

Resolution No. 3

Date: September 15, 2006

City: Salt Lake City, Utah

NAHB Resolution

Title: Urban Growth Boundaries
Original Sponsor: Land Development Committee

WHEREAS, urban growth boundaries are a pre-emptive growth control on the part of local governments instead of a proactive effort to plan for anticipated growth;

WHEREAS, urban growth boundaries, once designated, become inflexible and fixed, thus barring the ability to add sufficient additional land required for anticipated future development, further exacerbating the ability to plan for growth;

WHEREAS, urban growth boundaries promote “leapfrog” development to nearby communities that have not adopted urban growth boundaries;

WHEREAS, urban growth boundaries negatively impact housing affordability by restricting the supply of land available for the development of housing;

WHEREAS, the promised higher density development typically required inside the boundary often meets with resistance from existing residents, further hindering the ability to develop an adequate supply of housing; and

WHEREAS, urban growth boundaries constitute a discriminatory policy detrimental to the principles of equal opportunity housing that particularly penalize those seeking workforce housing,

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders firmly oppose urban growth boundaries, which restrict the amount of developable land and contribute to increased housing prices and leapfrog development patterns.

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| Board of Directors Action: | Approved |
| Joint Executive Board Action: | Recommends Approval |
| Resolutions Committee Action: | Recommends Approval |
| Land Development Committee Action: | Recommends Approval |
| Smart Growth Subcommittee of the Land Development Committee Action: | Recommends Approval |
| State and Local Government Affairs Committee Action: | Recommends Approval |