ROOFING DAY IN DC

2026

April 14-15

Roofing Industry Supports Legislation to Address Affordable Housing Crisis

The roofing industry is an essential $100 billion sector with nearly 1 million employees that is vital to the construction, repair and maintenance of safe and accessible housing across the United States. Unfortunately, our country is facing a shortage of approximately 1.5 million new housing units each year, making it difficult for Americans to purchase homes or afford rent. To help address this problem, we must incentivize the conversion of vacant or underutilized commercial property and the construction and upgrading of residential homes across the country. The roofing industry supports bipartisan legislation to address the housing affordability crisis by increasing the supply of homes and rental units nationwide.

Ask: Co-sponsor the Revitalizing Downtowns and Main Streets Act (H.R. 2410)

- Bipartisan legislation by Reps. Carey (R-Ohio) and Gomez (D-Calif.) providing a federal tax credit to facilitate the conversion of older, underutilized office and other commercial buildings into residential housing.
- Modeled after the Historic Preservation Tax Credit, H.R. 2410 stipulates the credit amount for any taxable year would be 20% of the qualified conversion expenditures with respect to a converted building.
- For difficult development areas, the amount is increased to 30%; for historic preservation conversions in rural areas, the amount is increased to 35% for up to $2 million of the conversion expenditures.
- The legislation ensures converted properties will increase the supply of affordable housing by requiring that during the 30-year period following conversion, no less than 20% of the residential units in the buildings is reserved for individuals with incomes at 80% or less of the area's median income.

Ask: Co-sponsor the Neighborhood Homes Investment Act (H.R. 2854/S. 1686)

- Bipartisan legislation by Reps. Kelly (R-Pa.) and Larson (D-Conn.) and Sens. Young (R-Ind.) and Warner (D-Va.) incentivizes private development of residential homes by creating a federal tax credit that covers the cost between building or renovating a home in qualifying urban and rural areas and the price at which the home can be sold.
- The tax credit covers up to 40% of the cost of building a new home for sale and up to 50% of the cost for rehabilitating owner-occupied homes.
- The federal tax credits are provided by formula to state housing finance agencies, which, in turn, allocate the credits through a competitive application process to "project sponsors," including developers, local governments or financial institutions.
- If selected, the project sponsor has five years to develop or rehabilitate the homes. Investors can claim the credits on a rolling basis after each home is completed, inspected and occupied by an eligible homeowner.
- The bill mandates the sales price of a new home generally cannot exceed four times the area median family income.

For questions, please contact
NRCA's Washington, D.C., office at (202) 546-7584 or (800) 338-5765.