

From: [John Vit](#)
To: [Christy Durant](#)
Cc: [Rep. Speakman, June](#)
Subject: AFFORDABLE Housing Study 02/13/25 1pm, Capital TV
Date: Thursday, February 13, 2025 2:17:54 PM

To All,

Greetings & Salutations from The Hummock of Portsmouth.

This is John Vitkevich, aka John Vit, RI Realtor S27688, & a RI General Contractor, RICLRB# 15973, since 1998.

I am watching this episode on Capital TV.

You know the adage “the definition of doing the same thing over & over and expecting different results”

This is what we do in RI, and have been doing for decades.

Assessing the needs for the next 5 years is good, however materials & labor will increase by 2030.

While you continue to study and TALK about affordable housing, please consider my MODULAR plan.

MODULAR Homes, On Time, On Budget.

I am currently engaged with providing 4- SF homes, 3 beds, 1.5 baths for First Time home buyers (single parents) in PORTSMOUTH.

These will be marketed, completed for \$349K and I have already identified 2 buyers of the 4 units.

Next is a 24 unit VETERAN Condos, 1 bedroom 850 sf each, marketed at \$450K.

We have 1200 Veterans in Portsmouth, receiving their Veteran Real Estate.

I am soliciting Veterans in Portsmouth that own their single family

home and have tired from cutting the lawn, or painting their small home.

I desire to ROTATE that housing stock, again for 1st time Homebuyers.

YES, Portsmouth has become a VERY EXPENSIVE Home ownership community,, blows my mind every day!

There are ways to get my affordable housing, looking backwards and talking about it, doesn't get it done.

In 2023, Sen. Linda, Rep. Terri & Rep. Michelle had the Housing Works woman , meet for a very informative housing breakfast in Island Park. Be advised, I did get and education from her, why we do not have sufficient affordable, energy efficient homes.

This has not deterred me.

In 2024, I sold & built numerous modular homes throughout the State. None where considered affordable due to their size/locations and finishes.

You fine folks have the opportunity , please visit westchestermodularhomes.com

They have been in business for 36 years, 21 years as Employee Owned, and are over 8,000 homes delivered.

I see a small modular manufacturer in Rhode Island in our future to assist building homes & assisting our numerous housing authorities.

Remind me to share the Newport Housing replacements at two of their locations from 2002. Mayor Sardella wondered why we didn't go modular.

Thanks for your time, I am still wanting to PAY IT FORWARD for first time home buyers and Veterans.

Respectfully Submitted,

John Vit

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