

Resolution No. 3

Date: 1/29/2021

City: Washington, DC

NAHB Resolution

Title:                Electrification of the Housing Sector  
Sponsor:            NAHB's Electrification Task Force  
Submitted by:      John Barrows

WHEREAS, concerns about the impacts of climate change have compelled policymakers at all levels to look for ways to cut greenhouse gas emissions (GHG) across all sectors of the U.S. economy;

WHEREAS, while there are many ways to achieve GHG reductions, many communities have passed laws or ordinances effectively banning the use of natural gas and propane within new construction and existing homes, with the goal of moving towards "electrification" and a growing number are considering doing the same;

WHEREAS, building electrification describes the transition from fossil fuel-powered appliances such as natural gas and propane furnaces, water heaters and stoves to electric appliances such as heat pumps, heat pump water heaters and cooking appliances;

WHEREAS, heat pumps, where feasible, can use considerably less source energy to produce heat and domestic hot water as resistance electric units or high-efficiency fossil- fueled furnaces and water heaters;

WHEREAS, because new construction is already significantly more energy efficient than the existing housing stock, any GHG emissions reductions gained through electrifying new construction would be far less than reductions gained through the improving the energy efficiency of existing homes;

WHEREAS, although electrification may provide benefits in certain applications, electrification mandates can be costly and infeasible in some areas of the country, limit consumer choice and create challenges for builders, homeowners, and consumers;

WHEREAS, due to performance limitations of electric heat pumps in colder climates, the continued use of fossil fuel may be the only feasible option in certain circumstances and locations;

WHEREAS, because electrification can result in both increased first costs and higher utility bills, electrification may place additional burdens on the consumer;

WHEREAS, because of real or perceived performance differences between electric and non-electric appliances, consumers may be reluctant to accept all electric homes; and

WHEREAS, market driven policies and programs, certifications, and other options that recognize homes that are built following high performance or green building practices can show verifiable reductions in GHG emissions,

NOW, THEREFORE, BE IT RESOLVED, that the National Association Home Builders (NAHB) supports incentive-based, voluntary electrification, and opposes unnecessary and costly mandates, including electrification only mandates;

BE IT FURTHER RESOLVED that the National Association of Home Builders (NAHB) only support the voluntary electrification of residential buildings if the entity considering the electrification policy:

1. Preserves consumer choice and considers consumer acceptance of an all-electric home;
2. Ensures that the existing housing stock is addressed; and
3. Develops economic incentives to offset the costs of electrifying buildings through methods such as rebates, tax incentives, favorable mortgage financing terms, utility rate structure, etc.

BE IT FURTHER RESOLVED that NAHB urge Congress, State legislatures, and local governments to support the efficient use of fossil fuels;

BE IT FURTHER RESOLVED, that NAHB urge the development and adoption of property appraisal methods that recognize the attributes of electrified homes and include utility costs in the calculations for mortgage qualification;

BE IT FURTHER RESOLVED, that NAHB monitor, support and assist the state and local HBAs, when requested, in working with their policymakers to oppose electrification mandates or adopt electrification policies that fit their local needs; and

BE IT FURTHER RESOLVED, that NAHB commit to educating policymakers, consumers, and the industry (builders, designers, remodelers, realtors, appraisers, and lenders) on the performance and positives and negatives of electrification in order to inform policy decisions and consumer choice.

Leadership Council Action:	Approved
Resolutions Committee Action:	Recommends Approval
Construction, Codes & Standards Committee Action:	Recommends Approval
Custom Builders Committee Action:	Recommends Approval
Housing Finance Committee Action:	Recommends Approval
State & Local Government Affairs Committee Action:	Recommends Approval
NAHB Remodelers Action:	Recommends Approval
Environmental Issues Committee Action:	Recommends Approval
Federal Governmental Affairs Committee Action:	Recommends Approval
Single Family Builders Committee Action:	Recommends Approval
Multifamily Council Board of Trustees Action:	Recommends Disapproval
Sustainability & Green Building Subcommittee of the Environmental Issues Committee Action:	Recommends Approval
Energy & Green Construction Codes & Standards Subcommittee Of the Construction, Codes & Standards Committee Action:	Recommends Approval

Recommendation No.   1  

Date: 6/18/2021

City: Washington, DC

### NAHB Recommendation

Title: Sunset Review  
Sponsor: Resolutions Committee  
Submitted by: Phil Warrick

WHEREAS, the National Association of Home Builders (NAHB) has an established “sunset review” process for reviewing resolutions and recommendations adopted four years ago;

WHEREAS, the appropriate paperwork, including the current NAHB Policy Handbook and a booklet identifying all resolutions due to expire in June 2021 was available on [www.nahb.org](http://www.nahb.org);

WHEREAS, all resolutions due to expire in June 2021 were reviewed by the appropriate committees and councils that have jurisdiction over the policy adopted or reaffirmed four years ago; and

WHEREAS, all committees and councils have submitted to the Resolutions Committee their recommendations on those resolutions adopted or reaffirmed in 2017 and due to expire in June 2021 that should be reaffirmed as active NAHB policy for another four years,

NOW, THEREFORE, BE IT RECOMMENDED that the National Association of Home Builders (NAHB) reaffirm as NAHB policy for another four years the following 45 resolutions as outlined in the NAHB Sunset Review Handbook:

#### **Construction and Codes**

2013.10 No. 6 Federal Funding for Fire Safety  
2013.6 No. 1 International Code Council - cdp ACCESS Remote Voting Program  
2013.1 No. 2 Building Information Modeling (BIM)  
2005.1 No. 3 NFPA One- and Two-Family Building Code

#### **Energy and Green Building**

2017.6 No. 1 Electric Utility Generation  
2017.6 No. 2 Energy Efficiency as a Component of Greenhouse Gas Emission Reduction  
2017.1 No. 1 Support for Sustainable, Green, Resilient, and High Performance Homes  
2013.6 No. 2 Home Energy Labeling

**Environment**

- 2013.10 No. 4 Water Quality Trading
- 2009.1 No. 3 Climate Change Mitigation Strategies
- 2001.9 No. 4 Water Supply Planning and Infrastructure Policy

**General Government & Economic Policy**

- 2017.6 No. 3 Intellectual Property
- 2017.6 No. 4 Forest Management Practices and Sustainable Lumber Supplies
- 2013.6 No. 7 Disaster Relief and Recovery
- 2009.10 No. 3 Interior Designer Licensing
- 2005.9 No. 4A Comprehensive Reform of Immigration Laws
- 2005.4 No. 16 Supporting America's Veterans
- 2005.1 No. 7 Making Eco-Terrorism a Crime
- 1989.1 No. 8 Interest Rates and Monetary Policy

**Home Environment**

- 2009.5 No. 3 Policy on Radon

**Housing Finance**

- 2013.10 No. 2 EB-5 Immigrant Investor Program
- 2013.10 No. 3 Crowd Funding for AD&C Financing
- 2013.6 No. 8 Ensure Availability of Acquisition, Development and Construction Credit
- 2013.6 No. 9 Support of FHA
- 2013.1 No. 3 Tax Treatment of Securitized AD&C Loans
- 2005.1 No. 2 Addressing the Adverse Impact of Accounting Standards on Housing Finance System
- 1997.5 No. 6A Expansion of Commercial Bank Powers
- 1997.1 No. 12 Preserving a System of Locally Based Depository Institutions

**Housing Programs**

- 2005.4 No. 4 Federal Housing Choice Voucher Program Reform
- 1993.5 No. 12 Flexibility in the Use of HUD Community Development Block Grant Funds
- 1989.5 No. 30 Housing Data

**Insurance**

- 2017.6 No. 7 FEMA's 50 Percent Rule for Substantial Improvement Damage Repair

**Labor**

- 2013.10 No. 9 US Dept of Labor Persuader Regulation
- 2013.6 No. 4 Employment Verification
- 2013.6 No. 6 Family Medical Leave
- 2001.6 No. 1 Support for Job Training Tax Credits

**Land Development**

2009.10 No. 4 NAHB's Smarter Growth Policy Statement: Building Better Places to Live, Work and Play

2005.9 No. 6 Preserving Private Property Rights

**Recommendation/Internal Directives**

2009.5 No. 2 Endorsement of Presidential Tickets by Senior Officers

**Tax**

2009.5 No. 11 Expanding Investor Market for Low Income Housing Tax Credits

2009.5 No. 12 Providing Affordable Housing for Rural Americans

2009.1 No. 4 Exempt Loan Restructuring From Income Taxation

2005.4 No. 8 Modify Income Limits in the LIHTC and Tax-Exempt Bond Programs

2005.1 No. 8 Exit Tax Relief

1997.5 No. 3 Like Kind Exchange -- Section 1031 of Internal Revenue Code

Leadership Council Action:  
Resolutions Committee Action:

Approved  
Recommends Approval

**2021 Spring Leadership Council Meeting**

**Recommendation No. 1**

**Title: Sunset Review**

**Check one of the four boxes below:**

- This recommendation requires additional budget appropriations, which will be presented and considered as part of NAHB's normal budget review process. The amount of the new budget request to be presented to the NAHB Budget Committee is \_\_\_\_\_.
- The above recommendation can be implemented using already approved budget and staff resources, but may require some shifting of priorities in terms of staff time and other resources. The preliminary cost estimates for implementing the above recommendation are (**bold** one):
- Less than \$20,000.
  - Between \$20,000 and \$50,000.
  - Between \$50,000 and \$100,000.
  - More than \$100,000.
- Impractical to provide a preliminary cost estimate at this time.
- No cost implications.

Date: 6/18/2021

City: Washington, DC

NAHB Recommendation

Title: NAHB Health Insurance Benefit  
Sponsor: Dallas Builders Association  
Submitted by: Tim Jackson

WHEREAS, the vast numerical majority of the National Association of Home Builders (NAHB) member companies are small to medium sized businesses;

WHEREAS, smaller employers face significant challenges in negotiating quality health care at costs that they and their employees can afford;

WHEREAS, putting small businesses on a more equal footing with larger employers and unions when it comes to health care costs empowers these businesses to attract and retain talented workers;

WHEREAS, competitive and stable health insurance solutions customized to meet the unique demands of the housing industry can significantly enrich membership recruitment and retention when offered by an association as a member benefit; and

WHEREAS, several state and local builders associations are unable to introduce competitive health care solutions due to significant regulatory and fiscal challenges to establish and maintain them.

NOW, THEREFORE, BE IT RECOMMENDED that the National Association of Home Builders (NAHB) explore the viability of introducing health insurance as a member benefit; and

BE IT FURTHER RECOMMENDED that NAHB engage a task force, committee or other working group that includes health insurance experts and representatives from state and local builders associations to identify potential solutions and present findings to the NAHB’s Leadership Council and Board of Directors as soon as practicable.

*This recommendation was submitted after the deadline and will require a two-thirds majority vote for approval by the Leadership Council.*

Leadership Council Action:	Approved
Resolutions Committee Action:	Recommends Approval
Budget & Finance Committee Action:	Recommends Approval
Membership Committee Action:	Recommends Approval
Association Planning Committee Action:	Recommends Approval



**2021 Spring Leadership Council Meeting**

**Recommendation No. 2**  
**Title: NAHB Health Insurance Benefit**

**Check one of the four boxes below:**

- This recommendation requires additional budget appropriations, which will be presented and considered as part of NAHB's normal budget review process. The amount of the new budget request to be presented to the NAHB Budget Committee is \_\_\_\_\_.
- The above recommendation can be implemented using already approved budget and staff resources, but may require some shifting of priorities in terms of staff time and other resources. The preliminary cost estimates for implementing the above recommendation are (**bold** one):
- Less than \$20,000.
  - Between \$20,000 and \$50,000.
  - **Between \$50,000 and \$100,000.**
  - More than \$100,000.

*The recommended analysis may require the assistance of outside legal and insurance experts at an estimated cost of \$75,000. As approved by the NAHB Leadership Council, costs to implement this recommendation may not exceed \$100,000.*

- Impractical to provide a preliminary cost estimate at this time.
- No cost implications.