

## HBA Northwest News

Local Leadership Breakfast presented by Litchfield County Board of REALTORS Legislative Committee and HBA of Northwest was held on March 28th at Chatterley's in Torrington. More than 50 people attended to hear from Mayors and First Selectmen about real-estate development in their communities.



HBA Northwest turns out to defeat sprinklers in townhouses at Legislative Review at the Capitol. L-R Sheila Leach, Alan Temkin, Steve Temkin, Andrew Ugalde, Bill Prokop, Joe Duva, Mary Anne Sok, Rose Yurgalevicz and Joline Osterhout

HBA of Northwest would like to welcome aboard the following new members:

### Fine Home Contracting LLC

David Perrotti  
70 Spruce Brook Road , Plymouth CT  
860-733-2080

### Northern Improvement Company, LLC

Richard Weigold  
148 E. Albert St., Torrington CT  
860-307-0965

### Pella Windows & Doors

Addam Bogart  
220 Monroe Tpke, Monroe CT  
203-650-1188 ■

## Lumber Market Update

*(continued)*

Be sure to refer to the appropriate span tables if you use these. Imports of framing lumber are still insignificant compared to the volumes from Canada.

### What is the NAHB Doing About Lumber Prices

I spoke with Alex Strong, an NAHB lobbyist about their strategy on lumber prices. The NAHB is employing a two-pronged strategy to have free trade with Canada on lumber and to increase domestic production.

The NAHB is continuing to lobby Congress and the Trump administration to eliminate the tariffs. In this supply driven market eliminating the tariffs today might not drop prices 20% as it should, but it certainly wouldn't hurt. We've used Canadian lumber to make up our domestic production shortfall for over 50 years and that's not going to change.

The House of Representatives passed the Resilient Federal Forest Act of 2017. Some parts of it have passed the Senate in the Omnibus Spending Bill and in the Farm Act this year. This bill would increase logging in the National Forest System land primarily in the Pacific Northwest. These lands yielded 10-12 billion board feet of lumber for decades until the Spotted Owl crisis caused volumes to drop to 1.5 – 3.3 billion board feet. Volumes have remained at this level for the last 25 years. Increasing logging would help the health of the forests and reduce forest fire risk by thinning smaller trees. Growing forests produce oxygen and store CO2. Dead trees release CO2 and consume oxygen. Any increase in production would help to reduce prices in the long term. Production increases will take several years by the time logging contracts are bid, awarded, logged, new mills built and labor hired and trained.

**Please support the NAHB's efforts.**

### Conclusion

Lumber prices will not go up forever. Nor will they stay this high forever. It does not look like they will decline anytime soon. We may see prices continue to rise for much of this year. Nationally demand continues to increase, and it is unlikely that supply can increase at the same rate. There is substantial OSB production coming on line this year which should limit price increases in OSB and plywood. ■