

## **Key NAHB Housing Issues**

1. As lumber prices remain stubbornly high, NAHB continues to work with the White House, Congress and lumber producers to increase production and bring prices lower.
2. NAHB's recent legal victory in the U.S. District Court for the Northern District of Ohio means that the CDC's federal eviction moratorium has been set aside for all members. However, the eviction moratorium may still apply to landlords who are not NAHB members.
3. President Biden's broad COVID-19 relief package contains several provisions to help our members, including \$175 billion in low-interest loans for small businesses, \$15 billion in grants to small businesses and an additional \$25 billion in rental assistance to help renters and landlords.
4. The \$2 trillion infrastructure package unveiled by President Biden at the end of March includes more than \$200 billion for housing to build, preserve and retrofit more than 2 million homes and commercial buildings. At the same time, the plan includes troubling labor provisions and tax hikes to pay for the plan.
5. Be sure to participate in the Coronavirus Vaccine Awareness in Construction Week, which will take place during the week of April 19.
6. Get Involved in NAHB's premier grassroots lobbying event, Bringing Housing Home®, on May 3-7.
7. Membership is the lifeblood of our Federation and you can make a difference by registering for the "One in 2021" membership drive.
8. NAHB has launched the IBSx Education & Showcase, which provides registrants with full access to the on-demand IBSx demos and education sessions, as well as a newly enhanced IBSx exhibitor directory

## **Lumber prices**

- Lumber prices have been extremely volatile over the past year. They peaked above \$950 per thousand board feet in mid-September, fell to around \$550 per thousand board feet in mid-November and ended March 2021 above \$1,000 per thousand board feet.
- When prices began their historic rise, NAHB reached out extensively to the Trump administration, members of Congress and lumber mills calling for prompt action to address shortages in the lumber supply chain and soaring

lumber prices that are harming your businesses, the housing sector and the economy.

- · We also urged swift action on the trade front, which ultimately help lead to a more than 50 percent tariff reduction on Canadian lumber coming into the U.S. shortly after the Thanksgiving holiday.
- · With the new Biden administration and Congress in place, we are developing short, mid- and long-term strategies to address lumber price and supply issues.
- · This effort is broad-based:
  - o Our Government Affairs team will engage in Capitol Hill meetings, a grassroots campaign and administration briefings.
  - o Communications will focus on a media campaign, a social media push, member testimonials, open letter ads and a stakeholder event.
  - o Economics will quantify the economic impact of higher prices on the industry and economy and engage in industry surveys.
  - o Legal is looking at antitrust issues, Canadian outreach and exploring whether other foreign nations can send more lumber to the U.S.
- · We have already started to implement parts of this comprehensive plan – including a holiday campaign calling on lumber mills to increase production to meet growing housing demand.
- · In an effort led by NAHB, more than 35 organizations on March 12 sent a joint letter to Commerce Secretary Gina Raimondo seeking immediate action on lumber. “We respectfully request that your office examine the lumber supply chain, identify the causes for high prices and supply constraints, and seek immediate remedies that will increase production,” the letter stated.
- · NAHB has also sent letters to President Biden, Agriculture Secretary Tom Vilsack and U.S. Forest Service Chief Victoria Christiansen seeking prompt action to address this issue that is a growing threat to housing and the economy.
- · NAHB is redoubling its efforts in this new political climate and continues to work on all fronts to find solutions that will ensure a lasting and stable supply of lumber for the home building industry at a competitive price.
- · Visit [nahb.org/lumber](http://nahb.org/lumber) to learn more about NAHB’s efforts to solve the lumber crisis.

### **CDC Eviction Moratorium Set Aside for all NAHB Members**

- · In an important example of the value of membership, NAHB has scored a major legal victory that sets aside the federal CDC eviction moratorium for all NAHB members nationwide.

- On March 10, the U.S. District Court for the Northern District of Ohio ruled that, by issuing an eviction moratorium, the CDC exceeded the authority granted to it by Congress. NAHB brought the lawsuit as a plaintiff on behalf of its members and we were the only association to do so.
- As a result of this ruling, the CDC eviction moratorium is currently set aside with respect to all NAHB members nationwide. However, the eviction moratorium may still apply to landlords who are not NAHB members. Moreover, NAHB members must still comply with state or local eviction restrictions.
- The reason the decision was set aside for all NAHB members across the nation and not all landlords is because NAHB was a plaintiff in the case and we had “representational standing.”
- This means NAHB was acting as a representative of its members who have been impacted by the moratorium. When an association wins a case like this, the decision applies to all its members.
- This victory for all NAHB members shows how our association is working on behalf of our entire federation and producing concrete results to help your businesses and our industry.
- And while this is an important win, NAHB continues to urge members to seek access to the \$46.5 billion of rental funding through the Emergency Rental Assistance Program via your local government and housing authorities. NAHB has always stated that the best way to help all parties is through emergency funding and not moratorium mandates.
- Finally, with the CDC eviction moratorium set to expire on March 31, the agency moved to extend the eviction freeze through June 30, 2021. Given the district court’s ruling on March 10, this eviction moratorium extension should not apply to NAHB members.
- For more information, view NAHB’s FAQ on the CDC eviction moratorium at [nahb.org](http://nahb.org).

#### Biden’s stimulus plan will help housing

- While the end of the year relief package was a positive development, more needs to be done to help small business owners and keep the economy moving forward.
- Millions of Americans remain underemployed or unemployed, millions of small businesses still require economic relief and millions of mom and pop landlords have not been receiving rent payments for months, threatening their economic livelihoods.

- The Biden COVID-19 relief bill signed into law on March 11 includes additional funds for small businesses, rental assistance, school reopenings, nationwide coronavirus vaccine delivery, and state and local governments -- which are critical to help many of our members and get the economy back on track.
- The new law will leverage \$35 billion in government funds into \$175 billion in low-interest loans for small businesses. It also includes \$15 billion in grants for small businesses. An additional \$25 billion is targeted to rental assistance to help renters and landlords.
- This is why NAHB supports the Biden relief package, though we recognize the COVID relief package is far from perfect.
- Regarding aid to state and local governments, this provision is a net plus for members. Without federal aid, critical government services such as planning approvals, building permits and timely inspections are at risk of being curtailed or eliminated, which would result in construction delays and increased costs to home buyers.

#### Biden's \$2 Trillion Infrastructure Plan Includes \$200 Billion for Housing

- The \$2 trillion transportation and infrastructure package unveiled by President Biden includes more than \$200 billion to build, preserve and retrofit more than 2 million homes and commercial buildings.
- At the same time, the plan includes troubling labor provisions and tax hikes to pay for the package.
- For example, as part of the package, Biden is urging Congress to pass the PRO Act, an anti-business bill strongly opposed by NAHB.
- The PRO Act would expand employers' liability for the labor practices of subcontractors and third-party vendors and narrow the circumstances under which an individual can work as an independent contractor — effectively gutting the contracting business model that serves as the foundation of the residential construction sector.
- NAHB is studying all the provisions in this huge infrastructure proposal as several could be positive for housing while others would not.
- As the White House engages with bipartisan leaders in Congress to turn the proposal into legislation, NAHB looks forward to working with policymakers to advance an infrastructure package that addresses the nation's housing affordability challenges and pays for it in a way that will not jeopardize future economic growth.

## **Coronavirus Vaccine Awareness in Construction Week Begins on April 19**

- · Be sure to participate in the Coronavirus Vaccine Awareness in Construction Week, which will take place during the week of April 19.
- · NAHB supports the CDC's efforts to get as many Americans vaccinated as soon as possible.
- · It is important for our industry specifically, because many eyes are on us.
- · Back at the start of the pandemic, we were grateful to Congress for granting residential construction "essential" status, allowing us to keep making the American Dream of homeownership a reality.
- · We launched a "Safety Stand Down" week last April to make sure that crews knew how to continue to build homes, safely, under new COVID-safe protocols.
- · Now that things are returning to normal, we need to stand as an example to the country that we continue to build safely, as our crews get vaccinated.
- · We are leading this charge to get the vaccine because we recognize the importance of getting our economy back on track by keeping our crews at work.
- · I hope you will join us in encouraging your employees to get vaccinated as soon as they are able.

## **Get Involved in Bringing Housing Home®, May 3-7**

- · NAHB is Bringing Housing Home® May 3-7 and this is your chance to conduct in-district meetings with your U.S. representatives and senators.
- · These meetings are key to strengthening relationships with lawmakers and keeping housing as a priority in Congress. HBA executive officers are encouraged to schedule meetings with their representatives during the week of May 3. NAHB staff can help facilitate these meetings.
- · Visit [BringingHousingHome.com](http://BringingHousingHome.com) to schedule in-district meetings and learn more about NAHB's key legislative priorities.

## **Register for the 2021 Membership Drive**

- · Every NAHB member can make an impact on membership at their association.
- · "ONE in 21" is an NAHB campaign to empower all members to take a step toward supporting membership growth – one member at a time.
- · This is a great time to use the ONE in 21 campaign to engage members as part of your HBA's 2021 drive effort.

- · All HBAs must register for the 2021 membership drive by April 30, 2021, to be eligible for prize money.

### **NAHB Launches IBSx Education & Exhibitor Showcase**

- · Following the cancellation of the IBSx Virtual Experience, NAHB has launched the IBSx Education & Exhibitor Showcase at BuildersShow.com.
- · The Showcase will provide registrants with full access to the on-demand IBSx demos and education sessions, as well as a newly enhanced IBSx exhibitor directory.
- · Attendees will be able to:
  - o Easily search and find companies by name and product category
  - o Send messages directly to companies for more specific information
  - o View videos and download product literature
  - o Visit company websites or offsite virtual showrooms
  - o Stream on-demand IBSx education and demos
  - · The content is available through June 30, 2021.