

The logo for NEMA 100, featuring the word "NEMA" in white with a yellow lightning bolt symbol integrated into the letter "A", followed by the number "100" in yellow.

NEMA100

Housing Affordability, Safety, & Resilience

Todd Sims, Sr. Director, Regulatory &
Industry Affairs, NEMA

May 26, 2026



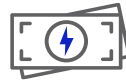


Membership Overview

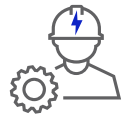
NEMA represents over 300 electrical manufacturers that make safe, reliable, and efficient products and systems.



300+
Member companies



\$334B
Contributed to the U.S. economy



580,000
American jobs directly provided



1%
of U.S. GDP comes from our members

Built Environment



Grid



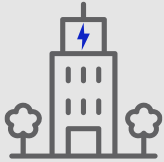
Industrial



Mobility



Strategic Priorities by Sector



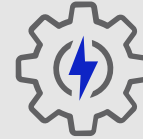
Built Environment

- Develop technical solutions for electrical equipment interoperability challenges
- Support policies for safe, affordable, efficient, and resilient homes
- Partner with stakeholders to enable scalable solutions



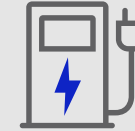
Grid

- Drive policy and commercial support for investment in grid enhancing technologies
- Support deployment of energy management solutions
- Build relationships and dialogue with key utility players



Industrial/Core

- Create and deploy program for advancing investment in smart manufacturing in the context of US manufacturing expansion
- Establish tools for evaluating and addressing supply chain constraints in US electrical manufacturing
- Facilitate NEMA member interests on materials management issues



Mobility

- Advance technology solutions for, adoption of, and recognition of grid benefits to bidirectional power transfer
- Lower barriers to and accelerate deployment of medium and heavy-duty EV fleets
- Focus work in receptive states and regions

Main Drivers of Housing Affordability

Three main contributors to the housing affordability crisis



Land & Labor

Consensus approach to planning & zoning;
sensible immigration reform



Materials

Trade policy reset with consumer affordability focus



Cost of Borrowing

Downward pressure on housing financing

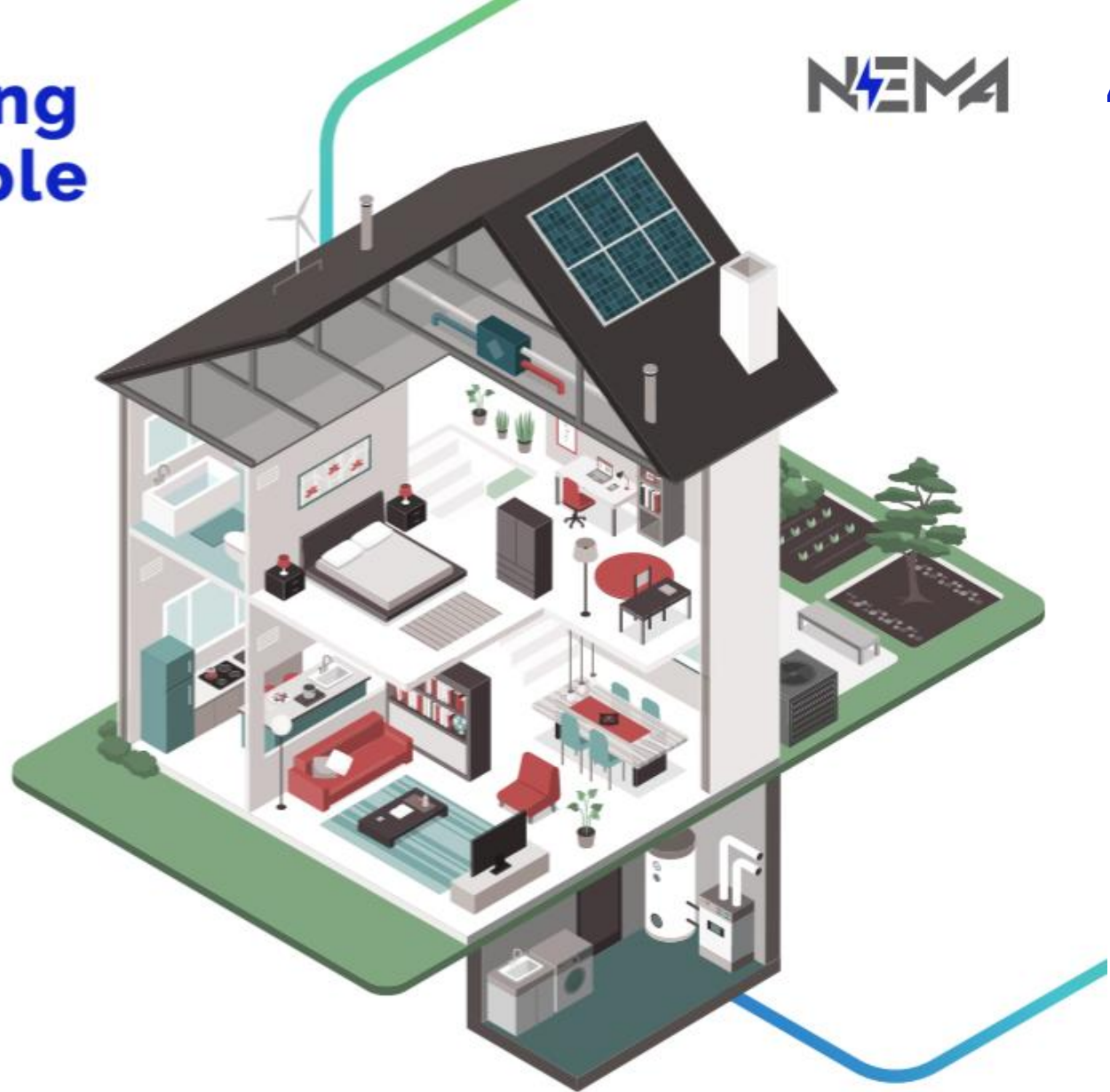
Making Housing More Affordable for Everyone

Electroindustry Principles to Make Homeownership Accessible for All

As a major supplier of the technologies and products used in modern homes, the electroindustry supports practical policies that expand access to housing and lower costs for families.

NEMA's more than 300 member companies manufacture essential products for housing construction that lower costs for builders and homeowners alike, including lighting, fire and life safety systems, wire and cable, and power distribution equipment.

Our policy priorities focus on reducing barriers to building, helping lower housing costs, and expanding access to homeownership for more Americans.



NEMA

EMA100



Boost Housing Supply

NEMA supports sensible zoning reform to increase housing supply. Policies that help boost the number of homes built each year include:

- Expanding access to **Accessory Dwelling Units** (ADUs)
- **Allowing more housing types** in single-family areas, such as duplexes, while respecting historical neighborhood context and maintaining livability
- **Enabling adaptive reuse** of commercial areas for mixed-use and multifamily buildings



Accelerate Conversions

The central cores of many cities are shells of their former selves. Hundreds of thousands of square feet of office space sit vacant. Converting these buildings to housing can help expand supply, ease price pressure, and spur economic activity for local businesses. **The electroindustry supports policies that accelerate office-to-residential conversions**, including:

- Tax incentives
- Expedited permitting
- Technical assistance



Lower the Cost of Goods

Land, labor, and lumber are major drivers of housing costs. **NEMA calls on policymakers** to quickly align U.S. trade and domestic policies with affordability goals, strengthen supply-chain certainty for essential building technologies, and invest in workforce development to grow the skilled trades needed to build and modernize housing.



Protect Energy Affordability and Resilience

Affordability challenges don't end at the closing table: many families struggle to afford monthly utility bills. Reinstating federal tax credits, such as Secs. 45L and 25C, helps homebuilders construct – and homeowners afford – energy-efficient housing. These incentives are a smart investment because energy-efficient homes can lower operating costs and support stronger household finances over time. Additionally, the ENERGY STAR program helps **Americans save roughly \$40 billion annually**. Protecting these tools is critical to keeping housing costs manageable.



Encourage Consistent Code Adoption

Building codes are developed on a three-year cycle through a rigorous stakeholder process. Encouraging states and localities to adopt modern codes on a similar cadence helps builders and contractors plan for changes in materials and practices, reducing cost volatility. And resilience matters: losing a home to an extreme weather event is never affordable — **modern codes can deliver up to \$13 in benefits for every \$1 invested in mitigation**.



	ADOPT CODE	ABOVE CODE	BUILDING RETROFIT	LIFELINE RETROFIT	FEDERAL GRANTS
Overall Benefit-Cost Ratio	11:1	4:1	4:1	4:1	6:1
Cost (\$ billion)	\$1/year	\$4/year	\$520	\$0.6	\$27
Benefit (\$ billion)	\$13/year	\$16/year	\$2200	\$2.5	\$160
Riverine Flood	6:1	5:1	6:1	8:1	7:1
Hurricane Surge	not applicable	7:1	not applicable	not applicable	not applicable
Wind	10:1	5:1	6:1	7:1	5:1
Earthquake	12:1	4:1	13:1	3:1	3:1
Wildland-Urban Interface Fire	not applicable	4:1	2:1	not applicable	3:1



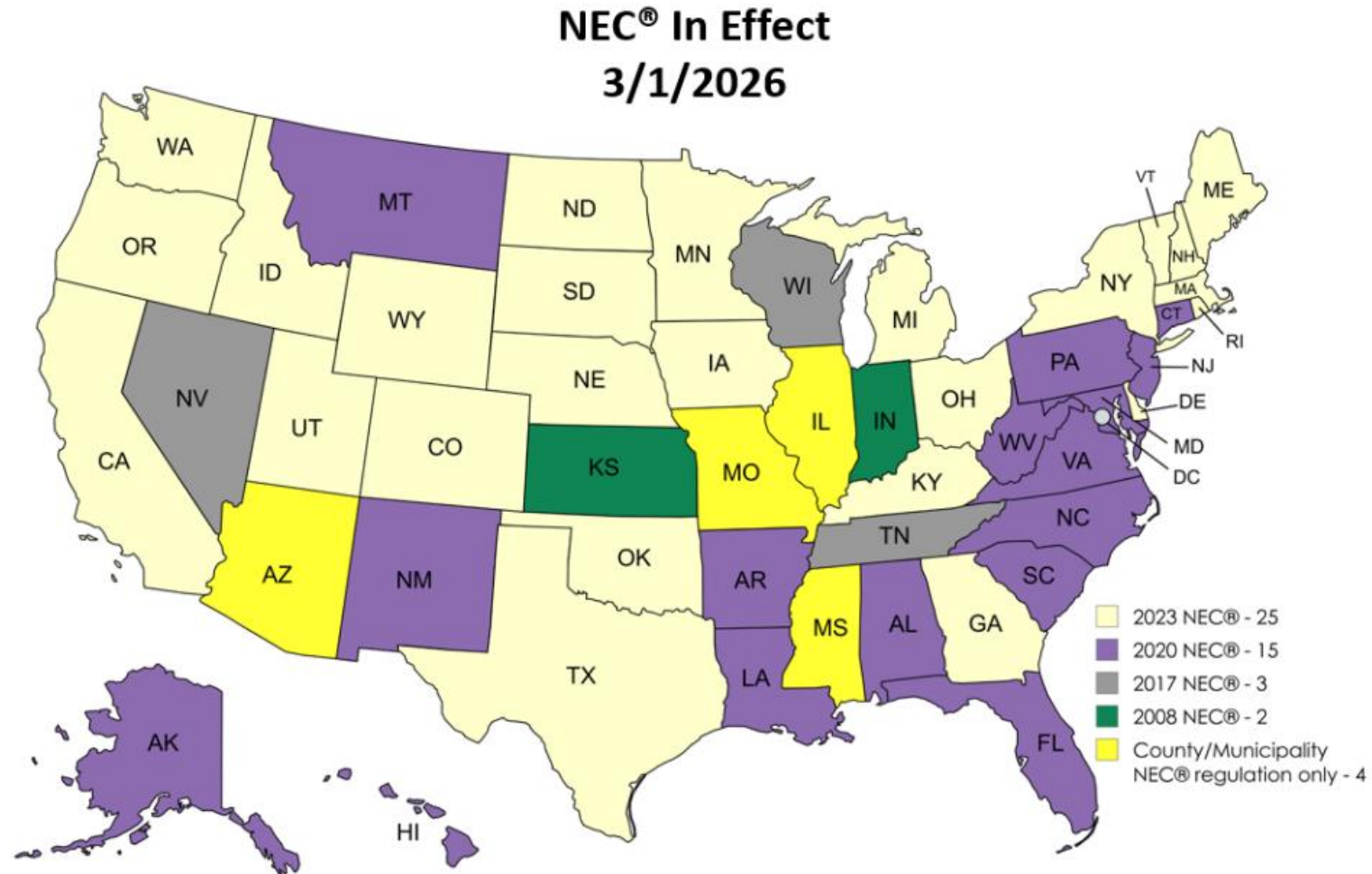
Additional Benefits

Homes built to updated codes come with multiple benefits

- **Insurance**
Can be subject to lower insurance rates
- **Operating Cost**
Lower maintenance & energy costs
- **Resilience**
Improved resilience & passive survivability

National Code Adoption

National Electrical Code adoption landscape



Consistent Code Adoption

Is critical to protecting comprehensive affordability



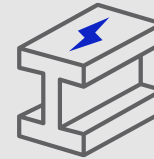
Building Practices

Consistent adoption of updated codes prevents builders from large leaps in materials and building practices



Safety

Modern building codes keep homeowners safe and avoid unexpected out-of-pocket costs



Material Availability

Regionally-consistent code adoption eases access to products and materials

NEMA's Grid Reliability Study

America's electrical system faces dramatic changes over next 25 years

Increased Demand

Electricity demand will grow by more than 55%

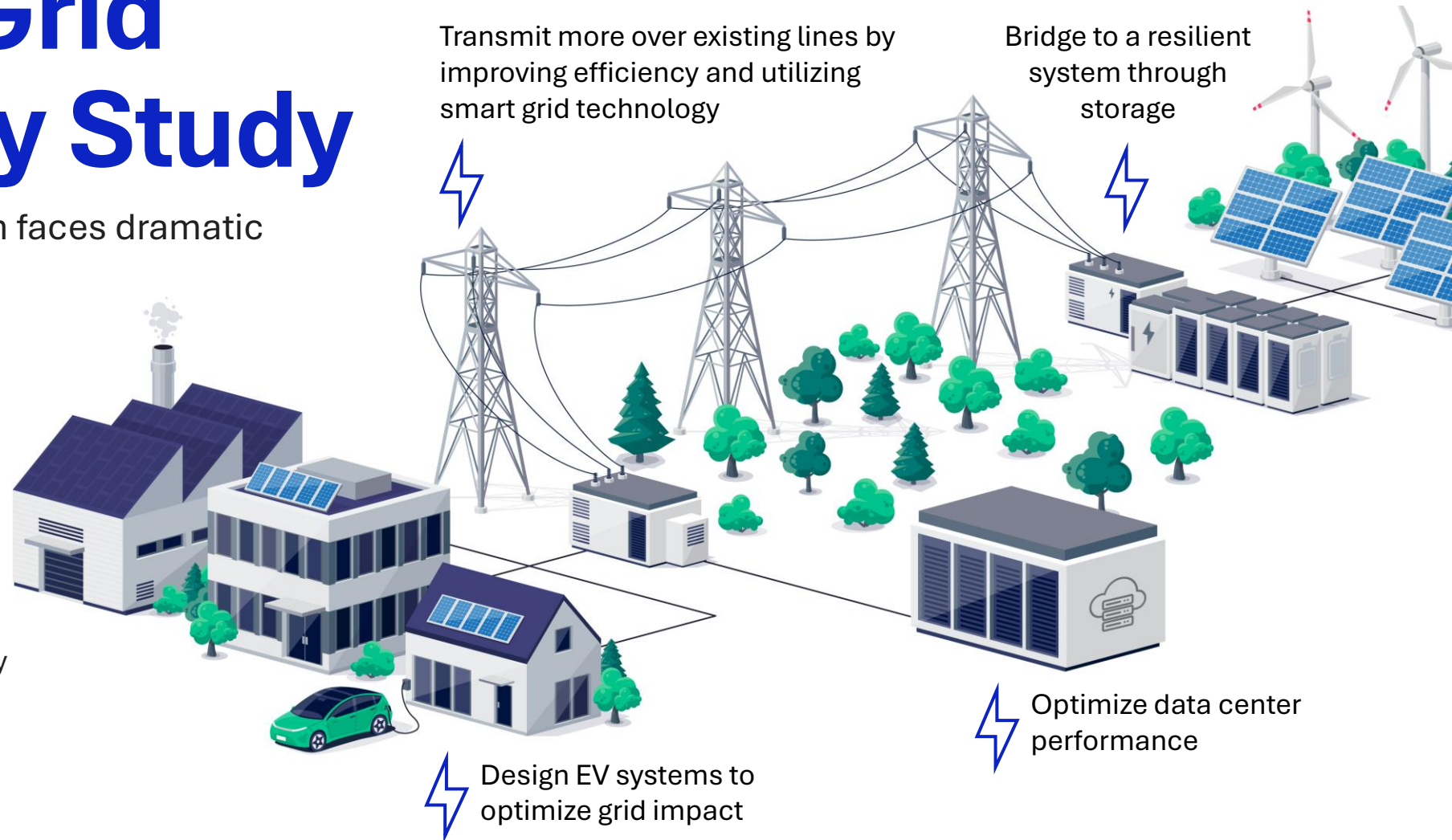
New Policies

Critical new policies and regulatory certainty are needed to deliver a flexible, stable, more resilient grid

Urgent need to invest in technologies to meet coming demand in an all-of-the-above energy ecosystem

Transmit more over existing lines by improving efficiency and utilizing smart grid technology

Bridge to a resilient system through storage

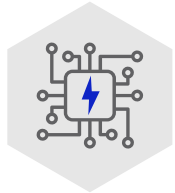


America's electrical system faces dramatic changes over next 25 years



Unprecedented Growth in Electricity Demand Through 2050

Electricity demand will grow >55%



Innovative Technologies Are Essential to Meet Near-Term Demand Surge

Urgent need to invest in technologies to meet coming demand in an all-of-the-above energy ecosystem

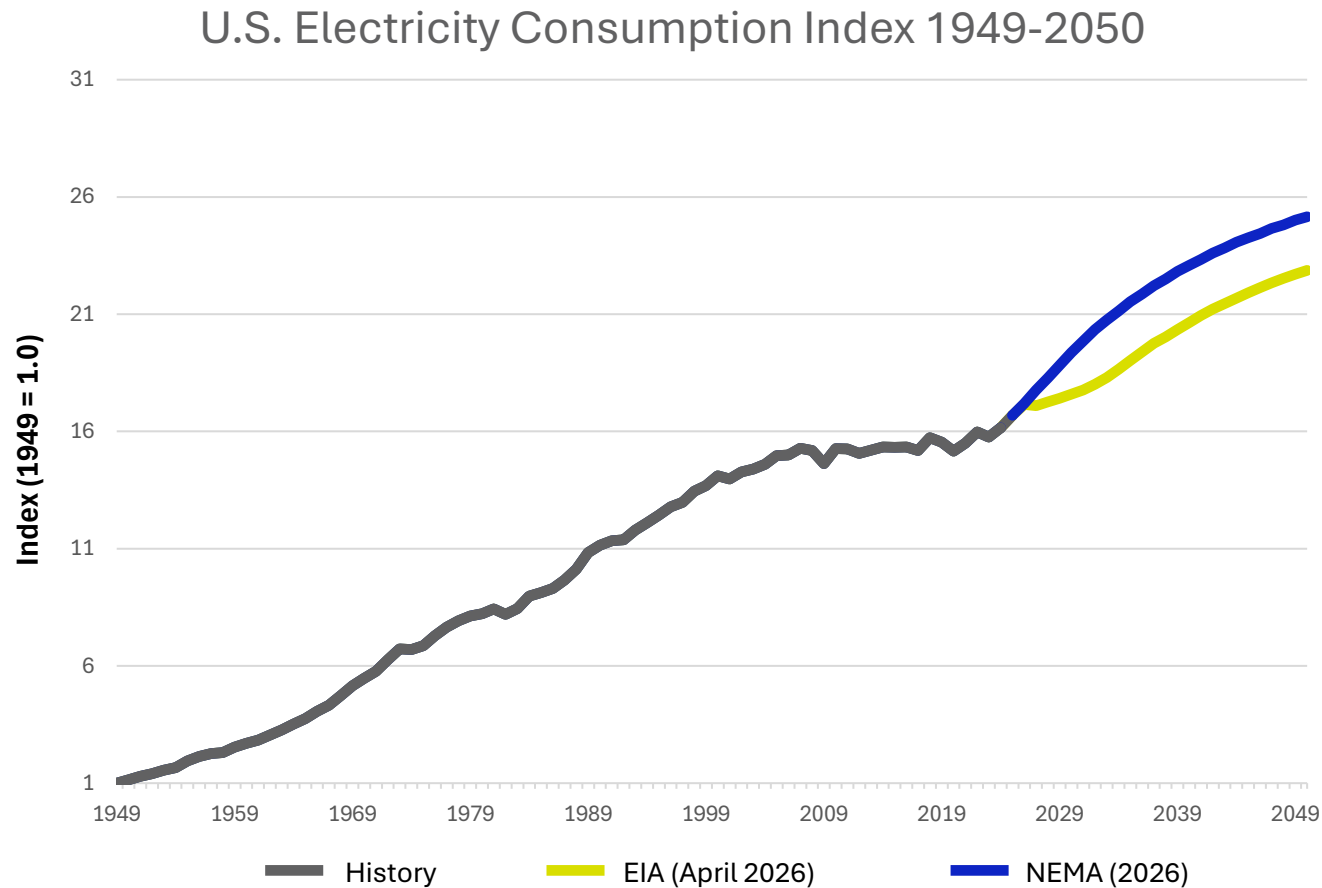


Policy Instruments Must Support America's Energy System

Critical new policies and regulatory certainty needed to deliver a flexible, stable, more resilient grid



Electricity Demand to Rise 55% by 2050



Electricity consumption is projected to grow in unprecedented ways

- **300%** projected growth in data center energy consumption over next 10 years
- **2000%** projected growth in E-mobility power consumption through 2050
- Electricity projected to grow from 18% of final energy delivered to **28% by 2050**

Regionality in generation and consumption adds complexity

- Mid-Atlantic and Texas will see largest **data center** electricity demand growth through 2035
- Northeast and West will experience largest electricity demand growth from **EVs** through 2050
- Storage, wind, and solar generation will increase by **300%**
- Renewables will **exceed 50% of generation** capacity in Western U.S., New York, and Southeast

Adoption of new technologies and supporting policies needed to meet demand growth

Energy efficient homes
were **32% less likely** to
default on mortgages

Money realized from energy savings
were going directly back to mortgage
payments, providing long-term security

A decorative collage of hexagonal shapes in various colors (green, yellow, orange, red, brown) arranged in a honeycomb pattern. Some hexagons contain images of household appliances: a microwave, a washing machine, a dryer, and a radiator. The background is white with a vertical color gradient bar on the left side.

Energy Efficiency & Mortgage Risks

2013 IMT study looked at mortgage risks
of efficient and inefficient homes



Thank You

Todd Sims

*Senior Director, Regulatory & Industry Affairs
Built Environment*

National Electrical Manufacturers Association (NEMA)

todd.sims@nema.org