

Resolution No. 3a

Date: 10/15/2021

City: Houston, TX

NAHB Resolution

Title: Electric Vehicles
Sponsor: Climate Change Task Force
Submitted by: Chuck Ellison

WHEREAS, policymakers at all levels are looking for ways to reduce greenhouse gas emissions (GHGs), including transportation, buildings, and renewable energy;

WHEREAS, electrification of the transportation sector is an essential step toward meeting the nation's GHG reduction goals, compelling many at the federal, state, and local levels to take action to accelerate the transition to electric vehicles (EVs);

WHEREAS, there are significant obstacles to widespread adoption of EV including increased demand on electricity production and distribution capacity, consumer demand, and availability of public charging stations;

WHEREAS, the used car market is larger than the new car market and it may be sometime before there is a substantial used EV market;

WHEREAS, while the most cost-effective time to install EV charging capabilities is during new construction, many future buyers of EVs live in existing buildings, including multifamily and attached dwellings, for which retrofitting with EV charging capabilities could be impractical or cost-prohibitive;

WHEREAS, EV and charging technology is still evolving; and

WHEREAS, other modes of transportation are gaining acceptance in many areas, especially metropolitan areas, such as public transportation, bike sharing, electric bikes and scooters and the future growing demand for EV in these regions may be diminished,

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders (NAHB) only support the voluntary and cost-effective expansion of electric vehicles (EV) use and the voluntary pre-wiring of homes for future EV charger installation;

BE IT FURTHER RESOLVED that NAHB urge Congress and the Administration to take a comprehensive approach to encouraging the expansion of EV infrastructure by considering the potential effects of various EV policies on local economies and all housing types;

BE IT FURTHER RESOLVED that NAHB urge federal, state and local governments, utilities and the finance, insurance and real estate industries to facilitate the increase in EV use by:

- 1) Assisting in establishing market-driven initiatives to facilitate the transition to EV;
- 2) Ensuring there is a sufficient supply of electricity and infrastructure to meet the demand;
- 3) Creating grant and low interest loan programs, tax credits, rebates or other funding mechanisms or incentives to assist existing homeowners, multifamily operators and existing communities managed by Homeowner Associations or their equivalent to retrofit their homes and communities to use EVs;
- 4) Creating grants, tax credits, rebates or other incentives for homebuilders and community developers who provide EV infrastructure;
- 5) Creating grants, tax credits, rebates insurance discounts, auto loan interest rate reductions or other incentives for consumers and fleet owners to convert to EVs;
- 6) Recognizing the added value of EV charging capability in appraisals; and
- 7) Addressing the impacts of EV infrastructure on housing affordability, especially in low income communities.

BE IT FURTHER RESOLVED that NAHB support a federal framework that recognizes local decision making regarding the installation and maintenance of EV infrastructure, and urge state and local governments to encourage/incentivize the installation of community-based EV infrastructure by providing offsets, density bonuses and/or other credits to builders and developers for providing EV infrastructure;

BE IT FURTHER RESOLVED that NAHB work with utilities to:

- 1) Create pricing structures that facilitate business interest in increasing the availability of high-powered charging stations, and reward off peak charging;
- 2) Deploy utility networks and private/public partnerships to create the convenient, accessible and affordable fast-charging public infrastructure needed to facilitate widespread adoption of EVs; and

- 3) Continue the transition to more renewable energy generation sources to meet the increased demand for electrical power that EVs will require.

BE IT FURTHER RESOLVED that, recognizing EV investments and expansion plans are in their early stages, NAHB continue to monitor and evaluate the progress of EV acceptance/ adoption and trends in EV infrastructure deployment and update this policy, as needed.

After substantial feedback from the subcommittees, the maker has withdrawn resolution 2021.10 No. 3 Electric Vehicles and has submitted a revised version as resolution 2021.10 No. 3a Electric Vehicles.

Please note: This resolution was submitted after the 30-day advanced deadline and will require a two-thirds majority for approval by the Leadership Council.

Leadership Council Action:	Approved
Resolutions Committee Action:	Recommends Approval
Land Development Committee:	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:	No Action Taken Due to Lack of Quorum