

Resolution No. 1

Date: 1/29/2021

City: Washington, DC

NAHB Resolution

Title: Federal Funding for Infrastructure
Sponsor: Taxation Subcommittee of Federal Government Affairs Committee
Submitted by: Mark Konter

WHEREAS, historically all of the federal highway program and 80% of the public transportation program have been funded with revenues from the Highway Trust Fund (HTF);

WHEREAS, the federal government accounts for about one-quarter of all public spending on roads and highways, with the remaining three-quarters financed by state and local governments;

WHEREAS, HTF revenues are raised from a combination of fuel, truck and tire taxes, with fuel taxes providing 85% to 90% of the money in recent years;

WHEREAS, the tax rate on diesel fuel is 33% higher than that levied on gasoline and ethanol blended fuels;

WHEREAS, 25% of all U.S. public road mileage is federally funded roads;

WHEREAS, the Congressional Budget Office (CBO) projects the HTF will be exhausted by mid-2021;

WHEREAS, CBO projects that if scheduled payments are maintained, the HTF faces a 10-year shortfall of \$203 billion;

WHEREAS, from 2008 through 2019, the HTF's spending exceeded revenues by \$127 billion;

WHEREAS, to match funding with revenue in 2022, Congress would have to cut transportation spending by roughly 25%, or increase gas taxes by 10 to 15 cents to match current funding needs;

WHEREAS, the federal gas tax rate has not been adjusted since 1993;

WHEREAS, inflation, along with greater fuel efficiency, have reduced the amount of revenue into the HTF;

WHEREAS, over 1.6 million electric vehicles (EVs) have been sold in the United States since 2010, and those cars do not pay the federal gas tax;

WHEREAS, estimates suggest the number of EVs on the road will hit 18.7 million in 2030 (7 percent of all cars), which will further reduce the effectiveness of the gas tax as a funding mechanism for the HTF;

WHEREAS, the lack of infrastructure funding has forced a growing number of states to privatize existing highways or to use public-private partnerships to construct new roads, which are funded by tolls often based on distance travelled;

WHEREAS, each annual HTF shortfall that is funded by a transfer from the Treasury increases our nation's debt;

WHEREAS, the lack of federal funding may put more pressure on residential development to finance national, regional and local transportation needs; and

WHEREAS, Congress has debated different options to fund our infrastructure needs, including increasing the gas tax, indexing the gas tax to inflation, or shifting to a Vehicle Miles Traveled (VMT) tax,

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders support efforts in Congress to fully and adequately fund the federal Highway Trust Fund, using funding mechanisms that fairly spread the burden amongst all users and vehicle types, and oppose efforts that would target or shift the financial burden onto residential developers;

BE IT FURTHER RESOLVED, that NAHB call on Congress to:

1. Shift away from the gas tax to a new revenue source *only if* the gas tax is eliminated;
2. Separate public transportation funding from the Highway Trust Fund to ensure the HTF prioritizes roads and bridges; and
3. Tax vehicles that do not consume motor fuel to ensure all vehicles contribute to the HTF, if the gas tax remains the primary revenue source.

Leadership Council Action:

Resolutions Committee Action:

Land Development Committee Action:

State and Local Government Affairs Committee Action:

Federal Government Affairs Committee Action:

Taxation Subcommittee of the

Federal Government Affairs Committee Action:

Resolution No. 2

Date: 1/29/2021

City: Washington, DC

NAHB Resolution

Title: Water Conservation
Sponsor: Environmental Issues Committee
Submitted by: Drew Smith

WHEREAS, the nation's growing population and economies need for a safe, clean and reliable supply of water has prompted interest and actions to curtail domestic water use through both increased efficiency and user conservation, as well as expand reuse and other options to supplement supply;

WHEREAS, accomplishing the nation's water conservation and water use efficiency goals will require action by all water users, including private, commercial, industrial, agricultural and state and federal interests;

WHEREAS, federal action, to date, generally has been limited to setting water use standards for plumbing fixtures and appliances, yet extended regional droughts and inadequate water supplies have pushed state and local agencies to undertake historic water conservation measures, including placing regulatory restrictions on the housing industry;

WHEREAS, increasing the water efficiency of existing homes represents a much greater opportunity to save water than reducing usage in newly constructed homes, which use water more efficiently;

WHEREAS, wise and efficient water use, both inside and outside the home, such as using high efficiency appliances, xeriscaping, collecting rainwater and reusing water, can contribute to water conservation, offer significant financial benefits to both water suppliers and consumers and help ensure adequate water supplies are available for future development;

WHEREAS, technology advances continue to further the development of water saving devices that perform well, are durable, and meet or exceed consumer expectations;

WHEREAS, conservation tools that provide generic water use guidance, allow for the evaluation and marketing of water efficient products, and facilitate the calculation of home water consumption can supplement and enhance local incentive and rebate programs and allow consumers to make more informed water use decisions;

WHEREAS, various organizations and government agencies are developing and promoting residential water conservation standards and programs, such as the U.S.

Environmental Protection Agency's (EPA) WaterSense, a voluntary water efficiency product labeling and home certification program; and

WHEREAS, the *ICC 700 National Green Building Standard*® (NGBS) outlines water efficiency practices that can be followed in new and existing homes to reduce overall water usage,

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders (NAHB) support approaches and initiatives that encourage water conservation and efficiency in new and existing structures and properties as long as those programs:

- 1) Are voluntary, not cost-prohibitive and recognize consumer preferences;
- 2) Are sufficiently flexible and include prescriptive options that do not require calculation or experts to apply, and include design guidelines that can be applied independent of a specific home design;
- 3) Include low-cost options;
- 4) Where applicable, recognize multiple rainwater, greywater and landscaping options; and allow water savings at alternative location(s) to be credited to new homes; and
- 5) Recognize that the degree of concern with water supplies and decisions, varies widely across regions and localities.

BE IT FURTHER RESOLVED that NAHB support research on and technical advances in water efficiency and conservation and incentives to facilitate the early adoption of water saving products and practices, such as such as 1.28 gallon per flush (gpf) or lower toilets and other high-efficiency fixtures, as they can lead to a reduction in construction fees, conservation tax credit programs, and rebates on efficient fixtures and appliances;

BE IT FURTHER RESOLVED that NAHB encourage the development and voluntary use of water calculation tools that account for total water consumption both within the structure(s) and the overall property and include both delivered potable water (via utility and/or private well) and water from precipitation; and

BE IT FURTHER RESOLVED that NAHB promote the water efficiency practices in the NGBS as a reference guide for those entities seeking to establish water efficiency programs, and in jurisdictions where water allocations may be limited or restricted on new homes or residential developments, NAHB encourages the development of policies based on Appendix D: Water Rating Index of the *ICC 700-2020 National Green Building Standard*® (as may be amended, revised or clarified periodically), as a means to predict usage and as a basis for establishing guidelines or rules for allocation of water for housing.

Leadership Council Action:

Resolutions Committee Action:

Construction, Codes, and Standards Committee Action:

Custom Builders Committee Action:

Land Development Committee Action:

NAHB Remodelers Action:

State and Local Government Affairs Committee Action:

Single Family Builders Committee Action:

Federal Government Affairs Committee Action:

Environmental Issues Committee:

Sustainability & Green Building Subcommittee of the

Environmental Issues Committee Action:

Energy & Green Construction Codes & Standards Subcommittee

Of the Construction, Codes & Standards Committee Action:

Multifamily Council Board of Trustees Action:

If approved, this resolution will update and replace existing policy: 2016.1 No. 6 Water Conservation.

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, 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 improved 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 of Home Builders (NAHB) support the voluntary electrification of residential buildings and urge any entity considering an electrification policy to:

1. Ensure the existing housing stock is included;
2. Consider consumer acceptance of an all-electric home; and
3. Develop 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, and preservation of consumer fuel choice for the residential sector;

BE IT FURTHER RESOLVED, that NAHB urge the development and adoption of property appraisal methods that recognize and reward 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 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 value of electrification in order to inform policy decisions and consumer choice.

Leadership Council Action:

Resolutions Committee Action:

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:

Sustainability & Green Building Subcommittee of the

Environmental Issues Committee Action:

Energy & Green Construction Codes & Standards Subcommittee

Of the Construction, Codes & Standards Committee Action: