate the labor and material costs of a residential construction project.

Knowledge of blueprint reading is advised (or completion of Residential Blueprint Reading class - see page 16).

You must pre-register for this class. There will be no admittance to the Zoom session without pre-registration.

Participants will receive instructions on how to log in to the Zoom session.

Participants must provide proof of employment with a member company for the class to be free.



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2 Credit Hours:

## Conflict Resolution in Construction

June 16<sup>th</sup>

**WHEN:** Wednesday, June 16<sup>th</sup>, 8 to 10 a.m.

**WHERE:** Online via Zoom

**COST:** FREE for members and their employees. Non-members, call for pricing options.

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

**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught by Jeff Deckman, this course will give you the tools to limit unproductive conflicts, resolve conflicts, and maximize your ability to keep your teams focused and working together.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



3 Credit Hours:

## Kitchen Design and Installation

June 18<sup>th</sup>

**WHEN:** Friday, June 18<sup>th</sup>, 8 to 11 a.m.

**WHERE:** Online via Zoom

**COST:** FREE for members and their employees. Non-members, call for pricing options.

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

**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught by Jason Oliveira, this course will review the basics of designing a well-planned kitchen and how to install the cabinetry. It will cover the design process: material choices for cabinets and counters, utility and appliance placement, traffic flow and storage. Installation tips and tricks will also be covered.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



5 Credit Hours:

## Building Planning and Building Inspector Skills

June 24<sup>th</sup>

**WHEN:** Thursday, June 24<sup>th</sup>, 8 a.m. to 1 p.m.

**WHERE:** Online via Zoom

**COST:** FREE for members and their employees. Non-members, call for pricing options.

**DEADLINE TO REGISTER:** One day before class.

**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor Larry Desormier to learn about Chapter 3 of the Rhode Island One and Two Family Dwelling Code as well as communications skills needed for building inspectors.

Problem-solving and Rhode Island code amendments will also be discussed.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



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## Outdoor Design Trends in New Construction

June 3<sup>rd</sup>

**WHEN:** Thursday, June 3<sup>rd</sup>, 8 to 10 a.m.

**WHERE:** Online via Zoom

**COST:** FREE for members and their employees. Non-members, call for pricing options.

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

**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor Marc Petrowicz to learn about what customers want before a home is built. How to plan and build landscape and hardscape will also be covered.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



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## Insights into Restoration and Property Insurance Claims

June 22<sup>nd</sup>

**WHEN:** Tuesday, June 22<sup>nd</sup>, 9 to 11 a.m.

**WHERE:** Online via Zoom

**COST:** FREE for members and their employees. Non-members, call for pricing options.

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

**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor Chris Sanford, a disaster restoration expert, to for an overview of the damages caused by fire, water and mold, as well as the ins and outs of dealing with insurance companies, adjusters and clients.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



Members: Develop new classes, share skills

## RIBA seeks more instructors for expanding Contractor Development Program

The Contractor Development Program (CDP), the vital educational curriculum offered to members and non-members alike by the Rhode Island Builders Association, keeps expanding, and more instructors are needed!

“RIBA members can help the association, the industry and themselves by teaching, creating classes, and sharing construction knowledge with new contractors,” RIBA Executive Officer John Marcantonio explained. “We want their help to take the CDP to the next level.”

New subject matter is also in demand.

“If you are an expert on roofing, siding, framing, foundations or any other aspect of residential construction, we want to hear from you,” Mr. Marcantonio said.

Classes are open to all contractors, and are free of tuition charges for RIBA members and their employees. For details on how to become an instructor, how to create classes, scheduling, compensation and other details, contact Bob Salvas at (401) 438-7400 or bsalvas@ribuilders.org.





## Does Your Website Have the WOW Factor?

June 28<sup>th</sup>

**WHEN:** Monday, June 28<sup>th</sup>, 8 to 10:30 a.m.  
**WHERE:** Online via Zoom  
**COST:** FREE for members and their employees. Non-members, call for pricing options.  
**DEADLINE TO REGISTER:** One day before class  
**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Join instructor David Englund to learn powerful, “must-have tools” for improving engagement on your website to gain homeowner customers you want.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



## Advanced Hardwood Flooring

June 29<sup>th</sup>

**WHEN:** Tuesday, June 29<sup>th</sup>, 8 to 10 a.m.  
**WHERE:** Online via Zoom  
**COST:** FREE for members and their employees. Non-members, call for pricing options.  
**DEADLINE TO REGISTER:** One day before class  
**FOR INFORMATION AND TO REGISTER:** Contact Bob Salvas at bsalvas@ribuilders.org, or call (401) 438-7400.

Taught by instructor Ryan Baker, this class will discuss how to utilize advancements in hardwood flooring and related products to increase both profitability and customer satisfaction.

You must pre-register for this course. Participants will receive instructions on how to log in to the Zoom session. There will be no admittance to the Zoom session without pre-registration. Participants must provide proof of employment with a member company for the class to be free.



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# Maria Rivera

## Mayor of Central Falls

*Maria Rivera is the 33<sup>rd</sup> mayor of the City of Central Falls. She is the first woman mayor in city history, and the first Latina mayor in Rhode Island. The daughter of Puerto Rican parents, Mayor Rivera was born in Camden, New Jersey, and her family moved to Chicago shortly afterward. Growing up, she took English as a second language classes to keep up with her academics because her parents spoke only Spanish at home. She and her parents moved to Central Falls in 1987, and she has raised her two children here. A 1995 graduate of Central Falls High School, Mayor Rivera holds a bachelor's degree in public administration from Roger Williams University. Formerly president of the Central Falls City Council, she was elected mayor in November 2020.*



**THE BUILDER:** What's your overall vision for the growth of Central Falls?

**RIVERA:** I envision Central Falls as a leading economically and socially diverse city in Rhode Island that attracts residents, businesses and visitors from all over! We bring so many beautiful cultures together in just one square mile, which anyone can experience through our fantastic dining and entertainment.

I see city neighborhoods with a variety of housing choices, from traditional living in two- and three-family homes, to residential-over-retail establishments on our vibrant commercial corridors, or unique living opportunities in our converted mills.

I see neighborhoods bustling with people who appreciate the great access they'll have, through rail, bus or highway,

to Boston, Providence and New York. And I see a city with many different job opportunities for our residents to thrive.

**THE BUILDER:** Given the fact that Central Falls is somewhat unique in Rhode Island because of its size and density, does the city want more residential growth?

**RIVERA:** Yes. We desperately need more housing for the residents of our city. We need all types of housing, from more affordable housing for families, to middle-income housing for more people to want to live or work here, to higher-end housing to attract young professionals and retirees.

We need to develop housing in a way that doesn't exclude opportunity for any resident.

**THE BUILDER:** Do you see that happening mainly through new construction or through rehabilitation of existing, but aging, housing stock?

**RIVERA:** It's a priority of mine to tackle our housing crisis in Central Falls. We recently brought our city together over a three-day virtual Housing Summit to start having important conversations around what our specific needs and opportunities are, which included the voices of more than 200 residents, landlords, planners, developers and others. (See the May edition of *The Rhode Island Builder*)

As one of the most densely populated cities in the United States, with limited open land available, we need to get creative. Increasing our housing opportunities will happen in a variety of ways – mostly through redevelopment of existing housing and by increasing the allowable residential density by revising our zoning ordinance. We will see continued redevelopment of old mills or other large vacant buildings in the city into housing, as well as the construction of new housing on vacant lots and parcels.

**THE BUILDER:** What is the city's infrastructure situation when it comes to drinking water and sewers? In other words, how much upgrading is needed and where will the money come from?

**RIVERA:** As an older city, our infrastructure is also older. Water is supplied by the Pawtucket Water Supply Board, and improvements are made to the system as needed. We are part of the Narragansett Bay Commission, but most of the sewer lines are our responsibility. Repairs are made on an as-needed basis, but we need to figure out how to create a good capital program to improve the system.

**THE BUILDER:** Central Falls is one of the few communities that meet the affordable housing stock goal set in the state's Low and Moderate Income Housing Act, passed almost 30 years ago. What is the city's current percentage of affordable housing (as defined by U.S. Dept. of Housing and Urban Development)?

**RIVERA:** Under the state definition of affordability, 11.07 percent of our city's 7,473 housing units (2010) are low-and-moderate-income housing (LMIH). Breaking the most recent numbers down in detail, out of the city's 827 LMIH units, 632 are elderly units, 143 are family units, and 52 are special-needs units.

**THE BUILDER:** Woonsocket has a planning policy that requires that "three deckers," if torn down or destroyed by fire, be replaced by single-family housing. Is any policy of that

see *INTERVIEW...next page*



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

### **kind contemplated in Central Falls?**

**RIVERA:** We want density in Central Falls! It's how more families can live and thrive here. We simply do not have the land or space available to keep multi-family units out of our city – they are critical to the fabric of Central Falls. However, our existing housing stock is old and limited, with many apartments unsafe for families, including lead issues. As we work to address the housing needs of our city by increasing housing options, it's critical that we also work to ensure our existing housing stock is healthy and safe.

### **THE BUILDER: What developments (residential or commercial) are pending in Central Falls?**

**RIVERA:** The biggest residential project under review is DNC Pawtucket Holdings' proposed conversion of the former Lyon Fabrics mill at Roosevelt and Cross Streets. The project has received master plan approval for 106 units, mostly one-bedroom apartments. The architectural and parking plans are complete, and the developer will be coming back with a more detailed site plan in the coming weeks.

We're excited that this site will be revitalized and repurposed for housing, and another great aspect of this project is that the developer will be working with Rhode Island Latino Arts and our city to house an archive that will honor the important role this building played in the cultural history of Central Falls.

Lyon Mills was the first mill in the Blackstone Valley to employ highly-skilled textile workers from Colombia, and that was the beginning of immigration from several Latin American countries that continue to contribute to the already rich cultural diversity of our city.

On the commercial side, the long-vacant, 12-acre former OSRAM-Sylvania lightbulb factory on Broad Street was recently purchased by Phoenix Investors, based in Wisconsin. Plans are still

being developed, but we expect to see demolition, renovation, and some new construction over the next six to eight months. Phoenix has a proven track record of bringing these old sites back to life, and we're excited to know that this highly visible site will be cleaned up and that it will once again generate commercial activity.

### **THE BUILDER: Are Central Falls schools losing population, and does the city welcome families with children, something other Rhode Island communities don't always do?**

**RIVERA:** We are a small city with big heart! Families are the core of our community, with families living here from many diverse backgrounds and countries throughout the world. Something that often surprises other districts is that we welcome new students almost every single day of the school year.

Before the pandemic, we welcomed new students on 170 of the 180 school days that year. I would not say we are losing population overall, rather, our population fluctuates consistently. As some families move or exercise their right to other public school choice options like charter schools, we see other students return and new students enter.

We are always here to educate everyone who calls Central Falls home, and we hope to soon add more affordable housing to help make this more feasible for more families.

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

**RIVERA:** Central Falls has incredible, timely opportunities for re-development and growth. We have so many unique property opportunities that can help grow the vibrancy of our city. Our Planning Dept. has been working hard to outline these important opportunities for growth and development, and we look forward to working with more developers and builders who share our passion and vision for this community.

Visit [Centralfallsri.gov](http://Centralfallsri.gov) for more information.



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# New home sales jump in March on high demand

## National Association of Home Builders

Low interest rates and strong consumer demand fueled a solid increase in new home sales in March, despite the ongoing building materials challenges impacting the industry.

That's according to figures released by the U.S. Dept. of Housing and Urban Development and the U.S. Census Bureau on April 23<sup>rd</sup>.

Sales of newly built, single-family homes rose 20.7 percent from an upwardly revised February number, to a 1.02 million seasonally adjusted annual rate, according to the federal data.

This is the highest sales pace since September 2006.

"Our members are seeing strong buyer traffic as continued low mortgage rates are helping fuel sales," said Chuck Fowke, chairman of the National Association of

Home Builders (NAHB) and a custom home builder from Tampa, Florida.

"However, builders are still grappling with major supply-chain issues and soaring materials costs, which are causing construction delays and preventing them from adding to the already very low inventory."

NAHB Assistant Vice President of Forecasting Danushka Nanayakkara-Skillington added: "Despite the increase in sales, housing affordability remains a major concern. With building material pricing, the challenge for builders in 2021 will be to deal with higher input costs while making sure home prices remain within reach for American home buyers."

A new home sale occurs when a sales contract is signed or a deposit is accepted. The home can be in any stage of construction: Not yet started, under construction or completed. In addition to adjusting for

seasonal effects, the March reading of 1.02 million units is the number of homes that would sell if this pace continued for the next 12 months.

Inventory fell to a 3.6 months' supply, with 307,000 new single-family homes for sale, 44.6 percent lower than March 2020.

Homes sold that have not started construction are up 150 percent over last year, an indicator of increasing delays and higher costs associated with construction.

The median sales price was \$330,800, up from the \$328,200 median sales price posted a year earlier.

Regionally, on a year-to-date basis, new home sales declined 3.3 percent in the West, and rose in the other three regions, up 36.6 percent in the Northeast, 53.9 percent in the Midwest and 50.5 percent in the South.

Visit [NAHB.org](http://NAHB.org) for more detailed information.



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# Mass. awards \$2.1 million to CTE schools to expand job training for students, adults

Ten Massachusetts career and technical high schools will benefit from \$2.1 million in new funding as part of the state's Career Technical Initiative, to support additional training programs for students and adults.

The office of Gov. Charlie Baker announced the funding on April 29<sup>th</sup>.

The funds will support training and skill-building programs in the construction and manufacturing trades across 23 different

career pathways, according to a statement.

Gov. Baker and Lt. Gov. Karyn Polito made the announcement during a visit to Essex North Shore Agricultural and Technical School, alongside members of the Governor's Workforce Skills Cabinet, students and school staff.

"As we vaccinate our residents and reopen our economy, our Administration remains focused on supporting businesses and workers to power our recovery, and the Career Technical Initiative will be a crucial part of that effort," said Gov. Baker.

"Our Administration was committed to expanding these training opportunities for students and adults across the Commonwealth before the pandemic, and now this initiative takes on added importance as a crucial tool to connect people with new job opportunities and meet the needs of our employers."

## *The Career Technical Initiative*

Initially launched in January 2020, the Career Technical Initiative aims to train an additional 20,000 skilled trades workers over the next four years to help close skills gaps and meet the needs of businesses across the Commonwealth. The program aims to provide more Massachusetts residents access to career technical training using the state's existing resources at CTE schools, while simultaneously helping businesses grow by increasing the population of skilled workers able to be employed in trade and construction jobs.

The Career Technical Initiative takes a multi-pronged approach to increase student enrollment and includes new state funding to help adults pay for classes, boosts business involvement in program development and credentials, and reduces licensure barriers to incentivize mid-career professionals to become CTE teachers.

"The initiative – developed by the Governor's Workforce Skills Cabinet – has the support of school leaders and industry stakeholders. The Baker-Polito Administration has proposed \$17 million in its Fiscal Year 2022 (FY22) budget for this initiative," the governor's office said.

Since its inception five years ago, the Workforce Skills Cabinet has awarded more than \$92 million in Skills Capital Grants to high schools, colleges and other educational institutions to purchase new capital equipment and it has launched early college and early career programs at 60 high schools for over 7,000 students.

The recipient schools include Greater Lawrence Technical School, \$375,000; Greater Lowell Technical HS, \$100,000; Madison Park Technical Vocational High School, \$240,000; Minuteman Regional Vocational Technical School District; Montachusett Regional Vocational Technical School, \$125,000; Nashoba Valley Technical High School, \$300,000; Southeastern Regional School District, \$150,000; Greater Fall River Vocational School District, \$100,000; Essex North Shore Agricultural and Technical School, \$540,000; and Whittier Regional Vocational Technical High School: \$90,000.

## Resources for RIBA members who work in Massachusetts

*The Rhode Island Builder* covers Massachusetts news relevant to members of the Rhode Island Builders Association who work in our neighbor to the north and east.

Here are some sources of regulatory information and forms for contractors who work in the Bay State, or who plan to. For education purposes, RIBA has expanded its education programs to include courses required for work in Massachusetts.

Bear in mind that most Massachusetts government services must be done online during the COVID-19 crisis.

**Building Permits:** Massachusetts has a statewide formula for building permits. Application forms may vary a little by municipality, but standard forms and information may be found at the Office of Consumer Affairs & Business Regulation (OCABR) website: [Mass.gov/ocabr](http://Mass.gov/ocabr).

**Contractor Registration and Licensing:** Massachusetts has licensing for construction supervisors and registration for home improvement contractors. Find the details at [Mass.gov/topics/building-trades](http://Mass.gov/topics/building-trades).

Also find information about trade licensing at this site.

**MassHousing:** Similar to Rhode Island Housing, MassHousing is an independent, quasi-public agency that provides financing for affordable housing in Massachusetts.

Created in 1966, MassHousing raises capital by selling bonds, and lends the proceeds to low- and moderate-income homebuyers and homeowners, and to developers who build or preserve affordable and/or mixed-income rental housing. Since its inception, MassHousing has provided more than \$20 billion for affordable housing. Find out more at [MassHousing.com](http://MassHousing.com).





Our Future Workforce/RCWPRI.org

# RCWP UPDATE

## Training the skilled workers employers need

Welcome to a new section of the magazine dedicated to the Residential Construction Workforce Partnership (RCWP), the employer source for new and upskilled workers in the home building and remodeling industries!

As residential construction continues to boom in southeastern New England, we need more skilled labor. Employers are interested not only in new workers but in upskilling current ones. At the same time, many people in the labor force are thinking about changing careers. And, as COVID-19 restrictions gradually lift and more people are vaccinated, still others are planning a return to the workforce.

To meet the labor issue from all these angles, the Rhode Island Builders Association has been redoubling its efforts to expand its workforce development programs. This is being done through the RCWP, a charitable training and educational foundation with a mission to provide residential construction trade training for those interested in a career in the shelter industry.

The stated goal “is to serve employers and the educational needs of the State of Rhode Island by recruiting from and training its diverse populations with not just job opportunities, but also to empower them toward a well-respected, financially stable, entrepreneurial career.”

Thanks to funding from the Real Jobs



***In pre-COVID days, instructor Don Hamel of Andersen Corp. takes RCWP carpentry students through window installation techniques during an evening class at the Woonsocket Area Career and Technical Center. During the pandemic, classes have been held online, but will be back in the classroom as soon as possible.***

Rhode Island program, classes are free of charge for employers and potential employees.

Training is based on the residential construction skills employers tell us they need most: carpentry, electrical and plumbing, all taught in intensive, 200-hour, 26-week programs that also teach employability, so that trainees have the confidence and abilities they need to arrive at the jobsite ready to work on day one.

During their training, participants also receive their OSHA-10 certification and Lead Safe RRP training.

Also available is the Vocational English as a Second Language (VESL) basic carpentry course, which has drawn rave reviews from employers and trainees alike.

Program grads are available to hire now.

For more information, contact Cheryl Boyd at (401) 438-7411 or e-mail [cboyd@ribuilders.org](mailto:cboyd@ribuilders.org).



## Did you know?

Did you know there's a FREE job hosting site for companies in the construction trades in Rhode Island, northeastern Connecticut and southeastern Massachusetts? Our construction career training participants and recent graduates are actively seeking employment, and their resumes can be found on the job portal of **RCWPjobs.com**.

For a limited time, any job posting added on RCWPjobs.com will also get its own custom-created post to be shared on social media. So don't hesitate to sign up for your free account and start posting your

jobs today.

To learn more about how to post a job on this website, please contact the Residential Construction Workforce Partnership (RCWP) affiliate of the Rhode Island Builders Association (RIBA) at (401) 438-7411 or email [cboyd@ribuilders.org](mailto:cboyd@ribuilders.org)

RCWPjobs.com is Rhode Island's industry-specific residential construction job portal made just for you, no matter which positions you are looking to fill within your organization.








## RCWP Team Members

*The team that makes the Residential Construction Workforce Partnership (RCWP) tick includes members of the Rhode Island Builders Association's Education and Workforce Development Committee and RCWP staffers, along with many instructors. Among those making it happen when it comes to preparing our future workforce are, from left, Ronald J. Caniglia, chairman of the Education and Workforce Development Committee; Louis Cotoia Jr. of Arnold Lumber Co. and key member of the committee; and staffers: RIBA Director of Workforce Programs Cheryl Boyd; RIBA Diversity Outreach and Education Coordinator Betty Bernal; Workforce Program Assistants Brad Testa and Dawn Avellar; Lori Lanni, administrative support; and Miosotis Ihelefeld, Vocational English as a Second Language (VESL) trade training coordinator assistant.*

## Who are the instructors? More are needed!

RCWP instructors are drawn from experienced contractor members of the Rhode Island Builders Association, as well as from the ranks of local code officials and representatives of manufacturers of the various products trainees will use the most during their residential construction careers.

More instructors are needed for the expanding RCWP programs! If you are an experienced professional in carpentry, electrical or plumbing and want to help yourself by helping the residential construction industry train a great future workforce, contact Cheryl Boyd at at (401) 438-7411 or e-mail [cboyd@ribuilders.org](mailto:cboyd@ribuilders.org). 

## What do the employers and trainees say?

Employers have been impressed with RCWP graduates, and we'll let them speak for themselves:

"I've hired an employee from the program, formerly from the finance industry, and it has worked out really well. We hired a superstar!" says Jesse Maynard of Maynard Construction BRC Inc.

Kenneth Jones of Ken Jones Construction comments:


"I sent employees to be upskilled, and they used the knowledge they acquired in the class on the job. They loved the classes, and they're learning a lot," Mr. Jones said.

What about the trainees?

Hector Mojica, a graduate of the carpentry program, says:

"I can testify to how much I've learned and how much it has impacted my confidence in what I do."

Mekbul Tahir is an enthusiastic graduate of the electrical program:

"The program was very engaging in class, along with the opportunities to visit some amazing jobsites, which is very important for us to see what we are really going to work on." 

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***SHEKARCHI...from page 1***

archi and Majority Leader Christopher Blazewski (D-Providence), House bill 2021-H 5951 would create a deputy secretary of commerce and housing to oversee housing initiatives and develop a housing plan. This will be addressed in the state budget, according to the speaker's office.

- Also sponsored by Speaker Shekarchi and Majority Leader Blazewski, House bill 2021-H 5950, passed by the House on March 25<sup>th</sup>, creates a legislative commission to study all aspects of land use, preservation, development, production, regulation, zoning, housing and the environment. The commission will make recommendations to enable the state to ensure and promote land use that allows for sustainable and equitable economic growth in support of efforts to achieve the state's affordable housing goals.

No action is required by the Senate, and the commission will begin its work shortly. Watch *The Rhode Island Builder* for more information.

- House bill 2021-H 5257, sponsored by Rep. Anastasia P. Williams (D-Providence), Rep. Jason Knight (D-Barrington, Warren), Rep. David Morales (D-Providence), Rep. Nathan W. Biah (D-Providence), Joshua J. Giraldo (D-Central Falls), Rep. June S. Speakman (D-Warren, Bristol), Rep. Brianna E. Henries (D-East Providence), Rep. Brandon C. Potter (D-Cranston), Jean P. Barros (D-Pawtucket) and Jose F. Batista (D-Providence), passed by both houses and signed by Gov. Daniel McKee on April 15<sup>th</sup>, prohibits housing discrimination against those who receive government assistance to pay their rent.

- House bill 2021-H 5953, sponsored by Rep. Speakman, Speaker Shekarchi, Rep. Rebecca M. Kislak (D-Providence), Rep. Morales, Rep. Potter, Rep. Karen Alzate (D-Pawtucket), Rep. Williams, Rep. Knight, Rep. Susan R. Donovan (D-Bristol, Portsmouth) and Rep. Henries, passed by the House as amended on March 25<sup>th</sup>, creates a special legislative commission to study the Rhode Island Low and Moderate Income Housing Act.

No action is required by the Senate, and the commission will begin its work shortly. Watch *The Rhode Island Builder* for more information.

- House bill 2021-H 5954, introduced by Rep. John G. Edwards (D-Tiverton, Portsmouth), would extend for three years a tax exemption for properties under development until they are occupied. The current exemption is set to expire December 31<sup>st</sup>. The bill has passed the House and awaits action in the Senate.

- House bill 2021-H 5632 sponsored by Rep. Mia A. Ackerman (D-Cumberland, Lincoln) and Speaker Shekarchi, would require towns and cities to allow "tiny homes" as accessory dwelling units and to be counted as affordable housing.

- House bill 2021-H 5568, sponsored by Deputy Speaker Charlene M. Lima (D-Cranston, Providence), James N. McLaughlin (D-Central Falls, Cumberland) and Joseph M. McNamara (D-Cranston, Warwick), would more easily enable local planning boards to establish a quorum for votes to help prevent delays in development matters before them. The House passed this bill as amended on April 7<sup>th</sup>.

Having passed the House, the bill awaits action in the Senate.

***TIPS...from page 8***

clauses for material change orders when materials cost rise, which I fear means we will lose contacts and/or projects for those who can't afford the extra costs," Mr. Burke said.

***Pre-ordering***

Other efforts include pre-ordering lumber (29 percent) and obtaining lumber price guarantees from suppliers (22 percent). According to responses, prices were typically guaranteed for 15-29 days (42 percent of respondents reported) or 30-59 days (33 percent of respondents reported), for a median length of 28 days.

Nearly one in five builders (19 percent) have also, unfortunately, had to delay building or sales when costs spike, and 15 percent indicated they are laying the foundation but pausing before framing. This puts further strain on the much-needed housing supply necessary to help make housing affordable.

Paul Emrath, NAHB's vice president of surveys and housing policy research, provides more analysis and details in this *Eye on Housing* post:

"During an unprecedented four-month surge in 2020, prices nearly doubled, reaching an all-time high in September. Since then, prices have continued to fluctuate, increasing recently to the point that they are now considerably higher than they were even at last September's historic peak," said Dr. Emrath.

"In this environment, it is not surprising that builders identified prices and availability of building materials as the top challenge they expected to face in 2021."

Regarding the survey results, he went into some detail about shared price clauses.

"Shared price clauses resemble price escalation clauses that tie the final house price to the price of building materials. The difference is that, in the typical shared price clause, the home builder agrees to absorb part of the material price increase, with the home buyer covering the rest," Dr. Emrath explained.

To learn more, visit NAHB.org.

***A pre-COVID problem***

"Long before the COVID-19 pandemic reached us, Rhode Island was facing a profound housing crisis," Speaker Shekarchi said. "Our housing is not affordable, in short supply, and our housing stock is aging and often isn't in safe, livable condition. Rents are out of reach for average-income families, and those making less than that face enormous challenges finding, let alone paying for, an apartment. Rhode Island urgently needs action to meet the housing demands of our population."

As positive developments, the speaker pointed to the \$200 million in rental assistance for Rhode Island that was approved in the federal stimulus package that was signed into law in December, and the \$65 million housing bond passed by voters.

"There's no silver bullet here, no one bill that will solve the problem. It will be a long series of bills, and we're going to have to chip away at this as quickly as we can," he added.

Watch *The Rhode Island Builder* for more details as these issues develop.





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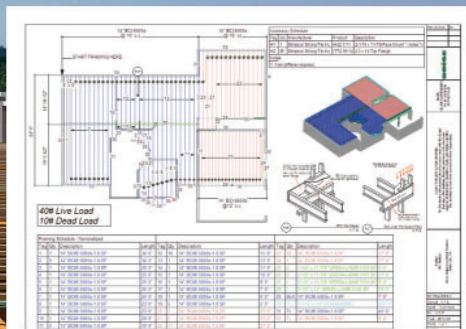
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