

State & Local Government Affairs Committee

Defender of Housing Award Application



Defender of Housing: Southern Nevada HBA

NV Governor Joe Lombardo

Application

Governor Joe Lombardo's first bill introduced in the 2025 legislative session, Assembly Bill 540, was built through direct partnership with our association and industry leaders. Rather than drafting policy in isolation, his office brought builders and industry representatives into the process from the start, incorporating our expertise into the bill's framework and continuing to work with us through every round of edits needed to get it through the legislature. The result, the Nevada Attainable Housing Act, created a \$200 million account to fund attainable housing development, reflecting a genuinely collaborative process rather than a top down mandate.

His commitment has continued well beyond AB 540, and beyond the legislative process itself. Governor Lombardo signed a data sharing agreement with BLM Nevada to identify federal land available for release, and followed that with a public interactive mapping tool letting federal, state, and local governments and other stakeholders identify and track federal land use and potential development opportunities. Recognizing that land alone does not solve the problem, he has also pursued federal partnerships aimed at speeding up appraisals and approvals so that development ready parcels near existing water, roads, and sewer can move forward faster. He has personally pressed Congress to advance bipartisan Nevada lands legislation, telling congressional leaders that land access challenges have contributed to the state's housing crisis.

Just as importantly, Governor Lombardo shows up. He personally keynoted our association's State of Housing event at Red Rock Resort to discuss the outcome of the legislative session directly with our members, and returned again the following year as keynote speaker for the Las Vegas Housing Outlook, appearing alongside leaders from the Southern Nevada Water Authority and UNLV's Lied Center for Real Estate to address housing and water issues together. That consistent willingness to stand in front of our industry, not just legislate on our behalf, is what sets him apart. That combination, keeping industry voices at the table through drafting, hearings, and amendments, sustained follow through at the federal level on land and water access, and a genuine willingness to show up in person, is what makes Governor Lombardo deserving of the Defender of Housing Award.

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Defender of Housing: HBA of Delaware

DE Governor Matt Meyer

Application

Governor Matt Meyer has made addressing Delaware's housing shortage a defining priority of his administration from the very beginning of his campaign. He has paired bold policy reforms with a clear focus on increasing housing supply and reducing the cost and complexity of building new homes.

His administration established a working group to streamline permitting for workforce and affordable housing, then subsequently launched the Delaware Permitting Accelerator to make state approvals more coordinated, predictable, transparent, and efficient. This entire process took less than one year. Governor Meyer has also advanced smart-growth policies that encourage development where infrastructure can support it, expanded Delaware's Downtown Development District program, and signed the landmark Housing for Every Delawarean Act, a comprehensive package aimed at increasing housing supply and improving affordability statewide. His team is now guiding Delaware's counties and municipalities through the implementation process for this new housing law and working overtime to provide them the support they need to meet Delaware's diverse housing needs across very different real estate markets.

Through his willingness to tackle regulatory barriers, modernize the development process, and champion meaningful housing reform, Governor Meyer has demonstrated strong leadership in helping ensure Delaware can build the homes its families, workers, and communities need.