

-TOP 10 NAHB ACTIONS TO BENEFIT OUR MEMBERS IN THE PAST MONTH-

- 1. Getting set for a better year for home building in 2010, approximately 55,000 builders, remodelers and other housing professionals turned out for a great International Builders' Show at the Las Vegas Convention Center this January.**

More than 1,000 of NAHB's supplier partners were spread across 20 acres of exhibit floor, and upwards of 175 education sessions were offered, ensuring that the show literally offered something for everyone to learn about and explore. A vibrant atmosphere and cautiously optimistic mood prevailed, with many participants citing the show's fantastic networking opportunities as a major reason for their attendance. Meanwhile, exhibitors indicated that IBS once again demonstrated its strength and value as the prime gathering spot for the nation's building industry. Many NAHB members took advantage of their special opportunity this year to attend all of the exhibits for all four days of the show completely free of charge. NAHB has high hopes for the 2011 IBS, when we head back to Orlando, Fla., on Jan. 12-15. Check out the www.BuildersShow.com Web site for more information.

- 2. The launch of a brand-new NAHB concept called The Partnership Pavilion was extremely successful at the 2010 International Builders' Show.**

Envisioned as a way to pair NAHB members with new funding sources for their projects, the Pavilion garnered some great reviews from participants and will hopefully provide a model for future similar endeavors by NAHB. Thirty financial firms signed up to look at project proposals that were submitted by our members ahead of time as well as on-site, with the pavilion providing an ideal meeting space for deal-making. Contact: Dave Ledford, 800-368-5242, x8265.

- 3. NAHB claimed a legal victory with the U.S. District Court in Washington, D.C.'s decision to keep an important Clean Water Act lawsuit in its current venue.**

In the case at hand, NAHB is challenging the government's determination that the Santa Cruz River is a traditional navigable water. EPA had sought to move the case to Arizona, where the Santa Cruz is located, but the judges' Dec. 30 ruling underscores the fact that designating Arizona's Santa Cruz River as a traditional navigable water, subject to federal jurisdiction under the Clean Water Act, has ramifications beyond the river itself and would potentially affect similar water bodies around the country. In keeping the case right where it is in the nation's capital, the court agreed with NAHB, saying "the questions of federal law and alleged procedural violations at issue in this case have broad implications for the application of the [Clean Water Act] nationwide The validity of the determination carries significance beyond Arizona." Contact: Calli Schmidt, 800-368-5242, x8132.

- 4. New NAHB research on transit-oriented development indicates that, absent a major shift in public attitudes toward using public transportation and driving less, there are limits to how far these kinds of projects can go in reducing traffic flow on local streets and highways.**

The study found that relatively few home buyers and renters choose a neighborhood because of its proximity to public transportation. Based on data from the Department of Housing and

Urban Development and the U.S. Census Bureau, the study, "**Household Type, Housing Choice and Commuting Behavior**," discovered that married couples with children infrequently consider public transportation when selecting a new neighborhood, and that they are more likely to own more cars and travel more miles to work than other households. Moreover, married couples are more likely to settle in a particular community because they like its appearance or because they have found the home they are looking for in that neighborhood. Meanwhile, one-person households are much more likely to care about finding a location near where they work than anything else. The study also investigated the relationship between commuting patterns and the size of city blocks. Results of this research could have significant implications for land use planning. For example, they suggest that different types of housing are needed to serve different types of households, and that the appropriate mix of housing in a transit-oriented development may differ from the mix needed to serve the local labor market as a whole. Contact: Paul Emrath, 800-368-5242, x8449.

5. A new, bipartisan energy-efficiency bill has been introduced in the House with the strong backing of NAHB.

Reps. Dave Reichert (R-Wash.), Ron Kind (D-Wash.), Earl Blumenauer (D-Ore.), Geoff Davis (R-Ky.), Tom Perriello (D-Va.) and [Chris Lee](#) (R-N.Y.) have introduced H.R. 4226, the Expanding Building Efficiency Incentives Act of 2009. NAHB worked closely with the lawmakers as they crafted this comprehensive package of energy efficiency tax incentives designed to reduce energy costs for families and businesses, promote innovation and conservation and create future energy jobs. The bill contains five key tax incentives for energy-efficient building. These include:

- 1) New Energy Efficient Home Tax Credit (45L).** The amount of the credit is increased to \$5,000; internal components of a house, in addition to the building envelope, are eligible for reaching the 50% above-code threshold; the credit is allowed to be claimed against the Alternative Minimum Tax and it is extended to Dec. 31, 2015.
- 2) Deduction for Energy-Efficient Commercial Buildings (179D).** The amount of the deduction is increased from \$1.80 per square foot to \$3.00 per square foot; it is allowed to be used for the construction of energy-efficient condo units in buildings four stories or more above grade and the deduction is extended until Dec. 31, 2015.
- 3) Residential Property Energy Credit (25C).** Installation costs, which are currently disqualified, would be allowable for the credit amount; the lifetime cap on the credit would be increased from \$1,500 to \$5,000 and it would be extended to Dec. 31, 2015.
- 4) Home Energy Rating Credit (25E).** A \$200 credit would be provided for the cost incurred for a home energy rating.
- 5) Home Performance Auditor Certification Credit (45R).** A \$500 credit for training to be certified to perform home energy ratings would be provided.

Contact: Greg Brown, 800-368-5242, x8421

6. NAHB's Quick Issues Index document was updated for the IBS Board of Directors meeting in Las Vegas.

This document provides you with a quick summary of top NAHB Advocacy issues on which there have been significant developments in recent months. It also tells you where to go for more information on any topic, with links to online resources as well as contact information for staff experts. The Quick Issues Index is available at:

www.nahb.org/issuesindex (Note: you must be logged into the NAHB Web site with your member ID and password to view this resource). Contact: Samantha Silver, 800-368-5242, x8450.

7. NAHB has responded to an unwelcome EPA proposal to send builders and developers a 61-page survey seeking extensive technical information on storm water management, by submitting 40 pages of our own detailed comments.

The agency's Information Collection Request, developed in anticipation of a proposed federal post-construction storm water management rulemaking, is "premature, lacks justification, is extremely burdensome and will not result in useful data," NAHB said. Along with several other concerns that we have is the fact that the survey in question, as currently written, does not meet procedural or data quality standards and will be overly burdensome for respondents who would be compelled to complete and return the questionnaire. In its current form, this survey is expected to take more than 40 hours to complete, according to EPA's own estimates. For more information, contact Calli Schmidt at 800-368-5242, x8132.

8. The first recipients of green multifamily certification under the National Green Building Standard have something to set them apart in their marketplace.

Certified at the bronze level by the NAHB Research Center, the condos are the first two buildings completed in the Park Run community at McKay's Mill in Franklin, Tenn. When completed, the overall development will comprise 23 buildings with a total of 92 condominium units. Built by The Jones Company, a top-100 single-family builder that has constructed dozens of single-family green-certified homes, the certified condo buildings took a resource-efficient approach to materials. Many components include recycled material, and all unused construction materials were recycled offsite. For more on this latest breakthrough in multifamily green building, contact Calli Schmidt, 800-368-5242, x8132.

9. New regulations covering emissions of carbon dioxide and other greenhouse gases must not hinder home builders' ability to provide affordable, energy-efficient housing due to the indirect costs of complying with these rules, NAHB warned the EPA in official comments recently submitted to the agency.

In our Dec. 28 response to the Prevention of Significant Deterioration and Title V Greenhouse Gas Tailoring Rule, NAHB acknowledged that EPA's proposed rulemaking does not directly affect home builders and developers because industry emissions are

significantly smaller than those from large commercial enterprises, utilities and other businesses that will have to comply with these new Clean Air Act regulations. However, "Because those industries directly regulated under the [Clean Air Act] will pass along compliance costs, any additional regulations will hinder the ability of our members to provide affordable and energy efficient housing," said NAHB. We also pointed to other initiatives that can have a more significant impact on reducing carbon emissions from residential and commercial buildings, including energy retrofits and incentives and rebates for more resource-efficient construction techniques and products. And, we reiterated NAHB's desire to work with the EPA as it develops its action plan to boost energy savings and create green jobs. Contact Calli Schmidt, 800-368-5242, x8132.

10. Nearly 7 million visits to NAHB's consumer Web site on the home buyer tax credit were logged in 2009, a sure sign that our efforts to get the word out about this newly expanded buyer incentive are gaining traction.

The FederalHousingTaxCredit.com site was created some time ago to provide timely information on the original first-time home buyer tax credit to consumers. We updated the site to reflect the extended and expanded tax credit on the very same day that President Obama signed legislation into law to make those changes a reality. Since then, our site has become known as the most comprehensive and user-friendly resource for consumers who want to know if they qualify for the credit, how to access funds from the credit upfront to use at the closing table, and more. It's a great location to send your potential clients who may be asking you for clarification on the credit's parameters, too. Contact: Jackie Jackson, 800-368-5242, x8062.