

Resolution No. 25

Date: May 7, 1988

City: Washington, D.C

NAHB Resolution

Title: Establishing Housing as a National Priority
Original Sponsor: Standing Committee on Federal Government Affairs

WHEREAS, adequate and affordable housing, along with the sense of community it creates, is critically important to the stability of our nation;

WHEREAS, the homeownership rate in the United States has fallen from a peak of 65.6% in 1980 to 64% in 1987, resulting in over two million would-be home buyers being denied homeownership;

WHEREAS, the annual after-tax cost of owning a typical starter home has increased to 32.4% of the average annual income of potential first-time home buyers aged 25-29;

WHEREAS, an estimated 16 million renter households pay more than 30% of their income for rent;

WHEREAS, the rising rent burden has been particularly onerous for single-parent families, who on average have seen their rents increase from 34.9% of their incomes in 1974 to 58.4% in 1987; and

WHEREAS, the problems of declining homeownership opportunities, shortages of low-cost rental housing, increasing rent burdens and a growing homeless population are all interrelated;

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders reaffirm its position that a national housing policy should be a top priority and that the federal government must bear its fair share of funding aimed at the following objectives if we are to meet the housing needs facing the United States in the decade ahead:

1. Maintain and increase homeownership opportunities for both moderate-income and lower-income households;
2. Reduce the costs of housing by eliminating restraints imposed by regulation, excessive growth restrictions and a general failure in recent decades to provide adequate infrastructure to support continued development of affordable housing;

3. Increase the supply of affordable rental housing for low- and moderate-income families;
4. Preserve and enhance the exiting stock of federally assisted rental housing, while honoring previous commitments to private owners of this housing; and
5. Create rental programs targeted to the special needs of the elderly, the handicapped, those in rural areas and the ever increasing number of homeless and near homeless.

BE IT FURTHER RESOLVED, that NAHB urge both national political parties, convention delegates and Members of Congress to support strong housing planks within the Democratic and Republican Party platforms.

Board of Directors Action:

Joint Executive/Resolutions Committee Action:

Resolutions Committee Action:

Standing Committee on Federal Government Affairs Action:

Approved

Recommends Approval

Recommends Approval

Recommends Approval