

ELECTION 2024

Trump Wins the White House Republicans Retake the Senate House Control is Still Up in the Air

NAHB Positions Housing as a Top Election Issue

The November elections clearly showed a fiercely partisan divide, with the presidential election decided when Donald Trump carried the key swing states of Georgia, North Carolina and Pennsylvania. He secured the election early on the morning of Nov. 6 by winning Wisconsin, another battleground state. And in a sign of another solid election night for the GOP, the Senate flipped to the Republicans with GOP pickups in Montana, Ohio and West Virginia. NAHB's voter mobilization effort in Montana helped secure the win for Republican challenger Tim Sheehy, a pro-housing advocate. Meanwhile, the battle for the House majority is going down to the wire, with scores of races still to be called. Regardless of which party wins the House, thanks in large part to NAHB's efforts, there is consensus on both sides of the political aisle to take concrete steps to address the nation's housing affordability crisis.


For the past year, NAHB has laid the groundwork to make housing a top priority at the local, state and national levels. Last spring, we unveiled a [10-point housing plan](#) addressing the root causes of the problem, such as excessive regulations, inefficient local zoning rules and permitting roadblocks that prevent builders from increasing the nation's housing supply. This plan was distributed to congressional offices and many state and local HBAs shared it with their elected officials. During this election season, NAHB testified several times on Capitol Hill, and we maintained a

presence at the Democratic and Republican National Conventions this summer to push our housing agenda. NAHB also endorsed nearly 100 pro-housing Democratic and Republican candidates for Congress, and more than 90% of them won their races on Nov. 5.

These actions helped elevate housing to the forefront of the political agenda. President-elect Donald Trump said: "Government regulations are responsible for more than 25% of the cost of a new single-family home and 40% of the cost of multifamily. We're going to end all of that." And Vice President Kamala Harris also kept housing at the forefront of the campaign, pledging to work with home builders to construct an additional 3 million housing units.

With dozens of House seats still to be called and a handful of key Senate races still in the balance, housing remains a bipartisan issue, regardless of which parties control the levers of power on Capitol Hill. And as the dust settles from this election, NAHB and our Federation stand poised to work with a new Congress and the incoming Trump administration, as well as elected officials at all levels of government, to deliver bipartisan solutions that break the rising cost curve and allow builders to construct more homes and apartments.

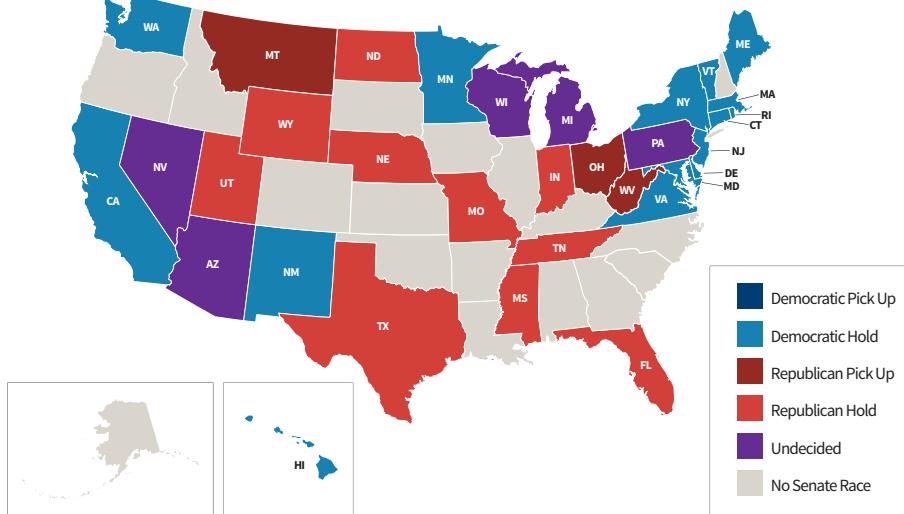
To hear what the election means for housing, NAHB members are invited to [register](#) for a post-election webinar on Nov. 13 at 12 p.m. ET.



Lake Coulson

Senior Vice President
Government Affairs & Chief Lobbyist

U.S. SENATE



DEM. HOLD

CA: Schiff
 CT: Murphy
 DE: Blunt Rochester
 HI: Hirono
 MA: Warren
 MD: Alsobrooks
 ME: King (I)
 MN: Klobuchar
 NJ: Kim
 NM: Heinrich
 NY: Gillibrand
 RI: Whitehouse
 VA: Kaine
 VT: Sanders (I)
 WA: Cantwell

REP. HOLD

FL: Scott
 IN: Banks
 MO: Hawley
 MS: Wicker
 ND: Cramer
 NE: Fischer
 NE: Ricketts
 TN: Blackburn
 TX: Cruz
 UT: Curtis
 WY: Barrasso

REP. PICK UP

OH: Moreno
 WV: Justice
 MT: Sheehy

UNDECIDED

AZ: Gallego-Lake
 MI: Slotkin-Rogers
 NV: Rosen-Brown
 PA: Casey-McCormick
 WI: Baldwin-Hovde

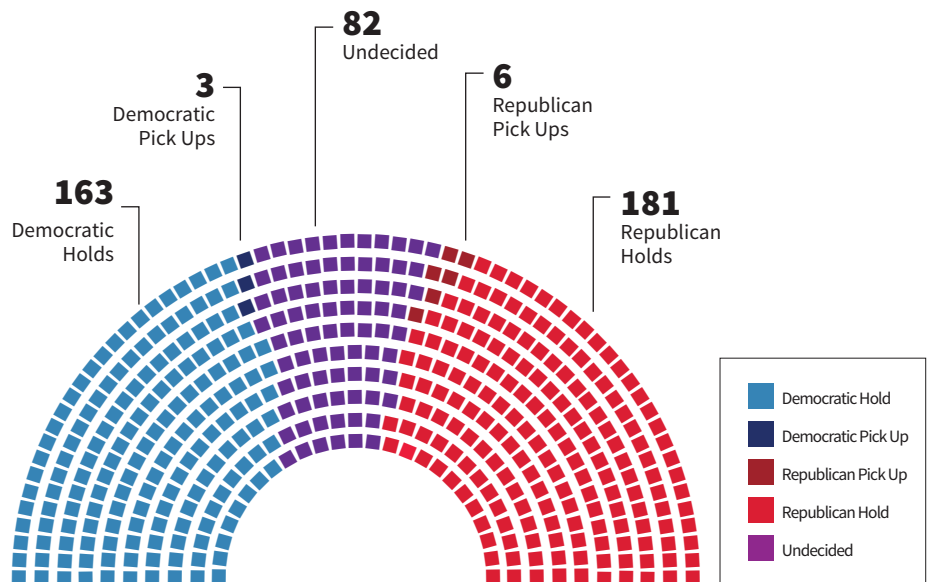
Republicans Retake the Senate

The GOP has flipped at least three seats in Montana, Ohio and West Virginia and the tally now stands at 52 Republicans and 43 Democrats, with five races where Democrats are incumbents that are still too close to call. Prior to the Nov. 5 elections, Democrats held a 51-49 majority (three independents caucus with the Democrats).

Control of the House Still Up in the Air

Neither party has yet won the 218 seats needed to clinch the House. As of the morning of Nov. 6, the count stands at 187 Republicans and 166 Democrats, with dozens of races still to be called.

U.S. HOUSE OF REPRESENTATIVES





98%
of the candidates supported by BUILD-PAC won their races on Nov. 5, with many races still too close to call.

BUILD-PAC 2023-2024 Election Cycle

BUILD-PAC, NAHB’s political action committee, continues its mission of helping to elect pro-housing, pro-business candidates to Congress. This cycle, BUILD-PAC contributed over \$3.1 million to 361 congressional candidates during this election cycle. BUILD-PAC was able to accomplish this by holding fundraising events in 43 states, recruiting new high donor club members and increasing PAC participation in NAHB’s councils and committees. With the strong investments from NAHB members, BUILD-PAC surpassed its fundraising over the 2022 cycle and raised over \$3.1 million as of Nov. 6.

The key to BUILD-PAC’s success is its members. All BUILD-PAC funds are raised by and from our members who understand our PAC’s role as an advocacy tool. All supported incumbents and candidates are nominated and voted on by our BUILD-PAC Board of Trustees, comprised of our members across the country.

“Our mission at BUILD-PAC is to elect pro-housing, pro-business candidates to the U.S. House of Representatives and the U.S. Senate,” said Jules Guidry, 2024 BUILD-PAC chairman. “With our members investing over \$3.1 million, along with the hard work of our BUILD-PAC Trustees, we were able to participate in 361 House and Senate races during this election cycle. This investment has resulted in significant victories and has strategically positioned NAHB to advance the housing agenda that so many in the nation are currently discussing.”

BUILD-PAC by the Numbers

- Raised over **\$3.1** million to date
- Disbursed over **\$3.1** million to federal candidates and committees
- Played in over **55** competitive races
- Supported **361** candidates and members of Congress
- Held fundraising events in **43** states
- Exceeded fundraising goals in **22** states



NAHB Endorsements and Voter and Issues Mobilization

NAHB this year endorsed 88 candidates for the U.S. Senate and the U.S. House of Representatives who have shown a commitment to policies that promote homeownership and rental housing opportunities for all Americans.

NAHB endorsed 88 candidates and we had a 96% success rate, with 18 contests still to be called.

Through our Issues Mobilization program, NAHB supported three pro-housing candidates. NAHB supported Republican challenger Tim Sheehy in the Montana U.S. Senate race and former Governor Larry Hogan, a former residential and commercial developer, in the open Maryland U.S. Senate contest. Sheehy defeated Democratic incumbent Jon Tester in Montana but Democrat Angela Alsobrooks beat Hogan in a state where Democrats outnumber Republicans 2-1. NAHB also supported Chuck Goodrich in the Indiana primary election for U.S. House district 5. While Hogan and Goodrich did not win, it was important to show support for fellow tradesmen and housing champions.

NAHB supported the candidates it endorsed with an intensive voter mobilization effort. This initiative included email messages, direct mail ads, and online video content sent to NAHB members and the general public.

Congressional Housing Agenda

With control of the House still up for grabs and Republicans retaking the Senate, below is a snapshot of the committees with oversight over key housing issues for the 119th Congress:



TAX AND TRADE

HOUSE WAYS AND MEANS COMMITTEE

Control: Undecided

If Republicans retain control of the House, Rep. Jason Smith (R-Mo.) will remain as chairman of the House Ways and Means Committee and Rep. Richard Neal (D-Mass.) will continue as the ranking member. Their positions will switch if the Democrats retake the House. The committee will immediately be challenged with the expiration of the 2017 Tax Cuts and Jobs Act. Unless Congress acts in 2025, the nation is facing over \$4 trillion in tax increases starting on Jan. 1, 2026. Constitutionally, all tax measure must originate in the House, which means the Ways and Means Committee is tasked with initiating tax legislation to head off these impending tax increases.

On the issue of trade, former President Donald Trump has made tariffs on the trade of imported goods a central focus of his campaign, as they were in his first term in office. For her part, Vice President Kamala Harris and the Biden-Harris administration have done little to undo trade actions previously enacted during the Trump administration. Congressional leaders and rank-and-file members alike have done little to suggest opposition to these troubling protectionist trade measures. The House Ways and Means and Senate Finance Committees will consider and debate the merits of tariffs in the 119th Congress.

SENATE FINANCE COMMITTEE

Control: Republican

Sen. Mike Crapo (R-Idaho) will take over the committee gavel as chairman next year. Crapo, who has served as the top Republican on the Senate Finance Committee since 2021, previously chaired the Senate Banking Committee. Sen. Ron Wyden (D-Ore.), who has chaired the committee since 2021, will become the ranking Democrat on the committee. Both Crapo and Wyden will find their leadership skills put to a test, as Congress will need to take action to avoid going over the “tax cliff.” Over \$4 trillion in tax cuts are set to expire at the end of 2025, making this one of the top priorities of both the committee and the Senate.



BANKING AND HOUSING

HOUSE FINANCIAL SERVICES COMMITTEE

Control: Undecided

If Republicans keep control of the U.S. House of Representatives, the House Financial Services Committee will nevertheless have a new chairman for the 119th Congress. With the retirement of current Chairman Patrick McHenry (R-N.C.), Reps. French Hill (R-Ark.), Andy Barr (R-K.Y.) and Bill Huizenga (R-Mich.) will be vying for the gavel. Rep. Maxine Waters (D-Calif.) is expected to remain as ranking member. She would likely chair the committee if Democrats flip the House.

A Republican-led House panel would push back against harmful regulations that prevent builders from building more homes. If the Democrats are in charge, the focus would be more on increasing federal investments in housing. Regardless of which party controls the House, NAHB will continue to press the House Financial Services Committee to use its jurisdiction to promote policies that address the central problem of the housing crisis: the barriers our industry faces to increase the production of quality, affordable housing.

SENATE BANKING, HOUSING AND URBAN AFFAIRS COMMITTEE

Control: Republican

With Republicans taking back control of the Senate, Sen. Tim Scott (R-S.C.) is expected to claim the chairmanship of the Senate Banking, Housing and Urban Affairs Committee. With current Chairman Sherrod Brown’s (D-Ohio) election loss, the committee will get a new ranking member. Moving forward in the new year, NAHB will continue to press the Senate Banking Committee to use its jurisdiction to help promote policies that will ease regulatory burdens and allow builders to increase the nation’s housing supply.

Additionally, with the National Flood Insurance Program (NFIP) still in need of long-term reauthorization, NAHB will work with the Senate Banking Committee chairman and his counterpart on the House Financial Services Committee to push through a multi-year reauthorization of the NFIP. As these are the two central housing policy panels in Congress, NAHB will continue to actively engage all members of both committees on our policy priorities.



ENVIRONMENT AND BUILDING CODES

HOUSE TRANSPORTATION AND INFRASTRUCTURE COMMITTEE

Control: Undecided

If Democrats take control, Rep. Rick Larsen (D-Wash.) could become the chair, taking on a critical role in shaping infrastructure and regulatory policies. On the Republican side, Rep. Sam Graves (R-Mo.) is seeking a waiver to remain the Republican leader, with Reps. Rick Crawford (R-Ark.) and David Rouzer (R-N.C.) also in the mix if Graves is unable to secure the waiver. This committee has been instrumental in addressing key issues such as the waters of the United States (WOTUS) rule and the Federal Emergency Management Agency's (FEMA) increasing focus on enforcing building codes for disaster recovery and mitigation. NAHB will be closely tracking these leadership changes to ensure that the industry's concerns about federal overreach in land use decisions and overly prescriptive building codes are prioritized.

SENATE ENVIRONMENT AND PUBLIC WORKS COMMITTEE

Control: Republican

Sen. Shelley Moore Capito (R-W.Va.) will take the helm of the Senate Environment and Public Works Committee (EPW). Republican control benefits NAHB as our environmental policy goals align with the GOP members on the committee. Capito has been a staunch defender of private landowner rights and our efforts surrounding WOTUS. The EPW's jurisdiction over the Clean Water Act and Endangered Species Act make it critical for our members' environmental needs in the Senate.

SENATE HOMELAND SECURITY AND GOVERNMENTAL AFFAIRS COMMITTEE

Control: Republican

Sen. Rand Paul (R-Ky.) is expected to take over as chair of the Senate Homeland Security and Governmental Affairs Committee, while Sen. Gary Peters (D-Mich.) will likely serve as the ranking member. This committee is particularly important to NAHB because of its jurisdiction over FEMA, which plays a critical role in disaster recovery and mitigation policies that can impact the building code adoption process. NAHB will closely monitor this committee's legislative developments, ensuring that federal policies, especially those related to FEMA, do not undermine local authority or impose unnecessary mandates on the housing industry. Maintaining flexibility for state and local governments in adopting building codes remains a priority as NAHB continues to advocate for cost-effective, practical solutions to enhance resilience without compromising affordability.



ENERGY AND CODES

HOUSE ENERGY AND COMMERCE COMMITTEE

Control: Undecided

The future leadership of the House Energy and Commerce (E&C) Committee remains uncertain, especially with the retirement of current Chair Cathy McMorris Rodgers (R-Wash.). Rep. Brett Guthrie (R-Ky.) is seen as a leading candidate for the gavel, though Rep. Bob Latta (R-Ohio) and Rep. Richard Hudson (R-N.C.) are also contenders, depending on the final election results. If the House flips to Democratic control, Rep. Frank Pallone (D-N.J.) would likely claim the chairmanship. Pallone has not always been supportive of NAHB's positions on energy codes in the past, which remains a concern as NAHB continues to advocate for policies that balance energy efficiency with housing affordability. Regardless of who leads the committee, NAHB will work closely with its members to ensure energy policies support both housing affordability and local control in the code adoption process.

SENATE ENERGY AND NATURAL RESOURCES COMMITTEE

Control: Republican

The Senate Energy and Natural Resources Committee is set for a major leadership overhaul with Sen. John Barrasso (R-Wyo.), the current ranking member, pursuing the position of Republican Whip in the 119th Congress. His likely successor, Sen. Mike Lee (R-Utah), a staunch advocate of limited government and free market principles, is expected to lead the committee in prioritizing the reduction of federal regulations. Sen. Steve Daines (R-Mont.) is also a contender to lead the committee. Lee and Daines are both likely to support the protection of state and local governments' authority to adopt cost-effective building codes tailored to their specific needs, aligning closely with NAHB's focus on advancing energy codes that support housing affordability and preserve local control.

On the Democratic side, current chair Sen. Joe Manchin (D-W.Va.) did not seek re-election and is likely to be succeeded by Sen. Martin Heinrich (D-N.M.) as the committee's ranking member. Heinrich, a strong advocate for renewable energy and shifting away from fossil fuels, is expected to bring a more aggressive approach to clean energy policy. Despite this shift, with Republicans at the helm, the committee is likely to prioritize policies that reduce regulatory burdens and protect state rights. NAHB will continue to work closely with Senate leaders to ensure that energy codes promote efficiency without imposing federal mandates or unnecessary costs, keeping housing affordability and local control at the forefront of the discussion.



LABOR

HOUSE EDUCATION AND WORKFORCE COMMITTEE

Control: Undecided

If Republicans hold the House, Rep. Tim Walberg (R-Mich.) will face off against Rep. Burgess Owens (R-Utah.) for the committee's top seat. Walberg is the favorite in this race because of his seniority, though Owens does currently chair the powerful Higher Education and Workforce Development Subcommittee.

If Democrats win, Rep. Bobby Scott (D-Va.) will gavel in the committee, having previously served as chair in the 116th and 117th Congress. Policy priorities will focus on the Workforce Innovation and Opportunity Act reauthorization, which is designed to strengthen the nation's public workforce system; the National Apprenticeship Act; and the Protecting the Right to Organize (PRO) Act, a measure strongly opposed by NAHB that 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.

SENATE HEALTH, EDUCATION, LABOR AND PENSIONS COMMITTEE

Control: Republican

With the flip in the Senate, Sen. Bill Cassidy (R-La.) will chair the upper chamber's committee on health and workforce issues. A physician by trade, Sen. Cassidy will likely focus committee action on healthcare issues and oversight of the Department of Labor. Sen. Bernie Sanders (I-Vt.) will take on the mantle of ranking member.



SMALL BUSINESS

HOUSE SMALL BUSINESS COMMITTEE

Control: Undecided

If Republicans retain control of the House, the House Small Business Committee leadership is likely to stay the same with Rep. Roger Williams (R-Texas) keeping the gavel and Rep. Nydia Velázquez (D-N.Y.) continuing as ranking member. Their roles will reverse if the Democrats flip the House. A Republican-led House panel is likely to focus on deregulatory measures to help the nation's small businesses. If the committee is under Democratic control, it is expected to highlight the work of the Small Business Administration and its various programs through which Congress and the administration may empower our nation's small businesses to succeed.

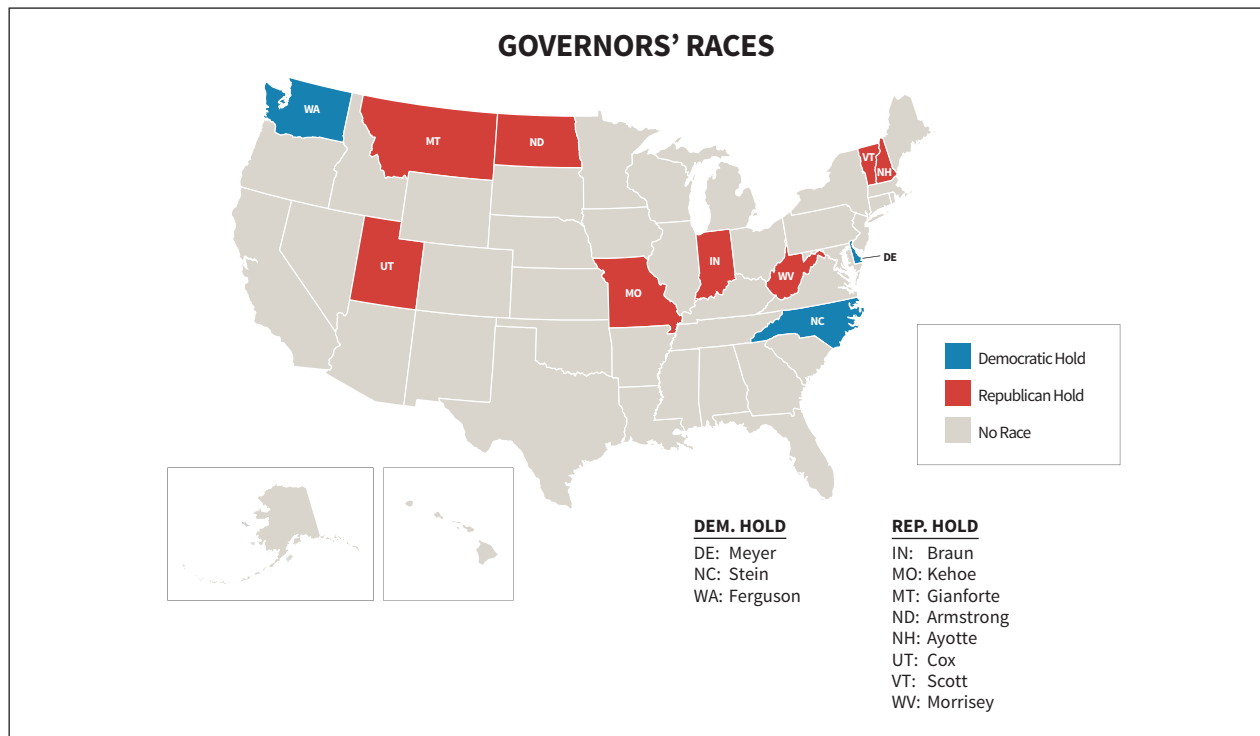
SENATE SMALL BUSINESS & ENTREPRENEURSHIP COMMITTEE

Control: Republican

Sen. Joni Ernst (R-Iowa) is expected to grab the gavel of the Senate Small Business & Entrepreneurship Committee. With current Chairman Jeanne Shaheen (D-N.H.) vying to become the top Democrat on the Senate Foreign Relations Committee, Sen. Ed Markey (D-Mass.) appears slated to be the ranking member of the small business panel in the 119th Congress. Under Republican control, the committee is likely to pursue and highlight deregulatory action Congress and the administration can take to create a more favorable climate for our nation's small businesses.



State and Local Issues



GOVERNORS' RACES

There were 11 gubernatorial contests on Nov. 5.

Republicans were defending eight seats and the Democrats had three seats being contested. No party flipped a seat in the 11 races, leaving the GOP in control of 27 of the governors' offices while Democrats are in charge of 23 states.

Control of the statehouses is vital because many of the policy battles of importance to the housing community, including environmental and regulatory issues, begin at the local and state level.

BALLOT INITIATIVES

NAHB is tracking several housing-related ballot initiatives across 50 states and these five stand out.

North Dakota's Measure 4 would eliminate property taxes in the state and force the state and local governments to find alternative funding solutions. This could compel the state to consider increasing sales taxes to make up for budget shortfalls. The North Dakota Association of Builders **opposes Measure 4** because higher sales taxes would increase the cost of building in the state. NAHB's State and Local Issue Fund is supporting the HBA's efforts to defeat the measure. The measure failed.

California's Proposition 33 would repeal the Costa-Hawkins Rental Housing Act of 1995 and pass a statewide rent control law. NAHB strongly **opposes Proposition 33** because rent control would exacerbate the housing affordability crisis by discouraging new production, which would ultimately lead to higher rents. Proposition 33 was defeated.

Washington's 2066 ballot initiative, spearheaded by the Building Industry Association of Washington, fights back against the state's gas ban and promotes consumer choice for both home owners and businesses. NAHB has contributed \$200,000 to **support the measure** in November. The ballot initiative is currently undecided but the trend is towards a win.

Oregon's Measure 118, which is strongly **opposed** by NAHB and the Oregon Home Builders Association, calls for a gross receipts tax on businesses in the state. NAHB has committed \$50,000 this year to support the Oregon HBA's fight against Measure 118, which would slap a 3% tax on a company's sales above \$25 million in Oregon. The measure was rejected.

California's Proposition 2 would allow the Golden State to issue a \$10 billion bond to modernize, renovate and repair public school and community college facilities. The California Builders Industry Association (CBIA) **supports Proposition 2**. The proposition is undecided but the trend is towards a win.