

Resolution No.   1

Date: 6/17/2017

City: Washington, DC

NAHB Resolution

Title:           Electric Utility Generation  
Sponsor:       Construction, Codes & Standards Committee  
Submitted by:   Jim Zengel

WHEREAS, homebuilders and homebuyers depend upon electric utilities to provide reliable and low-cost electricity to power their homes;

WHEREAS, the National Association of Home Builders (NAHB) has always supported free and open competition in the marketplace, and deregulation and free-market innovation have reduced cost in many industries;

WHEREAS, most laws and regulations governing the companies who generate and distribute Electricity were developed up to 100 years ago, and do not allow for reasonable competition from individual residential renewable energy sources including solar and wind power;

WHEREAS, electric utility deregulation may permit customers to buy power from any utility, may separate the generation, transmission, and delivery of electrical power, and may require utilities to transmit competitors' power directly to individuals and business, through a system called "retail wheeling" or "direct access";

WHEREAS, the Public Utilities Regulatory Policies Act of 1978 (PURPA) impedes open competition and artificially increases utility rates;

WHEREAS, fossil fuels are the primary fuel source for electric generation and may impact air quality;

WHEREAS, while other commercial-scale alternative generating technologies such as solar and wind are being developed, many of them still require alternate back-up power such as coal, natural gas, nuclear and hydroelectric;

WHEREAS, nuclear-powered electric generation has proven to be a dependable, clean and efficient source of electrical energy and currently accounts for 20 percent of the nation's electric generation capacity;

WHEREAS, the cumbersome and lengthy permit approval process, whether caused by government and regulatory agencies or disparity of design, has resulted in no nuclear-powered electric generation plants being commissioned in 30 years;

WHEREAS, hydropower keeps the air and water cleaner by reducing the emissions resulting from the use of fossil fuels;

WHEREAS, development of the nation's hydropower serves our nation's economy and people by controlling floods, developing navigation systems, irrigating farmland, supporting fish hatcheries, providing a source for drinking water, and developing recreational opportunities;

WHEREAS, homes are being constructed today that are capable of producing enough surplus power with on-site solar generation to power the owners car in addition to their house; and

WHEREAS, cost-effective battery and other storage devices are now available that allow site-generated electricity to be either sent to the grid, or stored and used later, in a way that is consistent with the needs of the Electrical Utility,

NOW, THEREFORE, BE IT RESOLVED, that the National Association of Home Builders (NAHB) encourage the use of cost-effective lower-polluting electric generation technologies;

BE IT FURTHER RESOLVED that NAHB oppose any electric utility deregulation that negatively impacts the affordability of housing;

BE IT FURTHER RESOLVED that NAHB support and encourage the use of on-site electrical power generation, including wind and solar power;

BE IT FURTHER RESOLVED that NAHB support the development and implementation of residential-scale on-site energy storage systems to help both the individual and the utility company better manage the surpluses and shortages commonly associated with on-site generation of electricity;

BE IT FURTHER RESOLVED that NAHB support the removal of unnecessary legal and regulatory barriers that discourage or prohibit the installation of residential-scale individual electricity generating systems that will generate more energy than is needed for that individual residence;

BE IT FURTHER RESOLVED that NAHB support state and local associations which participate actively in legislative and regulatory processes concerning increased competition among the electric utilities at their level, and support the effort to increase competition among electric utilities through deregulation and other means provided that this restructuring:

- a) requires all customers within each host company's service territory to pay an equitable share of transmission charges to cover stranded investment for which rate-payers are obligated;
- b) does not require any residential customer to pay a higher overall rate, including transmission charges for stranded investment, than they paid prior to deregulation;
- c) provides that all classes of customers share in a fair allocation of rate reductions and does not degrade the quality and reliability of new or existing electric services for all customers;
- d) does not cause utilities to abandon cost-effective programs that encourage energy efficiency in new, as well as existing housing;
- e) provides a reasonable time frame for states to implement increased competition;

BE IT FURTHER RESOLVED that NAHB encourage repeal of any corporate structure impediments at the federal level, including repeal of the Public Utility Regulatory Policies Act of 1978 (PURPA);

BE IT FURTHER RESOLVED that NAHB encourage Congress, the nuclear power industry and regulators to design and commission safe nuclear-powered electric generation plants;

BE IT FURTHER RESOLVED that NAHB encourage the nuclear power industry to expedite the development of a safe and efficient "STANDARD DESIGN" that can be easily replicated for the construction of nuclear-powered electric generation plants which would lead to a streamlined permitting process;

BE IT FURTHER RESOLVED that NAHB urge Congress and federal agencies to recognize hydropower generation as a renewable energy resource in all actions taken by those branches of government.

*If approved, this resolution updates and replaces policy 1997.1 No. 15 Electric Utility Deregulation and 2009.5 No. 4 Nuclear-Powered Electric Generation that are due to sunset. Also, if approved, this resolution will incorporate and supersede 2010.1 No. 2 Hydropower as a Renewable Resource.*

Board of Directors Action:	APPROVED
Executive Board Action:	Recommends Approval
Resolutions Committee Action:	Recommends Approval
Construction, Codes & Standards Committee Action:	Recommends Approval
State & Local Government Affairs Committee Action:	Recommends Approval
Single Family Builders Committee Action:	Recommends Approval
Federal Governmental Affairs Committee Action:	Recommends Approval
Environmental Issues Committee Action:	Recommends Approval
Multifamily Council Board of Trustees Action:	Recommends Approval
Sustainability & Green Building Subcommittee of the Environmental Issues Committee Action:	Recommends Approval
Energy & Green Construction Codes & Standards Subcommittee Of the Construction, Codes & Standards Committee Action:	Recommends Approval