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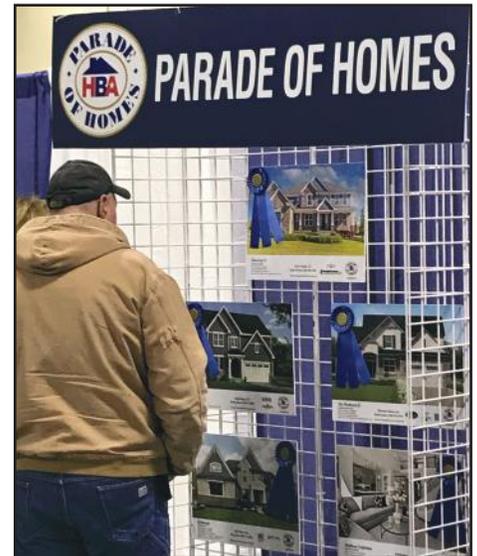
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CABINETS & COUNTERTOPS

High Visibility Design Elements

WRITTEN BY NANCY ROZUM

Cabinets and countertops serve a vital purpose in kitchens. Their job is to store items efficiently and to provide a work space for food preparation. With the vast array of choices in materials and colors, both cabinets and countertops have now also morphed into high visibility design elements.

Not all new kitchens are being done in the popular white palette. “We’re doing a lot of dark blue cabinets with brushed brass hardware,” said **Cole Wagner with Cole Wagner Cabinetry**. “Customers are mixing materials such as dark blue perimeter cabinets with an island and bar cabinets done in stained quarter-sawn oak. White oak, either ruffed or ruffed and quartered, is really popular, as is either brass – satin or brushed – hardware. We are seeing more transitional cabinet styling with the leading style being recessed flat panels with slight detail. Very rarely do we do a

raised center panel anymore. We are also using a lot of reclaimed wood to create kitchen focal points such as range hoods and islands.”

Contemporary styling is growing hotter as a trend in kitchen design. “In the last few months more customers have been requesting slab style cabinet doors rather than the prevalent shaker-style doors,” said **Krista Daily with KSI Kitchen**

& Bath. “Slab doors are easier to maintain because they have a lot less crevices to be cleaned which appeals to those aging-in-place as well as younger buyers who are also opting for a more modern look in their kitchens. Black matte painted cabinets, lighter woods, and natural walnut cabinets such as those by Serenade Cabinetry, are also trending in kitchens, as are floating shelving and glass-fronted cabinets. In hardware, matte black, champagne bronze and antique nickel finishes are the most requested.” Customers are also focused on functional ways to organize their cabinets. “Two-tier cutlery organizers are a best seller in addition to pull-out spice organizers and tray dividers, which we recommend for every kitchen,” said Krista.

Trends in cabinetry haven’t changed much in the past several years. “Shaker-style cabinets are still the most popular, however, we are seeing a trend with fashion-forward buyers toward even simpler styles in cabinets,” said **Justin O’Brien with Kurtis Kitchen & Bath**. “We are starting to see a slight up-tick in these buyers who are embracing frameless European-style cabinetry with slab door styles. Frameless cabinets actually offer about a 15 percent increase in cabinet storage space. The traditional raised panel door styles are waning.” For those buyers desiring a very contemporary look for their kitchens, melamine cabinets are popular. “Thermally-fused melamine cabinets are highly durable



Sales & Design Competition Silver Winner, Renovation by Design for Remodeled Kitchen.

cabinets with a modern textured appearance,” said Justin. Melamine is resistant to moisture and stains and can be produced in an almost endless number of finishes. “White is still king in kitchens,” said Justin. “Customers are introducing color into their kitchens by going bold with their island cabinet colors. In addition to dark blue and black, most manufacturers have also started offering dark green cabinets, which are currently trending for islands.” On countertops, quartz still dominates. “About 80 percent of the countertops we install are quartz,” said Justin. “The top countertop color choice is white or off-white with small gray veining to mimic the look of natural marble.”

The pandemic has resulted in more time at home for a lot of people. “This fueled the surge in demand for full kitchen remodels,” said **Maxwell Ohnzeit with Cutting Edge Countertops (CEC)**. “Homeowners are taking discretionary income not spent on vacations and other items and putting it into their homes. We are seeing more complex projects such as waterfall kitchen islands, where the horizontal countertop extends vertically to the floor. With our Digital Layout service customers can see what the countertop will look like before any material is cut and installed.” The trend of perimeter and island cabinets being different colors also applies to countertops. “We are installing perimeter countertops in one color with the island countertop being another color,” said **Cindy Rae with CEC**. White and

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light-colored countertops that resemble marble are in demand. “For those breaking away from the norm, natural stone provides a unique look -- a conversation piece -- and quartzite offers a lot of colors with more veining,” said Maxwell. “A new offering is 2CM compact surface, which is a man-made blend of porcelain, quartz, stone and glass that withstands high temperatures so it’s ideal for countertops and external applications such as outdoor kitchens and tables.” CEC offers simplified pricing, turnkey services including plumbing upon a countertop install, and schedules both measure and install dates at the same time, with the install two weeks later, in order for homeowners to plan for other subcontractors. “We also offer 2CM backsplashes which provide more room between a faucet and backsplash; a sink chip minimizer option; and a 15-year stain warranty that is transferrable,” said Maxwell.

The top three countertop materials that customers view on the Mont Surfaces website are quartzite, engineered quartz and granite notes **Carol Payto with Mont Surfaces**. “While white with gray veining is currently the most popular countertop color, there is a subtle shift in the trend toward more unique countertop offerings. The Mont Quartzite Collection offers an exciting array of alternatives to white that have captured the attention of those customers who want something different. Fusion, for example, is a smooth blending of pinks, blues and golds that resembles a work of art. Elegant Brown Leather is medium brown with streaks of darker brown highlights. Zephyrus Leather features dark blacks, grays and stark white and is dramatically beautiful on a countertop.” The Mont Quartzite Collection comes in a rainbow of colors, with 24 options to complement any design style or taste. Porcelain for countertops is also gaining popularity. “Porcelain requires more time to fabricate than engineered quartz products,” said Carol. “While porcelain has seen increased popularity for shower surrounds, wall cladding and fireplace surrounds, we are also seeing it used for full-height kitchen backsplashes. Typically, customers are going for the white marble look using our Statuario porcelain offerings, but we’re also seeing solid colors and gray tones such our Nordic Silver and Mountain Antracite as well as Cemento, which provides a gray concrete look.”

As the cost of new construction continues to rise, many homeowners are finding it desirable to remodel their existing homes. “Homeowners that aren’t able to build their dream home are remodeling their homes in record numbers,” said **Rhonda Regan with Beaver Tile & Stone**. “We’ve been seeing a lot of interest in porcelain panels for kitchen remodels, especially for countertops and backsplashes. The 5.5 (.22 inch) to 7 millimeter thick porcelain panels can actually be installed over existing laminate countertops where a material such as granite would add about 3/4” in thickness and may necessitate things like plumbing having to be reset. For apartment owners looking to remodel units, porcelain panels are especially desirable as they are lightweight, easier to install over existing laminate countertops, and produce less dust and debris.” Porcelain panels come in a variety of colors and can closely mimic marble and natural stone. “Homeowners like porcelain panels because they have a modern look, are anti-microbial and are durable,” said Rhonda.

With the vast array of choices in cabinets and countertops, every homeowner is now able to showcase their own unique style. With the help of HBA associate members, builders and remodelers can be confident that their homeowners will achieve the kitchen of their dreams. ■



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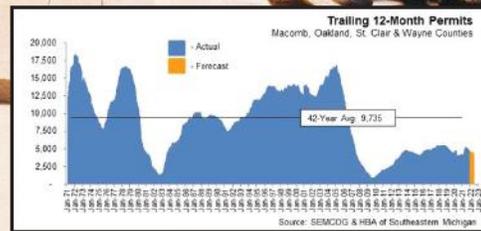
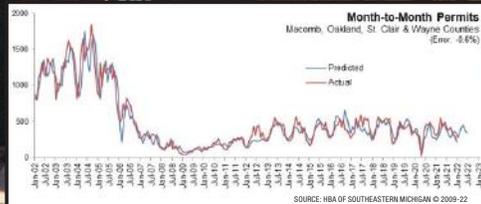
January Single-Family Permits Fall Short Of 300 With Seasonal Slowdown

MICHAEL C. STOSKOPF, EXECUTIVE OFFICER

New Housing Permit Forecast



Industry Metric	1-Month Ago	1-Year Ago
Employed Bureau of Labor Standards	0.9%	4.7%
	1,881,511	
Workforce Bureau of Labor Standards	0.2%	-1.6%
	1,956,939	
North American Vehicle Production Ward's Automotive	-11.9%	-10.0%
	1,034,544	
Crude Oil Price Per Barrel NYMEX	-9.3%	80.5%
	\$76.10	
Average Single Family Home Sale Price REALCOMP	-2.2%	7.5%
	\$272,696	
Average New Single Family Permit Value HBA of Southeastern Mich	-12.1%	-5.5%
	\$314,624	
LEGEND		
Metric	Change	GOOD
Source	FLAT	BAD
	Value	



Based on residential permit data compiled by the Home Builders Association of Southeastern Michigan (HBA) and reported in the HBA/Carter Lumber Southeastern Michigan Residential Building Activity Report™ a total of 213 single-family home (SFH) permits were issued in Macomb, Oakland, St. Clair and Wayne counties in December 2021. With that, the streak of 300+ permits ended at 18 months, the longest such streak since November 2006.



For the year, 4,659 SFH permits were issued, surpassing the totals for both 2019 (4,503) and 2020 (4,206). The Top 3 builders in the 4-county area were: Pulte Homes (542), Lombardo Homes (349) and M/I Homes of Michigan (299).

From a county perspective, Oakland finished with 1,978, followed by Macomb (1,397), Wayne (1,099) and St. Clair (185). Finally, the Top 5 Municipalities were: Macomb Twp. (388), Canton Twp. (373), Shelby Twp. (215), Chesterfield Twp. (213) and Rochester Hills (193).

In 2021, multi-family (for rent) construction permits totaled 2,037, surpassing 2020 (1,850) but falling short of 2019 (2,387). The Top 3 builders were: GCI Construction LLC (353), Thompson Thrift Development (304) and Barton Malow (175).

For the first time in decades, all 4 counties saw multi-family permits issued with Oakland again leading the way with 1,031, followed by Wayne (552), Macomb (310) and St. Clair (144). The Top 5 Municipalities were: Rochester Hills (463), Detroit (391), Lyon Twp. (304), Fort Gratiot (144) and Auburn Hills (121).

Overall, I would say that 2021 was very much a success regarding permits issued for both single-family and multi-family construction, particularly considering the supply chain issues that caused substantial cost increases throughout the year. Looking forward, we are forecasting a similar result for 2022, anticipating continued supply chain impacts in the first part of the year, followed by the Fed's expected increase in rates which will affect mortgage lending. ■



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Professional Women In Building Council November Event: Home Tour & Support For Sanctum House

On November 9, the PWB Council held a Lunch, Learn & Networking event featuring a tour of a new home built by Mike Miller in downtown Northville. Twenty participants enjoyed lunch, a presentation by Mike Miller and the tour. As part of the event, participants donated items for Sanctum House, a shelter for women who are victims of human trafficking. ■



Above, from left, Cindy Maxwell-Philips of Lighting Resources of Michigan, Helen Velas of Eleni Interiors, Rhonda Regan of Beaver Tile & Stone, Paula Badalamente of IMAGIO, Laura Fergle of Trevarrow, Inc., PWB Chair Barbara Burnham of BJ Burnham & Associates and Rosanne Spano of Trevarrow, Inc.



Mackenzie Merritt (center) receiving the PWB's Barb Baker Memorial Scholarship from PWB Chair Barbara Burnham (left) and Cindy Maxwell-Philips.



Andy Gerecke (left) and Mike Miller of Mike Miller Building Co.

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Building Winter Safety

WRITTEN BY DANIEL ADAY, COMPONE ADMINISTRATORS SAFETY & LOSS PREVENTION SPECIALIST

With every season there are anticipated hazards. Specifically with winter drawing in colder temps, people tend to spend more times indoors, which may bring higher risks for spreading colds and viruses, but also may increase the chance for other hazards, like fires or carbon monoxide. It is important to address all safety concerns, but also have a place that is comfortable to work in. Ensure that you do checks before winter, to prepare buildings for the cold, but also **conduct periodic inspections throughout winter to stay on top of any potential hazards** that may occur.



will be consumed beyond a safe level that is substantial to sustain life, and someone may pass out, and eventually die. You can address this concern by **always ensuring that there is sufficient air flow from a clean source.** This can be done by either cracking a window, opening a garage door, having fans draw in air from another part of the building, or similar actions. According to the CDC, over 50,000 people visit the emergency room every year, in the United States, due to carbon monoxide (CO) poisoning, and over 400 people die from it, annually.

In order to ensure that your home, office, or any other building is ready for winter, you should prepare your HVAC system for the cold. It isn't too late to do this, if you haven't already! To prepare your furnace, turn on your furnace to heat the building, and check to make sure all fans turn on properly and all vents in the house blow out air. There may be a clog or other issue with the fan if you find that only

some vents are blowing out air. Additionally, check your air filters. Air filters may need to be changed between every few months to at most every year, which will help keep a cleaner, safer breathing air. Additionally, you should **always check your HVAC chimney or exhaust** to ensure everything is hooked up properly and there is not any backflow that could cause CO issues. It is always a good idea to test smoke alarms and CO alarms every month.

In recent years, window winter coverings (or films) have become more popular with helping hold in heat in the house, and keeping drafts outside the house. However, these window winter coverings may be very dangerous to animals or young children. Do not let children play with the film if it does come undone. Doing so, may lead to a choking hazard. Additionally, if you do put window films over your window, ensure that they are not near a source of heat, such as a heater, candle, furnace, stove, or oven, and they are constantly checked on and re-taped as needed. The window films are often made up of plastics, that may melt and cause a fire, if not permanent damage to carpet and flooring.

Icicles are another source of injury in winter months. While they are a relatively rare cause of death, icicles are a common cause of minor injuries. Suggestions are installing either roof insulation, better ventilation in your attic (if you have one), or putting on ice guard melts on your roof to prevent ice from forming to begin with. If all of these are not possible, or already done, and ice does form off of your roof, then it is always a good idea to install some means of a portico, or covering over a door or exterior walk way, which would block ice from falling directly onto someone. Porticos do not have to be extravagant or excessively large, as long as they protect people who enter or leave a building. Additionally, it is always nice having an extended tool that you can use to knock down larger forming icicles, from a distance. Ice not only is a hazard to people, but it can cause damage to gutters, shingles, siding, and anything below.

If you are interested in finding out more information on winter safety, please contact me at 734-309-3456 or email me at daday@compone.net. ■

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America's Rental Housing 2022

HARVARD JOINT CENTER FOR HOUSING STUDIES

On January 21, 2022, the Harvard Joint Center For Housing Studies released the 2022 America's Rental Housing report. **The information shown here is from the Executive Summary. The full report can be found at: <https://www.jchs.harvard.edu/>**

Rental housing demand came roaring back in the second year of the pandemic, reducing vacancy rates and driving up rents. Some of this rebound reflects the lack of inventory in the for-sale market, which has kept many higher-income renters from buying homes. At the same time, lower-income households that took the brunt of job losses during the lockdown still struggle to cover their rents. While unprecedented levels of federal assistance helped keep evictions down, the need for a permanent, fully funded housing safety net is more urgent than ever. A key element of that support must be to protect the existing stock against the threats from climate change.

REBOUND IN RENTAL MARKETS

After a cooldown early in the pandemic, rental housing markets heated up again in 2021. The Housing Vacancy Survey put the number of renter households at 44.0 million in the third quarter of the year, an increase of about 870,000 households from the first quarter of 2020. With this resurgence in demand, the overall rental vacancy rate dropped to just 5.8 percent - its lowest reading since the mid-1980s.

In the professionally managed apartment market, the number of renter households shot up by a record 4.8 percent in the third quarter of 2021 from a year earlier. Conditions in the higher-quality segment tightened the most, with vacancy rates falling 4.2 percentage points from the last quarter of 2020, to 6.2 percent. Vacancy rates also declined by more than a percentage point year over year in both the moderate- and lower-quality segments, to the 3.7- 4.0 percent range. As a result, asking rents for all professionally managed apartments spiked in the third quarter, led by a 13.8 percent jump for units in higher-quality buildings.

Strong rental demand has kept the prices of apartment properties on the rise. Indeed, price appreciation was at a record high of 16.8 percent in October 2021, pushing capitalization rates down to just 4.1 percent in the third quarter. Despite soaring prices, favorable interest rates and ready access to capital helped to lift rental property acquisitions from early-pandemic lows. Indeed, multifamily mortgage originations surged in the third quarter, increasing by a record 105 percent.

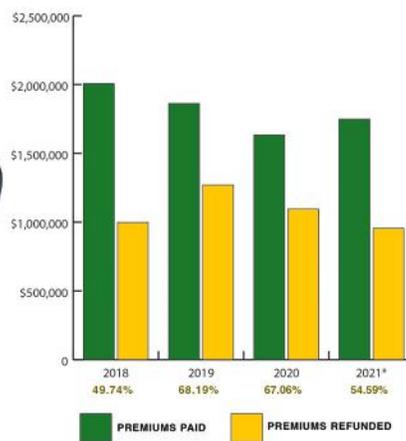
The ownership of rental properties continues to shift from individuals to business entities. According to the latest Rental Housing Finance Survey, the share of rental properties owned by non-individual investors rose 8 percentage points from 2001 to 2018, to 26 percent. This trend may well have continued through the third quarter of 2021, when investor purchases of homes - many of which are ultimately converted to rentals - hit their highest level in two decades. Fully 74 percent of those purchases were single-family homes, a record-high share that indicates growing investor interest in single-family rental properties. ■



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February

FEBRUARY 8 - 10 IN ORLANDO
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WEDNESDAY, FEBRUARY 16 DESIGN & CONSTRUCTION EXPO

Featuring the Economic Forecast Breakfast at 7:30 a.m. More information and registration: www.miconstructionexpo.com

FRIDAY, FEBRUARY 18 HBA EXECUTIVE COMMITTEE

Time: 9:00 a.m.
Place: HBA Executive Committee members will be contacted with details.

March

TUESDAY, MARCH 8 HBA 101: NEW MEMBER BREAKFAST

Let us show you how to make the most of your membership. Join us for a breakfast meeting where you'll have the opportunity to meet other new members and to learn about some of the benefits of belonging.

Hosted By: Michael Stoskopf, CEO
Time: 8:00 a.m.



Place: First Floor Conference Room
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WEDNESDAY, MARCH 16 REMODELERS COUNCIL ROUNDTABLE

Share ideas with other builders, remodelers and suppliers to the industry in an informal setting

Time: Noon - 1:30 p.m.
Place: Association Offices
Suite 202, North Entrance
Cost: \$10 per person, including lunch

FRIDAY, MARCH 18 HBA BOARD OF DIRECTORS

Time: 9:00 a.m.
Place: HBA Board Members will be contacted with details.



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HBA Past President Janet L. Compo

It is with deep sadness that we let you know of the death of HBA Past President Janet L. Compo, at age 87, on December 26. Janet served as HBA President in 1995 and is, to date, the only woman to do so.



Among many other awards and honors, she and her husband Jim Compo were inducted into the HBA Hall of Fame in 2009. The couple had been married for 57 years prior to his death in 2010.



Sons David Compo and Christopher Compo followed their parents' lead by being active members of HBA. David served as HBA President in 2020, just prior to his tragic death, with his wife and son, on January 2, 2021. Christopher currently serves on the HBA Board of Directors.

In lieu of flowers the family would appreciate memorial contributions to **HBA Charitable and Educational Foundation – Attn: Compo Scholarship Fund, 30400 Telegraph Rd., Ste. 202, Bingham Farms, MI 48025. Contributions may be made online at: <https://www.builders.org/foundation/donate/>**



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