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Issue Highlights



Why Advocacy is So Important

The fact that Indiana today is one of the premier affordable housing markets in the nation has not occurred by accident.

Page 2



Advocacy Beyond the Statehouse

Educating and advocating for housing affordability on behalf of members is a year-round job. Learn what IBA has been working on this summer.

Page 4

IBA Leadership Urges Lawmakers to Act on Housing Affordability

More than 900 business professionals engaged in all facets of residential construction trekked to Capitol Hill on June 12 to call on Congress to ease the chronic headwinds that are fanning the nation's housing affordability crisis and impeding builders from boosting housing production. IBA leadership and members met with both of Indiana's U.S. Senators and six of nine U.S. Representatives during NAHB's D.C. fly-in. During meetings on Capitol Hill, IBA leadership urged Indiana's federal lawmakers to act on three key issues outlined in NAHB's housing plan—adopt reasonable and cost-effective building codes, ease severe shortages of distribution transformers, and promote careers in the skilled trades.

As a result of IBA's meetings, Sen. Mike Braun and Sen. Todd Young, along with a coalition of seven other Republican U.S. Senators are taking aim at energy-efficiency standards for new housing construction, citing the additional costs they would add to the purchase of new homes.

In April, the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Agriculture (USDA) settled on the new standards for the construction of new single-family and multifamily homes, aiming to fulfill a requirement laid out in a 2007 law that directs the departments to adopt the most recently published energy-efficiency standards following reviews by the U.S. Department of Energy (DOE) and HUD itself. The HOUSE Act, sponsored by Senators Braun and Young, would roll back these standards.

"Buying a home is more expensive than ever for Americans," Braun said in a statement. "We shouldn't be making them even more expensive with government mandates that could add as much as \$31,000 to the price of a new home. My bill will repeal this new Biden administration mandate so we can lower the cost of housing for American families."



U.S. Senator Braun meets with IBA leadership.



U.S. Senator Young and IBA leaders discuss housing affordability.

State Awards Over \$50 Million in Loans for Infrastructure to Support Housing

The Indiana Finance Authority (IFA) awarded \$51 million in low-interest loans from the Residential Infrastructure Fund (RIF) to nearly a dozen Hoosier communities to finance public infrastructure projects that will support construction of 2,400 homes.



In 2023, State Representative Doug Miller (R-Elkhart) authored the law creating the Residential Housing Infrastructure Assistance Program, and the Indiana General Assembly provided a \$75M allocation in the state budget over the biennium. "Local communities, especially in rural areas, often struggle to attract new housing developments as the cost to establish critical infrastructure are too great," Miller said. "With this new revolving loan fund, local governments can partner with the state to pay for this infrastructure and attract housing opportunities."

The program requires the IFA to prioritize loan applications from communities with housing-friendly zoning and silos 70% of the funding for those with a population of less than 50,000. In selecting funding recipients, the IFA also prioritized applicants who had either recently completed housing studies or demonstrated a need for more inventory based on job growth. (Cont. on page 3).

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