

Spring Leadership Meeting was (Truly) the Best One Yet

During NAHB's Spring Leadership Meeting, more than 1,100 members and HBA staff **advocated on Capitol Hill** for key housing priorities during the annual Legislative Conference. The **Spring Leadership Meeting's success** was then capped off with the passage and enactment of the **21st Century ROAD to Housing Act**.

To help home builders associations boost the attainability of housing in their communities, NAHB's **State and Local Government Affairs Committee** approved \$75,000 in financial assistance for associations through the **State and Local Issue Fund**. The impact of these grants is detailed in the **State and Local Issues library**.

During the committee meeting, updates were given on a variety of topics that will be useful to the Federation. The NAHB Election Guidebook Program has been updated to now include an online version that candidates can work through at their own pace. Candidates can access the collateral on **the main campaign page**.

The **Housing Favorability Assessment** was also discussed, which was developed to help local associations foster a favorable, pro-housing environment within their city or county. The assessment consists of a series of questions related to local residential building policies and regulations, ranging from permits to design standards. NAHB's work in the **America's Housing Comeback** coalition was highlighted as a means of using the assessment. The coalition is helping to guide the National League of Cities and NAHB to promote pro-supply policies at the local level.

At the state level, the committee was updated about NAHB's efforts to create model legislation for HBAs. The model legislation and supporting materials are available for HBAs to use as a framework for legislative bills related to

improving housing affordability. The issues on the website are always being updated and include permit review, starter homes and impact fees, among a dozen others.

Additionally, the latest ballot measure in California, **California Prop 45** or "Building a More Affordable California," was detailed because it would allow more attainable housing to be built if passed. The measure is on the 2026 ballot and would amend the California Environmental Quality Act to expedite environmental review of specified housing, transportation, water, health and clean energy projects.

This year's Spring Leadership Meeting was truly the best one yet. It was incredible to see the strides being made at the state and local levels across the country to fight for housing affordability.



NAHB and the HBA of Greater Des Moines show their support at RAGBRAI: The Register's Annual Great Bicycle Ride Across Iowa. Pictured (L-to-R) are Brandon Patterson, Rachel Flint, NAHB's Karl Eckhart and Meghan Everngam, Dan Knoup, and Ben Richter.

NAHB's State and Local Government Affairs Committee
approved \$75,000 in financial assistance for
associations through the State and Local Issue Fund.

NAHB Chairman Discusses Housing at WGA Annual Meeting

NAHB Chairman Bill Owens joined the governors of seven western states in Deer Valley, Utah, from June 29 to July 1 for the Western Governors' Association (WGA) Annual Meeting. The conference marked the conclusion of the Energy Superabundance initiative and launched Hawai'i Gov. Josh Green's **Health Beyond Healthcare program**, which features stable housing as a key aspect of living a healthy life and will include conversations about key residential construction topics, including aging-in-place and multigenerational housing.

Owens discussed workforce development and Job Corps with Wyoming Gov. Mark Gordon and sat down with the premier of Ontario to discuss American and Canadian strategies for increasing housing supply. HBA of Utah member Chris Gamvroulas, president of Ivory Development, shared strategies employed in the state to increase supply and emphasized the impact of NIMBYism. The Ontario team shared the success of the Building Faster Fund, created in 2023, which provides direct infrastructure funding to municipalities that meet or beat housing goals set by the province. They also discussed the importance of permitting reform and eliminating duplication throughout the approvals process.

Over the next year, NAHB will participate in WGA's Health Beyond Healthcare initiative, highlighting the importance of housing in achieving the American dream and improving health outcomes for all individuals. In 2025, immediate past NAHB Chairman Buddy Hughes and NAHB staff worked closely with WGA on New Mexico Gov. Michelle Lujan Grisham's chair initiative, **Building Resilient and Affordable New Developments in the West** and examining housing availability and affordability strategies throughout the West.



NAHB Chairman Bill Owens, pictured on stage with Nebraska Lt. Governor Joe Kelly, addressed members of the National Lieutenant Governors Association during their annual meeting in July. He highlighted the impact that remodeling can have on communities and families.

Local Leaders Share Lessons on Breaking Through the Housing Debate

City and county officials say collaboration and community engagement are key to building consensus across different perspectives to advance pro-housing policies.

Elected officials often face competing interests when trying to create local housing solutions. This challenge was the topic of two webinars co-hosted by NAHB this summer: "Leading Through Differences: Engaging NIMBY Voices in Your City" with the National League of Cities (NLC) and "Collaborative Leadership Leads to Housing for All" with the National Association of Counties.

In July, "Leading Through Differences: Engaging NIMBY Voices in Your City" focused on building consensus among various constituents. Wichita, Kan., Mayor Lily Wu and Providence, R.I., Mayor Brett Smiley shared their insights on practical strategies for navigating different viewpoints to achieve pro-housing policy solutions.

In Wichita, the local economy is fueled by industries such as aerospace and higher education, which are attracting new residents and in turn increasing the demand for housing. Mayor Wu said city leaders are focused on implementing housing policies to support a variety of housing types to address the influx of residents. For example, the city is enticing developers to construct housing units in downtown areas where infrastructure is already in place.

Mayor Smiley faces similar supply challenges in Rhode Island. Providence has a significant population made up of hybrid and fully remote workers who are driving demand for rental and homeownership opportunities. To address the housing affordability challenge, city leaders have implemented zoning reforms, reduced parking minimums and supported tax-related changes to encourage housing production. Mayor Smiley has also stopped counterproductive housing policies, like rent control, from being enacted. [View the webinar.](#)

In June, "Collaborative Leadership Leads to Housing for All" detailed approaches to advancing attainable housing solutions in communities across the country. It explored how local leaders are building consensus, fostering collaboration and advancing practical housing strategies that meet the needs of residents.

The webinar featured Laura Capps, chair of the Board of Supervisors of Santa Barbara County, Calif., and Bill Truex, chair of Charlotte County (Fla.) Commission. The two leaders highlighted how they are working toward shared solutions to address housing challenges in their communities and shared interesting stories of why they became involved in politics and how to lead in overwhelming times. [View the webinar.](#)

AROUND THE CAPITALS



Lawmakers in statehouses across the country have introduced and passed bills related to housing attainability. NAHB has tracked the bills, which cover a wide range of housing issues, from exploring the frequency of building code adoption to supporting much-needed starter home legislation. Notably, governors in several states have pledged their support for pro-housing policies and have taken it a step further by allocating funding in their state budget. Here's a summary of some of the housing-related legislation NAHB has tracked so far this year.

Funding Housing Priorities

Virginia's budget this year included \$20 million toward mixed-income housing in the state. Maryland allocated \$205 million for housing and approximately \$123 million toward state revitalization programs. In New York, more than \$500 million was approved for LIHTC, \$200 million was allocated to support the multi-family housing program and \$100 million went toward the disaster rebuilding fund.

Codes Adoption

Other legislative successes this year were code pauses in Connecticut and Rhode Island. In 2025, California enacted a six-year pause on adopting or amending new home building codes. Since then, many democrat-led states, including Hawaii, are introducing similar legislation. NAHB will continue to monitor policy proposals related to code pauses and expects to see them in upcoming legislative cycles.

Permit Review

In the South, Georgia passed SB 447, a bill that reforms the state's permitting laws and establishes a "shot clock" for local building and land-disturbance permits. Under this bill, a local issuing authority will now have 45 days to review an application submission and either approve or deny a land-disturbance permit and then 14 days to make subsequent revisions. Similar legislation passed in Texas in 2019 (SB 1262) and in Florida in 2024 (HB 1021/SB684).

California and Washington have also taken steps to streamline the permitting process by placing limitations on the number of hearings local governments can host for housing-related projects. NAHB's state and local government affairs team developed a model legislation package related to expediting the permit review process for HBAs to use. The package includes sample text, a fact sheet, op-ed, press release and support letter that can be adapted to meet the needs of your state or local jurisdiction. Visit the state and local model legislation page on nahb.org to access the permit review package.

Ballot Measures

On the West Coast, California's Gov. Newsom signed the Veterans and Affordable Housing Bond Act of 2026 for inclusion on the November ballot this year. If approved by voters in the state, the bond will provide around \$11.25 billion for the construction, rehabilitation and preservation of affordable housing, support homeownership programs, and provide funding for a variety of state housing initiatives.

The Massachusetts Supreme Judicial Court ruled that a rent control ballot question cannot appear on this November's ballot because it includes a religious exemption. Voters in the commonwealth will still have the opportunity to vote on a pro-housing ballot measure this fall. The Legalize Starter Homes ballot measure would allow for single-family homes construction on much smaller lots. At least 5,000 square feet of land, 50 feet of frontage on a street and access to water and sewer infrastructure would meet the basic requirements for single-family home construction, a significant departure from what many towns currently require.

Institutional Investors

Institutional investor homeownership legislation in Michigan is headed to the governor's desk for a signature. Several states have introduced legislation; however, none of them progressed as far as Michigan's bill.

FEATURED NEWS



NAHB Supports California Wildfire Resilient Community Event

On June 16, the NAHB state and local team supported members from KB Home at an event with Rep. Scott Peters (D-Calif.) to celebrate the new Dixon Trails Wildfire Resilient community in Escondido, Calif. In concert with the Insurance Institute for Business and Home Safety (IBHS), this first-of-its-kind, 64-home single-family residential community will meet the Wildfire Prepared Neighborhood Technical Standard and each home will receive the Wildfire Prepared Home Plus designation. These homes and the neighborhood are specifically designed to:

- Decrease probability of initial ignitions from direct flame and radiant heat.
- Protect the neighborhood from ember attack.
- Slow fire spread within the neighborhood if ignitions occur.

Home owners and the local home owners association will need to follow certain covenants, conditions and restrictions standards to maintain the individual home and neighborhood designations, including accessory structure location, landscaping and IBHS annual inspection requirements.



California BIA and NAHB members joined Rep. Scott Peters and City of Escondido Deputy Fire Chief Tyler Batson for the event. Pictured (L-to-R) are KB Homes team members Sarah Sheehy (CBIA Board Chair), Steve Ruffner and Robert Kronenfeld; Laura Blaul of IBHS; Rep. Peters; Jeff Pemstein of NAHB; and Batson.

New England States Tackle Codes Reform

It has been a momentous year for code pause legislation. California is credited with spearheading this effort. In July 2025, California Gov. Gavin Newsom signed into law a budget bill with many pro-housing provisions, including a six-year pause on adopting or amending new home building codes. Since then, other Democrat-led states have followed by introducing similar bills.

With housing costs soaring, more lawmakers are considering code pauses. In fact, when Connecticut Gov. Ned Lamont signed HB 5401 into law, housing affordability was specifically cited as a primary driver of the new law. The law calls for the state to pause its adoption of model building codes between the 2024 and 2030 cycles, a period of six years. Current law calls for the state to adopt new building codes within 18 months of their publication every three years.

The new law stretches that timeframe to two years after the moratorium. But the law also calls for a report to be issued by Jan. 1, 2029, on the impact of a pause on new building codes. That report will inform the decision on how often to mandate building code updates.

The second win in this space was the passage of Rhode Island's House Bill 7774. The bill amends the state building code and would require that the state adopt the 2024 International Residential Code and prohibit the state building committee from adopting amendments for one to four residential dwelling units until 2030.

Codes reform is a critical issue that impacts construction projects, housing affordability and safety standards. When building codes are updated at a rapid rate, it affects local code enforcers, builders and trades professionals who are saddled with trying to keep up with the constant demand of learning new codes. Pausing or moving to a six-year code cycle helps create a more predictable, efficient and affordable building code system by preventing costly redesigns, rework and delays caused by mid-project building code changes that burden construction projects.

On the latest episode of NAHB's podcast, Housing Developments, CEO Jim Tobin and COO Paul Lopez discuss what's next following the enactment of the 21st Century ROAD to Housing Act.

Build-to-Rent and investor homeownership were at the forefront of the debate as the 21st Century ROAD to Housing Act advanced through Congress. NAHB **developed a toolkit** that includes a myths vs. facts one-pager for HBAs to download and share with elected officials.

From New York to Texas, state and local HBAs are **shaping policies** that make it easier to increase the supply of housing, from streamlining environmental reviews and permitting processes to preserving lot size standards.