

Welcome to the latest edition of the State Affairs! We are delighted that you are taking the time to learn about what is happening around the country. As the season turns, we hope you can enjoy some fall foliage and that your alma mater wins some football games.

This summer has been busy for the NAHB State and Local team with meetings with elected officials, a tremendous time at the Association Management Conference meetings in Atlanta (that anniversary party band was awesome!) and the chance to help many associations with the unending list of battles.

State & Local Advocacy Highlights

One highlight was when the National League of Cities (NLC) kicked off *America's Housing Comeback* to build federal-local and public-private partnerships to support local governments' ongoing efforts to address the housing supply. [America's Housing Comeback](#) initial partnership is between the American Planning Association, NAHB and the National Association of Realtors®, which aims to accelerate the housing successes of local governments using the solutions, systems and partnerships approach outlined in the [Housing Supply Accelerator Playbook](#).

NAHB is a founding partner in this effort, and we were fortunate to have several members and staff attend the kickoff meeting. Our members represented a diverse cross section of the building community as well. Going forward, our members will participate in both in-person and online meetings with mayors from across the country to bring the practitioner to the elected official and have both sides find compromise in ideas.

Summer Flashback

This summer, NAHB was grateful to have three interns join the advocacy team from Cal-State Fullerton: Nancy Philip, Eliza Rahmikhudoeva and Andrea Mendoza. One of the many projects they worked on was to develop a state-by-state map of impact fee enabling statutes to give builders, policymakers and housing advocates a clearer picture of where and how these fees are authorized across the country. This resource allows stakeholders to quickly see and compare which states authorize impact fees, under what conditions, and where enabling statutes create opportunities or obstacles for housing supply. If you haven't seen it, I encourage you to [check it out on nahb.org](#).

Look Ahead

And finally, as we approach the Fall Leadership Meetings in Denver, please take a moment to consider if your state's Governor or Lt. Governor is worthy of receiving recognition by nominating them for NAHB's Defender of Housing Award. The NAHB Defender of Housing Award recognizes elected officials who have demonstrated strong support for housing and been active on key issues facing the industry. The award, fashioned in the likeness of a traditional house key, is awarded on a rolling basis. If you feel you have a viable applicant, please fill out the form, and we will have the State and Local Government Affairs Committee consider it in Denver.

- Karl Eckhart, VP, State & Local Government Affairs



NAHB Western Region AVP Jeff Pemstein, NAHB Chairman of the Board Buddy Hughes and New Mexico HBA Executive Officer Miles Conway attend the Western Governors' Association meeting in Santa Fe, N.M.



NAHB summer interns, Nancy Philip, Eliza Rahmikhudoeva and Andrea Mendoza, visit the US Capitol.

¹ <https://www.nahb.org/nahb-community/awards/defender-of-housing-award>

NAHB TOOLS



New Advocacy Tools from NAHB

In this issue, we are highlighting two new tools developed by NAHB and designed to boost HBA advocacy efforts. The first is a study that puts hard numbers to the cost of the industry's skilled labor shortage, and the second is an assessment to identify how to make your community more housing friendly.

A new study demonstrating the economic impact of the housing industry labor shortage, commissioned by HBI and conducted by the University of Denver, was released this summer. The study also utilized NAHB's analysis of the workforce challenge. Dr. Robert Dietz wrote that, "the skilled labor shortage's impact on the residential construction industry is a multibillion-dollar annual challenge that is responsible for the lost production of thousands of newly built homes." This study, along with

others published by NAHB, can be used to present concrete data to the public and elected officials, demonstrating the challenges faced by the residential construction industry.

[Read the full study.](#)

NAHB's state and local government affairs team has launched a Housing Favorability Assessment tool designed for local HBAs. The 20-question survey rates key elements of home building, such as infrastructure requirements and permit review wait times, and asks for a rating of how favorable they are to home building in a local environment. The survey is designed to find the strengths and weaknesses of a single locality, to help target advocacy and allow for comparison to other regions. [Learn more about the assessment.](#)

FEATURED NEWS



Fast-tracking Home Construction in Oregon

Oregon Governor Tina Kotek launched the Housing Accountability and Production Office (HAPO). [Read more.](#)

Delaware Coalition Releases Final Report on Housing Production

A large coalition, including the HBA of Delaware, released the report on how to increase the production of affordable rental units and homes in the state. [Read more.](#)

California Freezes Codes to Boost Building

California Governor Gavin Newsom signed into law a budget bill for the state with many pro-housing provisions, including a six-year pause on adopting or amending new home building codes. [Read more.](#)

Vermont Executive Order Addresses VBRA's Top Priorities

The executive order from Governor Phil Scott addresses energy code flexibility, wetlands streamlining, expedited permitting and fee relief. [Read more.](#)

Massachusetts Advocacy Efforts Place Development on the Fast Track

Governor Maura Healey released draft regulations that would speed up housing development in the state. [Read more.](#)

MODEL LEGISLATION



A Pro-Housing Policy Tool

Policies related to housing attainability continue to dominate conversations taking place in statehouses across the country. NAHB's State and Local team found more than 25,000 legislative bills related to housing and/or the residential construction industry proposed during legislative sessions this year. Public sentiment is pushing lawmakers in every corner of the country to find a solution to the housing crisis. More than four out of five Americans (82%) agree that housing affordability is a problem in the city or county where they live, according to a survey conducted by the polling firm Morning Consult on behalf of NAHB.

The volume of legislative proposals at the state level is impressive, with many addressing at least one or more aspects of the home building process, such as zoning reform, minimum lot size, natural gas and impact fees, among others. However, not all the proposed bills offer common-sense, pro-housing solutions. Many bills include ineffective policies likely to increase the cost of construction, such as higher impact or development fees, further jeopardizing housing affordability.

HBA leaders across the country are working overtime to stop bad policies before they start. NAHB's state and local team and staff experts this year have accepted dozens of invitations from associations across the country to address members, join meetings with elected officials and key government staff, and listen to your concerns. It's through our informal active listening tour that we've discovered the same set of housing policy solutions being proposed by elected officials in different markets with variations on each amendment, bill or resolution.

To help association leaders navigate these common legislative issues, NAHB's state and local team launched a Model Legislation Working Group comprised of 13 executive officers from across the nation. The 2025 cohort is tasked with identifying, analyzing and drafting model legislation that will have the most significant impact on the industry.

The working group is exploring legislative frameworks on issues such as:

Protecting builders from construction defect lawsuits

Halting the unnecessary increase of impact fees without data or evidence

Providing a sales tax exemption on materials purchased for home construction for workforce housing

Including zero-interest loans to promote access to housing

Adding clarity to common misconceptions between minimum, prevailing or residential wages, and the Davis-Bacon Act

The Model Legislation Working Group anticipates that the final language will be available for HBAs to use by November 2025. These bills will be packaged with language, a fact sheet, an op-ed and support letters. Each legislative framework may not perfectly align with your market needs. NAHB's state and local and legal teams will continue to be available to provide additional resources and support. Thanks to the hard work and dedication of the Model Legislation Working Group, associations can lay the foundation for productive, pro-housing policy discussions in 2026.

Save the Date

2026 Leadership Meetings

International Builders' Show®

Feb. 14-19, 2026 | Orlando | Orange County Convention Center

Spring Leadership Meeting & Legislative Conference

June 9-13, 2026 | Washington, D.C. | Grand Hyatt Washington, D.C.

Fall Leadership Meeting

Oct. 6-8, 2026 | Detroit | Detroit Marriott at the Renaissance Center and the Huntington Place Convention Center

COALITION



NAHB Cultivates New Relationships with Housing Coalitions

Looking for new coalition opportunities to advance housing supply, NAHB and the state and local team continue to pioneer new relationships on a national level. Here's a snapshot of how the state and local team is working with NAHB members to elevate solutions to the housing affordability crisis.

BRAND West Initiative

Over the past several months, one coalition effort that has taken center stage is the Building Resilient and Affordable New Housing Developments in the West, or BRAND West Initiative, led by the Western Governors Association (WGA). The association is a bipartisan policy-driven organization dedicated to engaging with issues critical to the West, covering the 22 westernmost states and territories in the country.

The BRAND West Initiative is a stakeholder-driven coalition spearheaded by New Mexico Governor Michelle Lujan Grisham, with the support of Utah Governor Spencer Cox and Oregon Governor Tina Kotek. The coalition examined four issue areas where federal, local, state and territorial governments can provide meaningful solutions to address multiple aspects of the housing crisis:

Simplifying and streamlining housing development

Reducing the costs of home building

Supporting families through initiatives that assist renters and home buyers

Investing in strategic, innovative and data-informed initiatives across the housing ecosystem

Coalition leaders led a series of stakeholder discussions and webinars, public surveys, in-person workshops and a panel discussion at the WGA Winter meeting in Las Vegas. The conversations resulted in the release of a BRAND West Initiative report in June. NAHB Chairman Buddy Hughes, Will Cooper Jr. and NAHB's state and local team members were actively involved in the discussions leading up to the release of the report. [View the complete report.](#)

Pew's Principles of Housing Affordability

NAHB joined a diverse coalition of nearly 60 housing stakeholders in support of four key common-sense housing solutions outlined by Pew. The "[Principles for Enhancing Housing Availability and Affordability](#)" was developed by Pew as a part of its Housing Policy Initiative.

NAHB's Karl Eckhart was among the signatories who agreed that "overly strict zoning and land-use regulations are limiting the availability of homes, especially lower-cost options such as apartments and townhomes that would help meet the nation's growing demand for housing."

These principles comprise a vision for more affordable homes and communities that would advance economic and housing opportunities. The four key common-sense housing solutions outlined in the principles include:

Enable more housing types

Avoid inflexible mandates

Spur the creation of apartment buildings and townhouses in high-use areas

Lower administrative barriers

Coalition members are committed to using this agreed-upon framework to encourage states, counties and municipalities to embrace growth and allow the construction of homes of all types. Karl discusses the principles [in a recent NAHBNow blog post.](#)

NAHB's state and local team is proud to be an active participant and partner with WGA, Pew and other key housing coalitions.

“overly strict zoning and land-use regulations are limiting the availability of homes, especially lower-cost options such as apartments and townhomes that would help meet the nation's growing demand for housing”

- Principles for Enhancing Housing Availability and Affordability report

AROUND THE CAPITALS



Housing is one of the most talked-about topics in statehouses across the country, from governors to city councils discussing how to collaborate with the private sector to improve housing attainability.

For the first time in the state, California passed legislation through its 2025-26 state budget bill, which includes a six-year pause on adopting or amending new home building codes. The pause and other pro-housing provisions are meant to address the state's housing affordability crisis and ease the immense frustration of Southern California residents who lost their homes in devastating wildfires. NAHB's state and local team member Jeffrey Pemstein shared the details of this legislative victory in a recent [NAHBNow blog post](#).

In Indiana, the home building industry secured a significant energy victory with SB 178 signed into law, which would recognize natural gas and propane as "clean energy" or "green energy" in the state. While more than 22 states prohibit local governments from banning natural gas hookups for new construction, Indiana's SB 178 takes it a step further to modernize the idea of natural gas and calls what natural gas is "clean energy." More than 60% of U.S. households use natural gas for water and heating, making it an important aspect of daily American consumer life.¹

Taking effect on Sept. 1, 2025, Texas Governor Greg Abbott signed SB 15 into law, which will help fill the state's 320,000-housing gap.² The law will reduce minimum lot sizes for residential construction and promote building smaller homes, effectively boosting starter home construction in the state. More than 13.4% of the cost of a home construction is the cost of land. Reducing the minimum lot size during the development phase reduces the cost of land that the house accrues during its final sale, paving the way for housing attainability for future buyers in the state.³

West Virginia signed HB2002 into law this year, which creates a One-Stop Shop Permitting Program designed to streamline the construction process for infrastructure projects.

The NAHB state and local, and legal teams are working with a group of executive officers to help HBAs achieve pro-housing advocacy victories by creating a legislative language template for associations to use. The Model Legislation Working Group is developing a new legislative framework on issues related to permit review, impact fees, construction defects, prevailing wage laws and others. The group aims to develop model legislation for HBAs to use by the end of the year.

The state and local team is continuing to build partnerships with public officials to ensure that the residential construction industry can achieve more policy success that can provide stability and economic opportunities for generations to come.

HIGHLIGHTING HBA EVENTS



Greg Ugalde, HBA of Northwest Connecticut, Pete Harrison, Connecticut Director for Regional Plan Association and NAHB staff attend the 2025 YIMBYtown conference in New Haven, Conn.

¹ [U.S. Energy Information Administration](#)

² [Texas Standard](#)

³ [NAHB, 2025](#)