

Resolution No. 1

Date: 2/10/2022

City: Orlando, FL

NAHB Resolution

Title: NAHB Support for Housing and Climate
Sponsor: Home Builders & Remodelers Association of Massachusetts
Submitted by: Gary Campbell

WHEREAS, federal and state governments and policymakers at all levels are considering or taking steps to reduce the amount of carbon emitted into the environment and many have targeted housing as a contributor to atmospheric carbon emissions;

WHEREAS, to do so, to date, 34 states have released a climate action plan or are in the process of revising or developing one; many states are moving toward the development of “net zero” or “net zero ready” energy codes for new and remodeled buildings; and individual communities throughout the country are attempting to ban the use of natural gas in new and renovated buildings in favor of fully electrified homes;

WHEREAS, safe and affordable housing is of fundamental importance to the lives of all citizens and future generations of Americans and a cleaner environment is beneficial for the health and safety of all;

WHEREAS, there is a growing disparity in homeownership rates and affordability nationally between whites and non-Hispanics (73.3%) Hispanic Americans (47.5%) and Blacks (42.1%);

WHEREAS, the National Association of Home Builders (NAHB) stands for the ability of all Americans to be able to access safe and affordable housing;

WHEREAS, the imposition of heightened building codes and electrification requirements will increase the costs of residential construction, which will negatively impact the affordability of housing; and

WHEREAS, negative impacts on housing affordability will further exacerbate the existing national housing crisis that already disparately impacts communities of color throughout the Country,

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders (NAHB) urge the federal and state governments to:

1. Quantify the cost implications of each element of any code changes needed to reach “Net Zero” and/or “Net Zero Ready” for all housing types;

2. Assess the aggregate impact of all Net Zero and/or Net Zero Ready code changes on housing affordability and housing production;
3. Implement cost-mitigative programs simultaneously with any Net Zero and/or Net Zero Ready code changes that will, at a minimum, off-set the aggregate increased costs of construction; and
4. Forego adoption of any Net Zero and/or Net Zero Ready code changes that are not accompanied by cost-mitigative programs that fully offset the increased costs to housing construction.

BE IT FURTHER RESOLVED that NAHB urge federal, state and local governments and policymakers as well as utility services, finance, insurance, appraisal and related real estate industries to aid in minimizing the cost impact of Net Zero requirements on all housing types by:

1. Directing that all Freddie Mac, Fannie Mae, and all other federally-backed and state-backed mortgages be underwritten to account for consumer energy utility savings resulting from Net Zero and Net Zero Ready increased code requirements, and include a corresponding increase in consumer “buying power” by fully accounting for such energy utility savings;
2. Establishing market driven initiatives to facilitate the transition to Net Zero and Net Zero Ready new and remodeled housing;
3. Creating grant and low interest loan programs, tax rebates, tax credits rebates or other funding mechanisms to offset any cost increases to assist new home buyers and existing homeowners in securing affordable housing or transitioning existing homes to meet higher energy standards; and
4. Creating grants, tax rebates, and other incentives to help home builders, remodelers and developers offset cost increases and encourage the construction of Net Zero and/or Net Zero Ready homes.

Leadership Council Action:

Resolutions Committee Action:

Land Development Committee:

Construction, Codes & Standards Committee Action:

Custom Builders Committee Action:

Housing Finance Committee Action:

State & Local Government Affairs Committee Action:

NAHB Remodelers Action:

Environmental Issues Committee Action:

Federal Governmental Affairs Committee Action:

Single Family Builders Committee Action:

Multifamily Council Board of Trustees Action:

Energy & Green Construction Codes & Standards Subcommittee

Of the Construction, Codes & Standards Committee Action: