

AROUND THE CAPITALS



2024 Housing Wins: A Legislative Look Back

In 2024, Home Builders' Association staff accomplished incredible feats, from fighting against impact fees to securing more funding for housing. Despite the legislative and regulatory roadblocks, many associations emerged victoriously, working with state and local governments to appropriate significant investments toward safe and attainable housing. This legislative look back includes a handful of the notable wins across the country.

Massachusetts committed \$5.1 billion to support the construction, preservation, and rehabilitation of over 65,000 homes statewide for the next five years. Thanks to Governor Maura Healey and Lt. Governor Kim Driscoll, the Affordable Homes Act includes a boost to programs to support first-time home buyers and homeownership, incentives to con-

The governor received the award during Oregon Housing Economic Summit on Sept. 17, 2024.

"Affordable housing is the foundation of strong, healthy communities, and I am committed to building a future where every family has a place to call home," said Governor Kotek.

In contrast to the sweeping legislative packages passed by Massachusetts and Oregon state legislatures, states like Arizona are taking an incremental approach to boosting the housing supply. Arizona Governor Katie Hobbs secured \$150 million for the State Housing Trust Fund to fund the construction of workforce housing and support housing assistance programs. The state also launched a new program to increase homeownership across the state, including \$13 million for first-time home buyer mortgage downpayments and interest rate relief.

“As Chairman of State and Local Government Affairs Committee, I was proud to nominate and award Governor Kotek the first state-level Defender of Housing Award from NAHB,” said Justin Wood. “Governor Kotek has gone above and beyond to try and solve the challenges that we face in building more housing in Oregon.”

struct low to moderate-income housing, and development credits to developers. The Act also authorizes \$2 billion for the rehabilitation, repair, and modernization of the state's public housing portfolio.

On the West Coast, Oregon passed legislation including \$376 million for infrastructure, housing construction, and homeless shelters. The investment is in addition to Governor Tina Kotek's executive order signed in 2023, establishing an annual housing production target of 36,000 homes each year over the next decade to address an estimated statewide housing shortage of 140,000 units. NAHB recognized Governor Kotek's tireless commitment to boosting the state's housing supply with the 2024 Defender of Housing Award.

Alternatively, Montana's Governor Greg Gianforte's HOMES (Homeownership Means Economic Stability) Revolving Loan Account provides loans and bonds to increase the housing supply with up to \$106 million allocated in 2024. The state legislature also allocated \$12 million for targeted workforce housing. It also authorized an additional \$50 million for the Coal Trust Multifamily Homes Program, which provides low-interest loans for multifamily home projects.

These housing wins across the country serve as great examples for the upcoming 2025 legislative sessions and as a foundation for housing investments for years to come. Housing is an issue that everyone talks about, from the halls of Congress to local city council meetings. NAHB hopes to build on this momentum and propel pro-housing policies and sound investments nationwide in statehouses this year.