

Resolution No. 1

Date: 10/8/2026

City: Detroit, MI

NAHB Resolution

Title: Housing Growth and Land Use Principles
Sponsor: Land Development Committee
Submitted by: Mark Konter

WHEREAS, the National Association of Home Builders (NAHB) recognizes that communities must plan for population and economic growth and the corresponding demand for housing, land and critical infrastructure;

WHEREAS, a sufficient supply of developable land and a variety of housing types are necessary to meet changing demographic needs, consumer preferences and housing demand across income levels;

WHEREAS, rising housing costs and shortages of attainable housing can be exacerbated by restrictive zoning, unnecessary regulatory barriers, prescriptive architectural standards, inadequate land supply and development processes that delay or constrain new housing production;

WHEREAS, housing growth depends upon the timely availability and capacity of critical infrastructure, including roads, water, sewer and other required utilities, and the cost of providing that infrastructure can significantly affect housing affordability;

WHEREAS, housing markets, growth patterns, infrastructure needs, economic conditions and development opportunities vary significantly among communities and regions;

WHEREAS, land use and environmental decisions can significantly affect housing supply, affordability, private property rights and the feasibility of residential development;

WHEREAS, while public participation can be an important component of establishing community-wide plans and land use policies, repeated reconsideration of projects that comply with adopted plans and regulations can create uncertainty, delay housing production and increase development costs; and

WHEREAS, meeting current and future housing needs requires land use planning that accommodates growth while balancing legitimate community, environmental, infrastructure and private property considerations.

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders (NAHB) supports comprehensive and coordinated land use planning policies that encourage housing availability, affordability, consumer choice, infrastructure readiness, and sustainable community growth.

BE IT FURTHER RESOLVED that such policies should:

1. Plan for projected population, economic, and housing growth in a timely and predictable manner using regularly updated housing needs assessments or housing studies while respecting private property rights and investments;
2. Maintain an adequate supply of land for residential development and a broad range of housing types, including, but not limited to, single-family detached, attached, multifamily, manufactured, missing middle, workforce, and other attainable housing.;
3. Encourage zoning and development policies that support housing affordability, including all types of attainable housing types including missing middle housing;
4. Promote fair, predictable, and efficient development review and approval processes;
5. Support coordinated planning and investment in critical infrastructure, including roads, water, and sewer systems, and all other required utilities and to encourage the use of public funding, public-private partnerships, and incentives to ensure that critical infrastructure keeps pace with housing and economic growth;
6. Reduce unnecessary regulatory barriers or prescriptive architectural standards that limit housing production, innovation, and consumer choice;
7. Require land use policies that reflect local market conditions, community needs, and regional differences; and protect property owner's rights and investments.
8. Ensure that land use and environmental policies are supported by agreed upon and quantifiable science, minimum standards based upon current conditions and needs of the community necessary to achieve a community's growth objectives, cost-benefit analyses, and reasonable public review and comment.
9. Ensure that projects consistent with adopted plans and regulations should proceed through predictable and efficient approval processes without undue subjective or duplicative review, or repetitive public reconsideration.

Leadership Council Action:

Resolutions Committee Action:

55+ Housing Industry Council Board of Trustees Action:

Construction, Codes & Standards Committee Action:

Custom Builders Committee Action:

Housing Finance Committee Action:

Land Development Committee Action:

State & Local Government Affairs Committee Action:

NAHB Remodelers Board of Trustees Action:

Environmental Issues Committee Action:

Federal Government Affairs Committee Action:

Single Family Builders Committee Action:

Multifamily Council Board of Trustees Action:

Land Use Policy Subcommittee of the Land Development Committee Action:

APPROVED

Recommends Approval (as amended)

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If approved this resolution will replace 2022.2 No. 2 NAHB's Smart Growth Policy Statement: Building Better Places to Live, Work and Play