

Resolution No. 1

Date: February 6, 2007

City: Orlando, Florida

NAHB Resolution

Title: Housing Affordability
Original Sponsor: State Representatives

WHEREAS, the cost of producing homes has increased at a faster rate than the cost of meeting other human essentials;

WHEREAS, federal government resources and incentives supporting the preservation of the existing affordable housing stock and stimulating the production of additional affordable rental housing have not kept up with need, and the federal government provides inadequate direct support for affordable homeownership;

WHEREAS, state and local government resources supporting affordable housing are very small and insufficient to fill the gap left by the federal government;

WHEREAS, many state and local policies negatively impact housing affordability by increasing the cost of production, reducing the supply of available land and lengthening the time to obtain approvals;

WHEREAS, many states and localities have placed the burden of addressing affordable housing upon the home building industry, which shifts the cost of providing subsidy to home buyers or renters above the eligible income;

WHEREAS, the availability and affordability of housing is a critical element in the local economic health of a state or community; and

WHEREAS, there is little recognition of society's responsibility for fostering an environment of housing affordability for all residents and assisting in the provision of affordable housing,

NOW, THEREFORE, BE IT RESOLVED that the National Association of Home Builders urge Congress and the Executive Branch to place the highest priority on the 1949 National Housing Act, which states "that the general welfare and security of the nation requires the realization as soon as feasible of the goal of a decent home and suitable living environment for every American family";

BE IT FURTHER RESOLVED that NAHB urge state and local governments to acknowledge the societal responsibility for fostering housing affordability, to create an environment that preserves and produces affordable homes for all residents, to assess financial impacts of their regulation on housing affordability and to provide resources to fill the gap between production costs and housing consumers' ability to pay;

BE IT FURTHER RESOLVED that NAHB urge Congress and the Executive Branch to adopt a proactive role in achieving the 1949 mandate by increasing federal housing funds and programs, including block grants to state and local governments;

BE IT FURTHER RESOLVED that NAHB urge Congress and the Executive Branch to reduce existing funding levels under the Community Development Block Grant (CDBG) program and like kind federal programs to those states and local communities that fail to proactively reduce the regulatory burdens on the production of affordable housing or fail to increase the stock of affordable housing;

BE IT FURTHER RESOLVED that NAHB urge the business community to join in the effort to improve housing affordability so that it may attract and employ workers within the community in which they live and work;

BE IT FURTHER RESOLVED that NAHB recognizes that society as a whole has the responsibility to provide affordable housing and that NAHB oppose efforts to place the sole responsibility upon the home building industry and the consumers of new housing, and

BE IT FURTHER RESOLVED that NAHB host a symposium on housing affordability that will unite the efforts of federal, state and local governments; private businesses; and non-profit organizations to improve housing affordability by developing practical solutions and urging their adoption.

Board of Directors Action:

Joint Executive Board Action:

Resolutions Committee Action:

Land Development Committee Action:

Smart Growth Subcommittee of the Land Development Committee Action:

State and Local Government Affairs Action:

Multifamily Board of Trustees Action:

Federal Government Affairs Committee Action:

Housing Finance Committee Action:

Workforce Housing Subcommittee of the Housing Finance Committee Action:

State Representatives Action:

Approved

Recommends Approval

Recommends Approval

Recommends Approval

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