



Know before you go

2022 NAHB Legislative Conference - FAQ

Q: What will my Capitol Hill visit look like this year, given COVID-19 and enhanced security protocols?

A: In response to the pandemic and enhanced security protocols on Capitol Hill, your visits this year may look different from previous meetings with your members of Congress. Individual congressional offices may impose additional requirements regarding visitor access within their office space.

The current protocol requires a Congressional staffer to escort all visitors for meetings in and out of the building. As a result, security lines may have longer wait times, and there may be limitations on the number of people able to attend each meeting.

Additional information can be found [HERE](#).

Q: How do I register for the June 15 Legislative Conference and Spring Leadership Meeting?

A: Register now and view the full meeting schedule on the [Spring Leadership Meetings page](#).

Q: With the human rights issues in China and their support of Russia in the war against Ukraine, is it in our best interest as an American Trade Association to remain silent about the current trade restrictions on China?

A: The US Department of Commerce believes tariffs applied to imports from China in recent years were implemented haphazardly and without a clear goal. Commerce and many in the business community believe we need a more strategic approach to addressing China's various human rights violations. Additionally, there is widespread support for a targeted exclusion process for goods no longer produced or not produced in large measure in the United States. One example of this is grain oriented electrical steel (GOES). GOES is a key component in electrical transformers and is no longer produced in sufficient quantity domestically.

There must be a process for us to strategically address China's human rights issues while also giving way to normal commerce that is critically important to our industry.

Q: Are we allowed to wear our BUILD-PAC pins during meetings with elected officials?

A: Yes, you are welcome to wear your BUILD-PAC pins to these meetings.

Q: Do we have any talking points on electrification?

A: Yes, NAHB's current talking points:

- Although electrification may provide benefits in certain applications, electrification mandates can be costly and infeasible in some areas of the country, limit consumer choice and create challenges for builders, homeowners, and consumers.
- There are many market-driven policies and programs and certifications aside from mandated electrification of the housing sector that recognize homes that are built following high performance or green building practices can show verifiable reductions in greenhouse gas (GHG) emissions.
- Additionally, because new construction is already significantly more energy efficient than the existing housing stock, any GHG emissions reductions gained through electrifying new construction would be far less than reductions gained through improving the energy efficiency of existing homes.
- NAHB only supports voluntary electrification of residential buildings that:
 1. Preserves consumer choice and considers consumer acceptance of an all-electric home;
 2. Ensures that the existing housing stock is addressed; and
 3. Develops economic incentives to offset the costs of electrifying buildings through rebates, tax incentives, favorable mortgage financing terms, and utility rates structure.
- NAHB supports the development and adoption of property appraisal methods that recognize the attributes of electrified homes and include utility costs in the calculations for mortgage qualification.
- NAHB furthermore supports the efficient use of fossil fuels.

Q: I just heard that with China's COVID restrictions, we would see more and more shortages. One of my concerns is that residential pad mount transformers are out one year and that 3 phase transformers are three years. Will this eventually create a slowdown in our housing?

A: This is absolutely a concern. Building materials supply and pricing remain among the major housing supply-side headwinds facing our industry. In addition, we anticipate China's efforts to

contain the latest COVID-19 wave will result in further supply chain challenges in the months ahead. We are sharing this information in real-time with high-ranking members of the US Department of Commerce and with the other members of the administration. NAHB members need to be sharing concerns like this in their meetings on Capitol Hill, so Congress and the administration will appreciate just how dire the situation is and focus on solutions to the building materials supply chain crisis.

Q: What are some ways to talk to elected officials about the costly regulatory burdens leading to an industry slowdown?

A: Talking points on regulation and industry decline:

- Housing does lead the business cycle, and housing is slowing. Here are the facts:
- Building material prices are up 19% year-over-year and 35% since the start of the pandemic.
- Mortgage interest rates have jumped from 3.11% at the beginning of the year to 5.3% as of mid-May, reaching a 12-year high.
- Given the recent rise in rates, on a real-time basis, housing affordability currently stands at more than a 10-year low, with fewer than half of all home sales now affordable to a typical household, according to the NAHB/Wells Fargo Housing Opportunity Index.
- Single-family starts and permits declined in both March and April.
- New home sales have declined three months in a row.
- Regulations at all levels of government account for nearly 25% of the price of a new single-family home and more than 30% of the cost of a new apartment complex.
- Due to all these factors, we saw builder confidence fall eight points to 69 this month – the lowest level since June 2020, according to the new Housing Market Index numbers.
- The only way to resolve the housing affordability crisis is to put in place policies that will allow builders to construct more homes.
- Our members are concerned, but we remain engaged on all these issues and more as we continue to support home building and American families.
- Bright spots for the industry include multifamily and single-family built for rent which remains strong.
- The single-family built for rent market is a way to add inventory amid concerns over housing affordability and down payment requirements in the for-sale market. According to Census, there were approximately 13,000 single-family built-for-rent starts during the first quarter of 2022, a 62.5% gain over the first quarter 2021 total.