

Resolution No.   3  

Date: January 19, 2009

City: Las Vegas, Nevada

### NAHB Resolution

Title: Climate Change Mitigation Strategies  
Original Sponsors: Environmental Issues and Federal Government Affairs Committees

WHEREAS, an increasing number of proposals and strategies to reduce emissions of greenhouse gases (GHGs) have been proposed at the local, state and federal levels;

WHEREAS, studies suggest that the construction, maintenance and operation of all buildings including existing and new homes, can contribute to GHG emissions;

WHEREAS, Congressional leaders have expressed their intent to pass legislation that will impose mandatory limits on GHG emissions in the U.S. through numerous legislative proposals focused on energy conservation and cap and trade programs;

WHEREAS, the Obama Administration has signaled its intent to enact legislation that will establish mandatory emissions limits and to create a carbon trading regime for the U.S. economy;

WHEREAS, federal agencies have already developed voluntary initiatives and programs to encourage industries to begin recording and reducing such emissions;

WHEREAS, many state and local governments have adopted or are considering adopting GHG emissions reductions programs and strategies;

WHEREAS, many non-governmental advocacy groups have developed programs to demonstrate their commitment to reducing emissions, such as the Architecture 2030 Challenge; and many of these efforts are shaping policymaker decisions with respect to sustainable building;

WHEREAS, many proposals affecting home builders focus on increasing the energy efficiency of home construction and occupancy, using building materials that are thought to emit less GHGs over the course of production and encouraging land-use policies that preserve open space, anticipate changes in natural systems (i.e., future flooding), and reduce vehicular travel;

WHEREAS, older homes, constructed prior to the existence of modern energy codes in 1990 comprise 74.1% of the U.S. housing stock and new post-1990 homes are significantly more energy-efficient;

WHEREAS, a significant slowdown in new home construction has resulted in fewer homes being added each year to replace less efficient housing;

WHEREAS, positive action on the part of the Clean Air Act (CAA) has already resulted in the implementation of land development policies that have already helped reduce vehicle miles travelled (VMTs);

WHEREAS, NAHB has long advocated energy efficiency and housing affordability; has been committed to research, development and implementation of cost-effective building techniques; and has vigorously advocated green building on a local, state and national level;

WHEREAS, the development of any national strategy for mitigating the effects of climate change should recognize the housing industry as a primary stakeholder that must be permitted to freely participate in market-driven programs to reduce GHG emissions, with rewards for participating in such programs being shared equitably; and

WHEREAS, regulatory requirements under any climate change program must be equally borne by all direct and indirect emitters of GHGs and must be avoided if they expressly, implicitly or in practice generate conflicting compliance regimes among state, local, regional or federal authorities;

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders urge Congress, the executive branch and state and local governments to focus efforts on implementing market-driven mechanisms to encourage greater efficiency in the housing industry while preserving housing affordability;

BE IT FURTHER RESOLVED that NAHB support reasonable, fairly apportioned and cost-effective climate change mitigation strategies implemented through local, state or regional governmental bodies acting within the scope of their authority;

BE IT FURTHER RESOLVED that any federal climate change mitigation strategy must not create requirements or mechanisms that duplicate, conflict with or are inconsistent with measures enacted by other levels of government;

BE IT FURTHER RESOLVED that any federal climate change mitigation strategy must avoid disproportionate penalties on new home construction, and adequately reward energy-efficient residential construction and remodeling practices by fully incorporating them into any proposed system of economic incentives;

BE IT FURTHER RESOLVED that NAHB urge the Administration to support measures taken to prevent the misuse of existing environmental laws — such as the Endangered Species Act or the Clean Air Act — to regulate GHG emissions in any mitigation strategy;

BE IT FURTHER RESOLVED that NAHB support climate change mitigation proposals that allow for voluntary above-code compliance for energy efficiency and that are:

1. Determined by local or state authorities or climate programs;
2. Based on climate zones and current building codes;
3. Delivering credits to the builders of highly-efficient or green-built homes that result in verifiable reductions in GHG emissions; and
4. Based on sound science and research on land development patterns that are proven to reduce GHGs; and

BE IT FURTHER RESOLVED that housing affordability must be considered as part of any plan to reduce GHG emissions from new home construction, and that increases in the cost of housing, as a result of the adoption of climate change mitigation strategies, should also be accompanied by meaningful incentives for such increased costs for energy efficiency and green building.

Board of Directors Action:	<b>Approved</b>
Executive Board Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
Construction, Codes and Standards Committee Action: Energy Subcommittee	Recommends Approval
of the Construction, Codes and Standards Committee Action: Green Building Subcommittee	Recommends Approval
of the Construction, Codes and Standards Committee Action:	Recommends Disapproval
Land Development Committee Action: Land Use Policy Subcommittee	Recommends Approval
of the Land Development Committee Action:	Recommends Approval
State & Local Government Affairs Committee Action:	Recommends Approval
Legal Action Committee Action:	Recommends Disapproval
Federal Government Affairs Committee Action: Taxation Subcommittee	Recommends Approval
of the Federal Government Affairs Committee Action:	Recommends Approval
Environmental Issues Committee Action:	Recommends Approval