

Celebrating 25 Years! 1998-2023

# The Cutting Edge



Volume 15, Issue 6

June 2024

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## PRESIDENT'S MESSAGE

By Matt Lefeber, Wrightway Home Improvements LLC

Hello MSHBA Members,  
 May is ending on a wet note for us making it hard to keep things moving. I would like to thank Jon Searles for coming out to our Spring cookout. He had great information on WHEDA and what they can provide builders and contractors.

Congratulations to Mason Fintelmann for receiving the MSHBA scholarship. We wish you luck in your future endeavors.

I would also like to thank our new officers/directors on their appointment to the MSHBA board of directors.

We still have room for the upcoming parade of homes. If you have a project you want to enter contact Tena and she will get you on the list. The parade is a great way to show your work and skills.

It's a few months away yet but put August 8<sup>th</sup> on your calendar for the annual Jerry

Arenz Memorial Trap Shoot! This is always a fun and relaxing night with your peers. As always thanks for reading!!

Matt Lefeber

**Presenting MSHBA's newly installed 2024 Officers and Directors...**

**President Elect** – Derek Fritsch of Green Hammer Construction LLC

**Director** – Jennifer Schad of Kraus Construction Inc.

**Director** – Nick Zurn of Precision Floors & Décor  
 President, Matt Lefeber of Wrightway Home Improvements, performed the installation.

**Congratulations!**

## CALENDAR OF EVENTS:

- June 11 Board of Directors Meeting 5:30 pm at the Altona Supper Club, New Holstein
- June 11 Trap Shoot Committee Meeting 5:30 pm at the Altona Supper Club, New Holstein
- August 8 Jerry Arenz Memorial Trap Shoot Winnebago East Shore Conservation Club



# MSHBA Membership



### 2024 MSHBA OFFICERS

**President: Matt Lefeber**  
*Wrightway Home Improvements*  
920-923-0721

**President-Elect: Derek Fritsch**  
*Green Hammer Construction LLC*  
920-905-3513

**Treasurer: Julie Schmitz**  
*K & J Construction and Design LLC*  
920-849-8811

**Secretary: Open Position**

**Past-President: Kevin Schmitz**  
*K & J Construction and Design LLC*  
920-849-8811

### 2024 DIRECTORS

**Jerry Mallmann**  
*Chilton Furniture*  
920-849-9023

**Dave Amel**  
*Premier Properties Realty, LLC*  
920-980-4477

**Nick Zurn**  
*Precision Floors & Decor*  
920-400-1123

**Jennifer Schad**  
*Kraus Construction Inc.*  
920-905-2853

**WBA Directors**  
**Dan Schneider**

**NAHB Delegate**  
**Kevin Schmitz**

**NAHB Alternate Delegate**  
**Open Position**



PO Box 125  
New Holstein, WI 53061  
[www.midshoreshomebuilders.com](http://www.midshoreshomebuilders.com)

**Executive Officer Tena Hartwig**  
2104 Mary Ave.  
New Holstein, WI 53061  
Phone (920) 898-5030  
[hartwigs1@charter.net](mailto:hartwigs1@charter.net)

## MEMBERSHIP... the Ultimate Building Resource

### THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Drexel Building Supply –Charter Member of 26 years!

### Mid-Shores HBA offers a 3-Pay Dues Payment Program...

MSHBA offers an option to pay your dues in three consecutive monthly payments of \$150.00. Your membership will take into effect on your final payment. A 3-Pay Dues payment contract will be included with your renewal statement.

## MAY BOD MEETING

June 11 at 5:30 pm

Altona Supper Club, New Holstein

## MSHBA Scholarship Recipient Mason Fintelmann

Mid Shores Home Builders Association, Inc. (MSHBA) recently awarded a \$500 scholarship to an area student. Mason Fintelmann of Kiel was selected based on academic and community ambitions that demonstrate a positive impact on the construction industry as well as society. Mason will be attending Lakeshore Technical College, pursuing a technical diploma in HVAC and Building Fundamentals. Congratu-



## WBA Member Benefits...

- **Kwik Trip Rewards**
- **Contracts/Forms**
- **Member Hotline**
- **Insurance**
- **Rebate Form**
- **Continuing Education**
- **Coaching & Consulting**



Even More Benefits are available at [www.wisbuild.org/member-benefits](http://www.wisbuild.org/member-benefits)

## REGISTRATION is now OPEN for these WBA Events

- June 19 [Member Meeting Day](#) at Hotel Mead Conference Center, Wisconsin Rapids
- June 19 [Celebration of Housing](#) at Hotel Mead Conference Center, Wisconsin Rapids
- June 20 [Golf Outing](#) at Bullseye Golf Club, Wisconsin Rapids

## MSHBA 2024 Parade of Homes – Builder Entry

Mid-Shores HBA will be holding its 20<sup>th</sup> Annual Parade of Homes in October, dates TBD. To make our Parade viable and to satisfy the broad interests of our customers, our parade includes not only new home construction but also large remodeling projects and accessory buildings. It is our hope that this parade will provide a direct and immediate benefit to area builders, sub-contractors, and suppliers as it provides the opportunity to showcase the incredible talent and workmanship our area contractors can provide. Each parade entry is also featured on Mid-Shores HBA's website. **At this time, please start to secure your parade entry for an October Parade of Homes.**

## Volunteer to Serve in a MSHBA Leadership Position Secretary Needed

MSHBA's Board is looking for a member to fill an open Officer term in 2024.

Open Position: **Secretary (1-year term)**



- 1 What Passed?  
What Didn't Pass?
- 2 Building Codes
- 3 BLAR Fund Legal Update
- 4 More Housing Wisconsin Coalition

**Contents**

# Improving the homebuilding landscape

Advocacy plays a crucial role in supporting the housing industry by promoting policies that ensure access to safe, affordable housing for all.

In an era where housing affordability and accessibility remain key challenges, advocacy efforts play a pivotal role in shaping legislative agendas and policies that impact the homebuilding industry. This summary document provides an overview of recent advocacy initiatives and legislative efforts aimed at addressing critical issues facing

the housing sector. From advocating for affordable housing solutions to promoting fair housing practices, these efforts are instrumental in shaping the future of housing policy. This document highlights victories, ongoing challenges, and the importance of continued engagement in advocating for a more equitable housing landscape.







## What Passed?

Thanks to bipartisan efforts and joint efforts with industry partners, we have accomplished much in the area of pro-housing legislation.

### Workforce Housing Package

- 2023 WI Act 14:** created loan program at state level to fund infrastructure for residential developments
- 2023 WI Act 15:** provides low-interest loans for rehabilitation of second and third story apartments over main-level businesses
- 2023 WI Act 16:** requires political subdivisions to approve certain permit conditions related to residential housing developments
- 2023 WI Act 17:** allocates funds to WHEDA to ensure qualified applicants are given their approved low or no-interest loans for rehabilitation of certain residential properties
- 2023 WI Act 18:** offers low-interest loans for the version of demolition of vacant commercial buildings to workforce housing

### STATE BUDGET WINS

- Additional funding for equipment and technology upgrades at DSPS
- 16 new positions for new DSPS staff
- Complete phase out of personal property tax



### Other Notable Items

- 2023 WI Act 157: relating to highway setback areas and DOT's authority to approve subdivision plats
- 2023 WI Act 143: a person may claim tax benefits of an amount up to 15% of the person's investment in workforce housing for eligible employees and up to 15% of investment of establishing child care program for employees
- 2023 WI Act 135: applicant can use grant money for enhancement or improvement for technical education facility relating to construction; previously could only be used for manufacturing

## What Didn't?

**There were some efforts we were successful in stopping during this last legislative session, that would have been harmful to housing in Wisconsin had they moved forward:**

- The ability for towns to become *Urban Towns*; would have likely stopped future annexations that would provide more housing choices.
- A bill allowing municipalities to create *Stretch Codes*; exceeding state energy code
- The ban forbidding munis from banning gas hookups to homes

**The below listed items are ones we advocated for but did not pass:**

- Allowing builders to list spec homes on platforms like Zillow
- Awards program and individual income tax credit for apprenticeship and youth apprenticeship program completion

Unfortunately, Governor Evers vetoed three pieces of legislation which passed and would have provided relief to commercial plan review; SB186/AB197, SB187/AB198, and SB188/AB199. In total, the measures would have expanded the approval authority to local units of government and allowed construction to begin before plan approval, both of which would have allowed an expedited process, thus lessening of red tape for project starts.

These and other pro-building measures will be considered in 2024 as WBA constructs the next legislative agenda.



**ELMER MOORE JR.**  
CEO  
*Wisconsin Housing & Economic Development Authority*

"The resources in the amount of \$525M are an unprecedented investment in workforce housing as a result of bipartisan efforts."

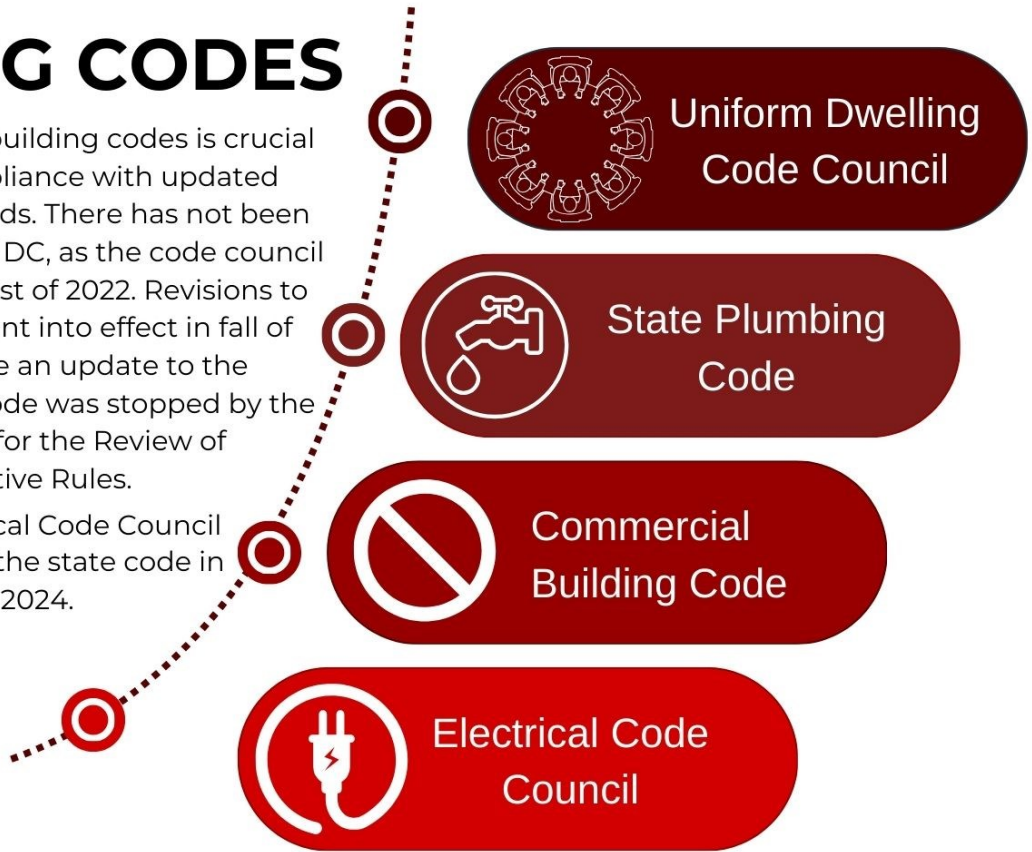




# BUILDING CODES

Monitoring changes in building codes is crucial for maintaining compliance with updated regulations and standards. There has not been much in the way of the UDC, as the code council has not met since August of 2022. Revisions to the plumbing code went into effect in fall of 2023, the same time an update to the Commercial Building Code was stopped by the Joint Committee for the Review of Administrative Rules.

Lastly, the Electrical Code Council began reviewing the state code in March 2024.



# The BLAR Fund

The Builders Legal Action and Research Fund (BLAR Fund) is one of the great success stories of the Wisconsin Builders Association (WBA).

This fund, which was established by the WBA Board of Directors in 1993, is an important tool for advancing policies that benefit housing in Wisconsin. The fund is financed every year by all WBA members, and is administered by the WBA Executive Committee.

**BLAR funds were used to support:**

- Challenged bird glass lawsuit in Madison
- Research for setback bill
- Software for local HBA's to track agendas and minutes of local gov't
- Helped fund Fasset v. City of Brookfield
- Funded successful Village of Sussex case with MBA and MABA



# MORE HOUSING WISCONSIN

It is not news to any of us that Wisconsin is experiencing a significant housing shortage. A recent study estimates Wisconsin will need to build 200,000 housing units by 2030 to accommodate all the people who want to live and work here. The Wisconsin Builders Association has proudly joined forces with the Wisconsin Realtors Association and the League of Wisconsin Municipalities to create More Housing Wisconsin. Our coalition seeks to educate and inform Wisconsin city and village leaders and staff about zoning changes and other strategies communities can use to help address this state's housing shortage. The ultimate goal is to bring tools, resources, and best practices to municipalities to help communities initiate housing solutions that meet their unique needs and strengthen our economy.

At the direction of Curt Witynski, of Witynski Consulting, LLC., More Housing Wisconsin will create and provide monthly briefing papers throughout the year that will serve as a toolkit to local governments with ideas and solutions to help solve the workforce housing shortage. Witynski will also conduct monthly interviews with those in the field who have been successful implementing housing initiatives, allowing leaders to share best practices and explain how municipal staff and officials have partnered with the private sector with strong ideas and plans for successful projects.

For more information on More Housing Wisconsin, or to spread the resources with municipalities where you live and work, visit [lwm-info.org/1706/More-Housing-Wisconsin](http://lwm-info.org/1706/More-Housing-Wisconsin)



## JIM DOERING, WBA PRESIDENT

“The vision of WBA is *Affordable, Innovative, and Environmentally Conscious Homes for All*, and through this partnership, we continue to dedicate resources to achieving that goal statewide.”

PROTECTING THE AMERICAN DREAM

**608-242-5151**

**WWW.WISBUILD.ORG**



# 2024 MEMBER SAVINGS PROGRAM AT A GLANCE

[nahb.org/savings](http://nahb.org/savings)



## AUTO

	COMPANY	SAVINGS	PRODUCTS	INFO
	BMW	Earn up to \$1,500 on a new BMW or up to \$500 on a new MINI	BMW	<a href="http://memberdeals.com/nahb/shopping.php?action=view&amp;sub=bmw&amp;login=1">memberdeals.com/nahb/shopping.php?action=view&amp;sub=bmw&amp;login=1</a>
	GOODYEAR	Members must log into NAHB.org to save 15% on Goodyear Tires.	Goodyear Tires & Services	<a href="http://nahb.org/goodyear">nahb.org/goodyear</a>
	NISSAN	Save \$450 to \$3,800 on sedans, crossovers, SUVs and trucks.	Nissan	<a href="http://nahb.org/nissan">nahb.org/nissan</a>

## BUILDING MATERIALS

	COMPANY	SAVINGS	PRODUCTS	INFO
	LOWE'S	5% off* in store, plus 2% statement credit with Commercial Account (LCA) or Lowe's Business Advantage (LBA). 5-10% off online orders using any payment method.	Building Materials	<a href="http://lowes.com/nahb">lowes.com/nahb</a> 877-435-2440

## WIRELESS

	COMPANY	SAVINGS	PRODUCTS	INFO
	T-MOBILE	Save 12% on wireless.	Cell Phones, Internet, Plans & More	<a href="http://nahb.org/t-mobile">nahb.org/t-mobile</a>

## TRAVEL & ENTERTAINMENT

	COMPANY	SAVINGS	PRODUCTS	INFO
	AVIS	Save up to 30% off Avis PAY NOW rates when making a reservation with Avis Worldwide Discount (AWD) number G572900.	Rental Cars	<a href="http://avis.com/nahb">avis.com/nahb</a> 800-331-1212 AWD #G572900
	BUDGET	Save up to 35% off Budget PAY NOW rates when making a reservation using Budget Customer Discount (BCD) number Z536900.	Rental Cars	<a href="http://budget.com/nahb">budget.com/nahb</a> 800-283-4387 BCD #Z536900
	HOTELPLANNER	NAHB members can save up to 65% on hotel room rates at over 800,000 properties worldwide in more than 250 countries.	Hotels	<a href="http://nahb.hotelplanner.com">nahb.hotelplanner.com</a> 800-497-2175
	MEMBER DEALS	Up to 50% off.	Theme Parks, Movie Tickets, Concerts, Water Parks & Gift Cards	<a href="http://memberdeals.com/nahb/?login=1">memberdeals.com/nahb/?login=1</a> 877-579-1201
	SAM'S CLUB	Save over 60% on a new membership plus receive travel and entertainment credit	Club Membership	<a href="http://memberdeals.com/nahb/packages.php?sub=packages&amp;action=view&amp;id=3291&amp;login=1">memberdeals.com/nahb/packages.php?sub=packages&amp;action=view&amp;id=3291&amp;login=1</a>

## Health & Wellness

	COMPANY	SAVINGS	PRODUCTS	INFO
	ACTIVE & FIT DIRECT	Find your perfect gym for \$28/month.	Fitness Membership	<a href="http://nahb.org/nahb-community/member-benefits/savings/active-and-fit">nahb.org/nahb-community/member-benefits/savings/active-and-fit</a>

NAHB Members Saved over **\$40,000,000** last year

# 2024 MEMBER SAVINGS PROGRAM A GLANCE

[nahb.org/savings](http://nahb.org/savings)



## FUEL

COMPANY	SAVINGS	PRODUCTS	INFO
VOYAGER	Save on Fuel with Voyager card for Business. Savings anywhere Mastercard is accepted.	Fuel Savings & Fleet Management	<a href="http://usbank.com/splash/corporate-payments/transportation/nahb.html">usbank.com/splash/corporate-payments/transportation/nahb.html</a>

## BUSINESS MANAGEMENT

COMPANY	SAVINGS	PRODUCTS	INFO
DELL	Up to 40% off Dell computers, servers, electronics & accessories.	Computers & Hardware	<a href="http://dell.com/nahb">dell.com/nahb</a> 800-757-8442
ODP BUSINESS SOLUTIONS	Up to 75% off online regular prices on their Best Value List of preferred products. Plus, free shipping over \$50.	Office Supplies	<a href="http://offerediscunts.org/nahb">offerediscunts.org/nahb</a> 855-337-6811 x2897
UPS SHIPPING	Flat-rate pricing, 50% discount for next day shipping, 30% for ground commercial/residential.	Business Shipping	<a href="http://1800members.com/nahb">1800members.com/nahb</a> 800-MEMBERS
FREIGHT	At least 75% off Less Than Truckload (LTL) shipping over 150lbs.	Freight Shipping	<a href="http://1800members.com/nahb">1800members.com/nahb</a> 800-MEMBERS
RINGCENTRAL	Save 15% off monthly on a new RingCentral Office service. Receive \$50 off the list price on any RingCentral phone. Current NAHB RingCentral users are eligible for discounts by calling and re-signing a 24 month agreement.	Message, Video & Phone	<a href="http://ringcentral.com/nahb">ringcentral.com/nahb</a> 800-417 0930
HEARTLAND	Merchant processing and payroll solutions at reduced fees for NAHB Members	Payment & POS Solutions	<a href="http://go.heartlandpaymentsystems.com/nahb">go.heartlandpaymentsystems.com/nahb</a> 800-613-0148

## INSURANCE

COMPANY	SAVINGS	PRODUCTS	INFO
FARMERS INSURANCE	Choose an insurance plan that fits you and save at least 10%	Personal & Business Insurance Needs	<a href="http://farmersinsurancechoice.com/nahb">farmersinsurancechoice.com/nahb</a> 888-528-0530

## NAHB ASSOCIATION DISCOUNTS

COMPANY	SAVINGS	PRODUCTS	INFO
NAHB INTERNATIONAL BUILDERS' SHOW®	Up to \$200 off show registration. Up to \$3.75 per sq. ft. off exhibit space.	Trade Show	<a href="http://buildersshow.com">buildersshow.com</a>
STRUCTURE PRODUCTIONS	Discounts on professional video and television production services.	Visual Media	<a href="http://structure-productions.com">structure-productions.com</a>
NAHB CONTRACTS	Up to 30% off contract rates.	Legal	<a href="http://nahb.org/nahbcontracts">nahb.org/nahbcontracts</a>
HOUSINGECONOMICS	\$100 off annual subscription.	Economic & Housing Data	<a href="http://housingeconomics.com">housingeconomics.com</a>
BUILDERBOOKS	10% off books. Up to 45% off research.	Books	<a href="http://builderbooks.com">builderbooks.com</a>
ONLINE EDUCATION	Up to 30% off webinars; Up to 50% off online courses.	Education	<a href="http://nahb.org/education">nahb.org/education</a>

\*Discounts are as of 2/9/24 & subject to change at any time. Visit [nahb.org/savings](http://nahb.org/savings) for latest deals & limited time offers.





## Advocacy Digest | May 24, 2024

Brad Boycks, Executive Director



### State Organizations Release Solutions to Housing Crisis

More Housing Wisconsin (MHW), a partnership between the League of Wisconsin Municipalities, Wisconsin Builders Association, and Wisconsin REALTORS® Association, released the fourth in a series of briefing papers which serves as a toolkit to lay the foundation for making informed, local housing policy decisions.

To increase the number and types of housing units available in communities across Wisconsin, the current problems plaguing the housing market must be understood: construction of new housing has not kept pace with demand, increased cost of construction materials, a “lock-in effect” due to high mortgage interest rates, and out-of-date local land-use regulations and zoning restrictions.

This latest briefing paper details what municipalities can do to begin eliminating zoning barriers to more housing choices and supply by reducing minimum lot and dwelling unit size restrictions:

- Reduce minimum lot sizes and widths
- Reduce setback requirements to allow greater use of existing lots
- Increase permitted lot coverages to match historic patterns
- Adopt a Traditional Neighborhood Development (TND) ordinance

In addition to the monthly briefing pa-

pers produced by More Housing Wisconsin, the group conducts monthly interviews with those in the housing field who have been successful implementing housing initiatives, allowing leaders to share best practices and explain how municipal staff and officials have partnered with the private sector with strong ideas and plans for successful projects.

View the monthly briefing papers on the League’s website <https://www.lwm-info.org/1706/More-Housing-Wisconsin> and the short videos on the League’s YouTube channel, @leagueofwisconsinmunicipal2030

### List of Retirements in State Assembly and Senate Continues to Grow

With the enactment of new district maps covering all 99 state assembly districts and 33 state senate districts, the list of those choosing to either run for a different office or retire has continued to grow this spring.

This reason why some in the legislature decide to retire or seek a new office is largely based on being redistricted out of their current seat and not wanting to move, being paired in a district with a member of the same party, or the political makeup of the district has changed so much it is no longer feasible to run and expect to get reelected.

By the close of business on Friday, May 24, candidates choosing to not run again in their current district and district number are required to file a declaration of noncandidacy with the Elections Commission.

The political website Wispolitics.com recently reported the following individuals have filed the paperwork with the Elections Commission to not run in their current seat in 2024:

#### Assembly Departures

*Name Party Reason*

Dave Considine D Retirement

Sue Conley D Retirement

Katrina Shankland D Running for 3rd CD

Evan Goyke D Won city attorney

Jimmy Anderson D Running for 16th SD

Samba Baldeh D Running for 16th SD

Melissa Ratcliff D Running for 16th SD

Kristina Shelton D Retirement

Tod Ohnstad D Retirement

Gae Magnafici R Retirement

Angie Sapik R Retirement

John Macco R Retirement

Marisabel Cabrera D Elected judge

Jon Plumer R Retirement

Jimmy Boy Edming R Retirement

Nik Rettinger R Retirement

Daniel Riemer D Retirement

Terry Katsma R Retirement

Dora Drake D Running in special election

Lakeshia Myers D Running in special election

Warren Petryk R Retirement

Ty Bodden R Retirement

#### Senate Departures

*Name Party Reason*

Lena Taylor D Appointed judge

Dan Knodl R Running for Assembly after paired in Senate seat

Rob Cowles R Retirement

### NAHB Announces a 10-Point Plan to Tame Shelter Inflation, Ease the Housing Affordability Crisis

With a nationwide shortage of roughly 1.5 million housing units that is making it increasingly difficult for American fami-

lies to afford to purchase or rent a home, the National Association of Home Builders (NAHB) today unveiled a [10-point housing plan](#) designed to tame shelter inflation and ease the housing affordability crisis by removing barriers that hinder the construction of new homes and apartments.

“The lack of homes is the primary cause of growing housing affordability challenges,” said NAHB Chairman Carl Harris, a custom home builder from Wichita, Kan. “Any policy that seeks to improve affordability without addressing the need to increase the supply of single-family and multifamily for-sale and for-rent housing is doomed to fail.”

Shelter inflation – rent and homeownership costs – is still rising well above a 5% rate, and for the past year, more than half of overall inflation in the economy has been due to rising housing costs. The only way to effectively tame shelter inflation – particularly with elevated interest rates for both mortgages and development/construction loans – is to build more attainable, affordable housing.

With policymakers at all levels of government looking for ways to provide more affordable homeownership and rental housing opportunities for all Americans, NAHB is offering a plan that outlines initiatives that can be taken at the local, state and federal levels to address the root of the problem – the impediments to increasing the nation’s housing supply.

**1. Eliminate excessive regulations.** On average, regulations account for nearly 25% of the cost of a single-family home and more than 40% of the cost of a typical apartment development. Agencies and officials at all levels of government must thoughtfully consider the true effect regulations have on small businesses by requiring a more thorough analysis, including indirect costs associated with a proposed rule. Federal efforts to further regulate the housing industry must be subject to greater congressional oversight, allow for increased public par-

ticipation in the process, be based on sound data, and should only be undertaken after a careful consideration of the costs and benefits as well as the potential effects on small businesses. At the local level, policies like rent control actually worsen the nation’s housing affordability crisis by discouraging new development, which is key to bringing down rising prices.

**2. Promote careers in the skilled trades.** In any given month, there is a shortage of roughly 400,000 construction workers, and home builders will need to add 2.2 million new workers over the next three years just to keep up with demand. This severe labor shortage is exacerbating the housing affordability crisis through higher home building costs and construction delays. Policymakers at all levels of government can help by supporting funding for building and construction trades education and providing more placement services to job seekers. In addition to promoting training and jobs in the trades, Congress can help by adopting sensible immigration policies that preserve and expand existing temporary work visa programs while also creating new market-based visa programs that will accurately match demand with available labor.

**3. Fix building material supply chains and ease costs.** The cost of building materials has surged 38% since the pandemic, with the four-fold lumber price spike in 2021 adding more than \$30,000 to the price of an average new single-family home. The price of distribution transformers is up 72% since February 2020, and the severe shortage of transformers is delaying housing projects across the nation. Federal policymakers can help mend faulty building material supply chains and ease price spikes and volatility through boosting the production of sorely needed transformers and other materials, ending tariffs on Canadian lumber shipments into the U.S. and on building materials coming from China, and increasing the domestic supply of timber

from federally owned lands in an environmentally responsive manner.

**4. Pass federal tax legislation to expand the production of affordable and attainable housing.** The Low-Income Housing Tax Credit finances the production of affordable rental housing, but demand for this housing greatly exceeds available resources. NAHB supports bipartisan legislation to increase resources for this program. NAHB also supports bipartisan proposals to create a new tax credit to produce affordable workforce rental housing geared toward middle-income households, such as teachers, health care professionals and law enforcement.

**5. Overturn inefficient local zoning rules.** Many local and state governments have adopted zoning laws that inhibit home construction and drive up costs. Inefficient land use policies make it harder and more expensive to build. Localities need to rework their zoning plans to increase density and allow more flexibility for developers. NAHB supports ideas such as reducing minimum lot sizes, allowing more accessory dwelling units, minimizing parking requirements and promoting missing middle housing (townhomes and duplexes). In addition, localities should consider a range of housing types, including multifamily; opening up areas where residential development has not been previously allowed; and prioritizing development around existing or planned transit stations. Accommodating these ideas can increase supply and lower overall housing costs.

**6. Alleviate permitting roadblocks.** Permitting delays at all levels of government delay housing projects and raise construction costs. At the federal level, Congress can reform the Clean Water Act (CWA) and the Endangered Species Act (ESA) to expedite the permitting processes by providing clarity and predictability while respecting environmental safeguards. Obtaining a CWA Section 404 permit takes upwards of one year,



and completing a required ESA consultation can take years. At the state level, the Building Industry Association of Washington estimates that the [average permitting delay in the state is 6.5 months and costs home buyers more than \\$31,000](#). One easy solution is a time limit on how long the government has to either deny or approve a permit. If the time limit ends without action, the permit is deemed approved.

**7. Adopt reasonable and cost-effective building codes.** New homes are resilient and energy efficient, yet there continues to be a push to mandate the use of restrictive, costly energy codes that raise housing costs while providing little energy savings to consumers. The U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Agriculture (USDA) recently finalized a decision that requires them to insure mortgages for new single-family homes only if they are built to the 2021 International Energy Conservation Code (IECC) and HUD-financed multifamily housing be built to 2021 IECC or ASHRAE 90.1-2019. [A study by the Home Builders Association of Greater Kansas City found that building to the 2021 IECC can add as much as \\$31,000 to the price of a new home](#) while only minimally increasing the energy efficiency of the home. Meanwhile, [a Home Innovation Research Labs study revealed that it would require up to 90 years for a home buyer to realize a payback](#) on the added upfront cost of the home. That's not a reasonable trade-off for a new home buyer and clearly would do very little to provide meaningful energy savings for residential homes and apartments. Policymakers also have to update appraisal practices to ensure that appraisers recognize the value of energy-efficient and other green and innovative features in newly constructed homes.

**8. Reduce local impact fees and other upfront taxes associated with housing construction.** While some impact fees may be necessary to cover the costs of

increased public services for new home developments, those fees must be imposed fairly with the cost to the home buyer in mind. When fees are levied arbitrarily or used to fund unrelated city or county services not connected to new home construction, they unfairly raise housing costs for home buyers and renters alike. Excessive impact fees also act as a barrier to home construction at a time when more housing is needed to satisfy unmet demand.

**9. Make it easier for developers to finance new housing.** Like home buyers seeking a mortgage, home builders and developers rely on banks for financing to build new homes and housing developments. Banks posted a decline in the volume of total outstanding acquisition, development and construction (AD&C) loans during the fourth quarter of 2023 as interest rates increased and financial conditions tightened. Fannie Mae, Freddie Mac and the Federal Home Loan Banks should be encouraged to support a secondary market for AD&C financing that would expand financing options so that builders can increase the housing supply.

**10. Update employment policies to promote flexibility and opportunity.** Building a typical single-family home requires the skills and commitment of 11 to 30 independent specialty trade contractor firms. Subcontracting out large portions of work has consistently proven to keep housing production costs low and provide opportunities for small businesses. But a builder's ability to compete efficiently and optimally price a home depends on the degree to which overall costs are certain and predictable. The current patchwork approach for determining worker status (i.e., employee or independent contractor), calculating overtime pay and prevailing wages, and documenting employment status not only creates additional and unforeseen burdens, but also disincentivizes housing production. Employment policies and requirements must both recognize the

common practices among regulated industries and be simple and economical enough for all-sized businesses to comply.

The nation's home builders are committed to doing their part to boost housing production to meet the needs of a growing population, make homeownership and renting more affordable, and elevate housing as a national priority. But we cannot do it alone. By implementing these practical solutions and reaffirming their commitment to housing, policymakers at all levels of government can help fulfill the promise of the Housing Act of 1949, which set a goal of "a decent home and a suitable living environment for every American family."

Learn more about each element of the plan at [nahb.org/plan](https://www.nahb.org/plan).