

# AROUND THE CAPITALS

State lawmakers nationwide are debating ways to streamline housing development, reevaluating constant code adoption and recognizing that limited supply, not demand, worsens affordability.

For example, a [bipartisan package of bills](#) was introduced in the **Michigan** House of Representatives. Specifically, the package focuses on lowering housing costs through zoning reform, reducing the number of studies requested, implementing a timeline for approvals and amending the ballot petition process.

On the codes front, **California's** [unprecedented six-year pause](#) last year on adopting or amending new home building codes sparked similar actions in other Democratic-led states. For example, **Connecticut** ([HB 5401](#)) and **Hawaii** ([HB 1725](#)) are now crafting legislation to pause their own code adoption.

In recent legislative sessions, several states have introduced prevailing wage legislation: **Virginia** ([HB 260](#)), **Kentucky** ([HB 345](#)), **Illinois** ([HB 3266](#)) and Maryland ([SB 60](#)). Kentucky's bill seeks to establish a prevailing wage in the state, and Maryland's bill focuses on establishing enforcement and penalties for prevailing wages violations.

## Governors Take the Lead on Housing Proposals

Turning to gubernatorial actions, several governors have taken the lead in setting housing goals and making investments in their states:

**Arizona** Gov. Katie Hobbs' new [Housing Acceleration Fund](#) will use an initial \$2.5 million investment to help affordable housing developers access low-cost financing.

**Delaware** Gov. Matt Meyer [signed an executive order](#) to streamline state permitting regulations.

**Indiana** Gov. Mike Braun [signed the House Enrolled Act 1001](#) into law, a comprehensive bill to expand Indiana's housing supply and roll back costly regulatory barriers to housing development.

**Kentucky** Gov. Andy Beshear proposed a \$150 million investment in the Affordable Housing Trust Fund. Combined with private funding, it will create \$1 billion in new housing.

**Maryland** Gov. Wes Moore's [Starter & Silver Homes Act of 2026](#) speeds up construction approvals and increases housing options by allowing for the construction of smaller homes.

**Michigan** Gov. Gretchen Whitmer has [announced a plan](#) to establish a new state-level affordable housing tax credit to encourage home construction and has placed a large focus

on offering \$25,000 downpayment assistance for first-generation home buyers.

**New York** Gov. Kathy Hochul announced a new \$100 million [Pro-Housing Supply Fund](#). The fund will finance infrastructure projects, such as sewer, electrical and water system upgrades, needed to facilitate new housing developments.

**Pennsylvania** Gov. Josh Shapiro's 10-year [Housing Action Plan](#) will modernize regulations, cut red tape, streamline development and promote data-sharing among state and local housing stakeholders.

**Virginia** Gov. Abigail Spanberger [announced a \\$14 million investment](#) from the Virginia Housing Trust Fund Homeless Reduction Grants to help Virginians find housing and reduce homelessness.



NAHB's Director of State and Local Government Affairs Lily Weatherby, Johnson City Area Home Builders Association's Executive Director Lisa Luster, and builder members met with Tennessee Representative Renea Jones (District 4) at the Home Builders Association of Tennessee 2026 Hill Day.



Pictured L to R: HBADE Government Relations Co-Chair Richard Forsten, lobbyist Verity Watson, HBADE Government Relations Co-Chair Mike Riemann, Delaware Governor Matt Meyer, HBADE President Jon Horner, and HBADE Executive Officer Katie Gillis.