

ELECTION 2024

A Republican Trifecta

Trump Wins the White House

Republicans Flip the Senate, Keep Control of the House

NAHB Positions Housing as a Top Election Issue

While the November elections clearly showed a fiercely partisan divide, Donald Trump scored a decisive presidential victory by sweeping all seven battleground states — Arizona, Georgia, Michigan, Nevada, North Carolina, Pennsylvania and Wisconsin. And in a sign of another solid election night for the GOP, the Senate flipped to the Republicans with GOP pickups in Montana, Ohio, Pennsylvania 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 went down to the wire, as Republicans secured the pivotal 218th House seat more than one week after Election Day to secure control of all three power centers by retaking the White House, flipping the Senate and holding the House.

And while Republicans control the levers of power in Washington, NAHB has laid the groundwork to build strong bipartisan support for pro-housing policies. Thanks in large part to our 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 worked tirelessly 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.

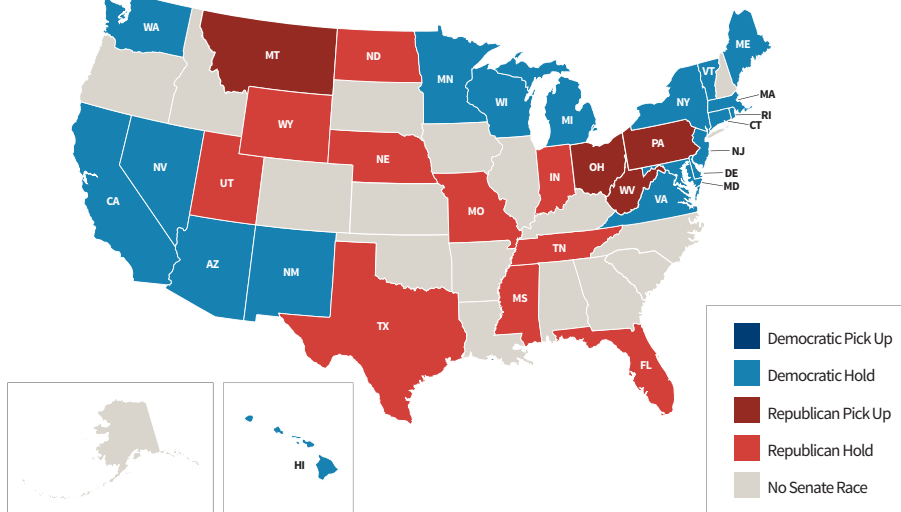
Throughout the election campaign, voters consistently pointed to the lack of housing availability and affordability as a key issue in their voting decisions. And as the dust settles from this election, NAHB and our Federation stand poised to work with a new Congress and the incoming Trump administration, 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.



Lake Coulson

Senior Vice President
Government Affairs & Chief Lobbyist

U.S. SENATE



DEM. HOLD

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

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
 PA: McCormick
 WV: Justice
 MT: Sheehy

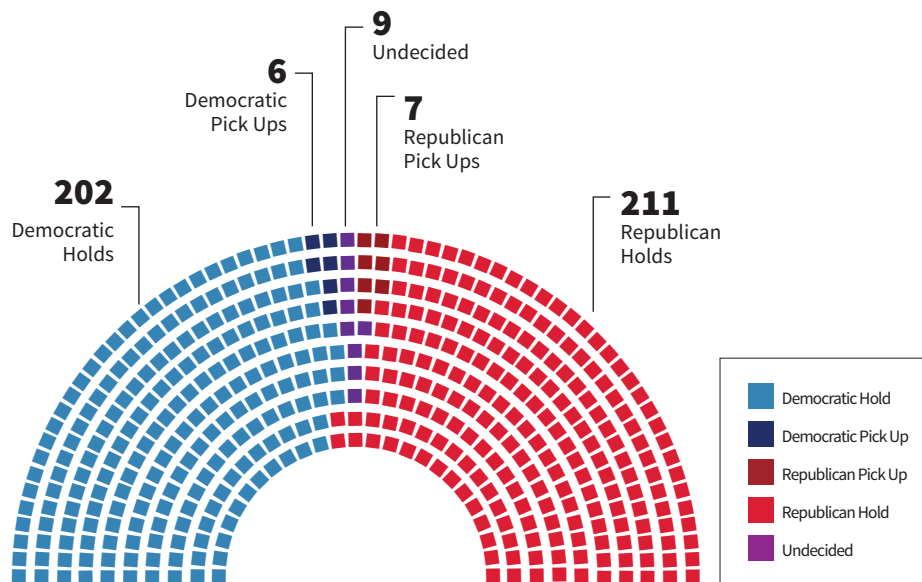
Republicans Retake the Senate

The GOP has flipped four seats in Montana, Ohio, Pennsylvania and West Virginia and the final count stands at 53 Republicans and 47 Democrats. Prior to the Nov. 5 elections, Democrats held a 51-49 majority (three independents caucus with the Democrats).

Republicans Keep Control of House

Republicans won the decisive 218th seat to clinch the House more than a week after Election Day. The current tally stands at 218 Republicans and 208 Democrats, with nine races still to be called. The slim Republican majority in the new 119th Congress will be similar to the 220-seat majority the GOP now holds in the 218th Congress.

U.S. HOUSE OF REPRESENTATIVES





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, including nearly 40 new members of Congress. 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 builder 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 94% success rate, with four 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

In Congress, those who wield the committee gavel set the agenda. With Republicans keeping control of the House and 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: Republican

Rep. Jason Smith (R-Mo.) remains as chairman of the House Ways and Means Committee, a position he has held since 2023. On the Democratic side, Rep. Richard Neal (D-Mass.) will continue as the ranking member. 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 measures 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: Republican

With the retirement of current House Financial Services Committee Chairman Patrick McHenry (R-N.C.), the chairmanship race will likely come down to either Reps. French Hill (R-Ark.), Andy Barr (R-Ky.) or Bill Huizenga (R-Mich). Rep. Maxine Waters (D-Calif.) is expected to retain her position as ranking member in the 119th Congress. The new Republican chairman will take control of a committee with many of the jurisdictional tools necessary to address the central problem of the housing crisis: the obstacles our industry faces to increase the production of quality, affordable housing. During the 118th Congress, Chairman McHenry’s committee helped NAHB highlight many of these central barriers and push back on harmful regulation. Moving forward in the new year, NAHB will seek to build upon this success by encouraging the committee to pass legislation to alleviate ongoing supply-side bottlenecks to increase home construction and lower inflation.

SENATE BANKING, HOUSING AND URBAN AFFAIRS COMMITTEE

Control: Republican

With Republicans retaking 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: Republican

Rep. Sam Graves (R-Mo.) is expected to seek a waiver to continue as chair of the House Transportation and Infrastructure Committee. Graves has been instrumental in addressing key issues like the waters of the United States (WOTUS) rule and pushing back on the Federal Emergency Management Agency's (FEMA) increasing emphasis on the adoption of the latest building codes. However, if Graves is unable to secure the waiver, Reps. Rick Crawford (R-Ark.) and David Rouzer (R-N.C.) are strong contenders to assume leadership of the committee. Meanwhile, Rep. Rick Larsen (D-Wash.) is expected to remain the ranking member on the Democratic side. NAHB remains committed to working with the committee to advocate for flexible, cost-effective regulations that support housing affordability and resilience, while avoiding overly burdensome mandates.

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 the WOTUS rule. 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: Republican

The Energy and Commerce Committee is set for new leadership following the retirement of current Chair Cathy McMorris Rodgers (R-Wash.). Rep. Brett Guthrie (R-Ky.) is the frontrunner to assume the gavel, while Reps. Bob Latta (R-Ohio) and Richard Hudson (R-N.C.) remain contenders. Regardless of the final outcome, Republican leadership is expected to focus on reducing regulatory burdens and maintaining state and local authority over energy codes. On the Democratic side, Rep. Frank Pallone (D-N.J.) is likely to continue as ranking member. While Pallone has worked across the aisle on various issues, he has not always supported NAHB's positions on energy codes. NAHB will continue to work with committee leadership to advance energy policies that prioritize housing affordability and preserve local control over the building code adoption process, ensuring that any new regulations are cost-effective and practical for builders and home owners alike.

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: Republican

Rep. Virginia Foxx (R-N.C.) announced earlier this year that she will not seek an additional waiver to helm the House Education and Workforce Committee. Rep. Tim Walberg (R-Mich.) is expected to succeed Foxx, though Rep. Burgess Owens (R-Utah) will also be challenging for the gavel. Either pick will continue Rep. Foxx's robust oversight of Department of Labor activity and support reauthorization of the Workforce Innovation and Opportunity Act. Rep. Bobby Scott (D-Va.) will likely maintain his position as top Democrat on the panel.

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: Republican

Rep. Roger Williams (R-Texas) will likely remain as chairman of the House Small Business Committee and Rep. Nydia Velázquez (D-N.Y.) is expected to stay as ranking member. With both chambers of Congress under GOP control, the two small business committees are 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.

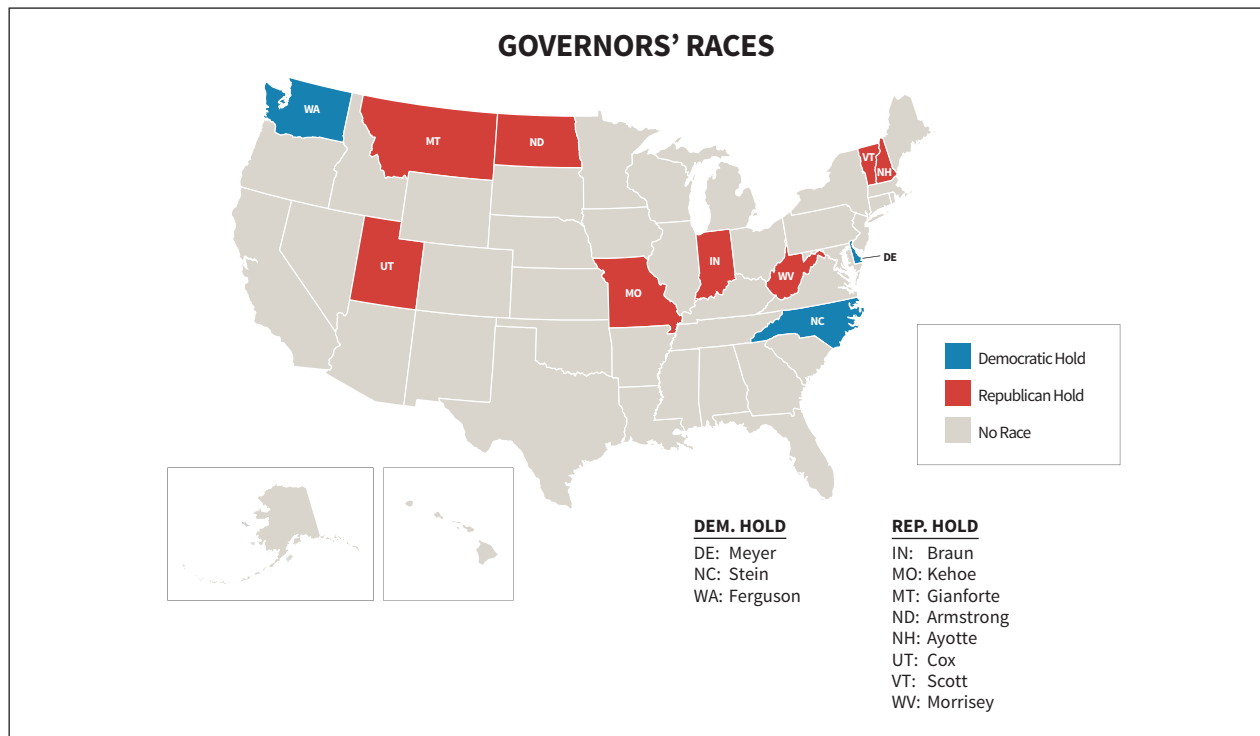
SENATE SMALL BUSINESS & ENTREPRENEURSHIP COMMITTEE

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.



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 passed.

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 passed.