



**Testimony of Bill Owens**

**On Behalf of the  
National Association of Home Builders**

**Before the  
House Small Business Committee**

**Hearing on  
“Building the Future: How Small Home Builders are Closing America's Housing Gap”**

**May 21, 2026**

## **INTRODUCTION**

My name is Bill Owens, and I am a Worthington, Ohio-based, remodeler and home builder with more than 40 years of experience in the residential construction industry. Like many NAHB members, I operate a small business in an industry that is both central to the nation's economic well-being and deeply shaped by public policy. Building housing requires managing complex projects, coordinating specialized trades, navigating multiple layers of approvals and permitting, and securing financing long before a home is completed and sold. Those realities matter because they determine whether housing can be built at the scale—and at the price points—American families need.

NAHB represents more than 140,000 members engaged in building single-family and multifamily housing, remodeling, land development, property management, subcontracting, and light commercial construction. NAHB members construct approximately 80% of all new housing in the United States each year.

The vast majority of NAHB builder members are small businesses. Small builders are essential because we build in markets and at scales that are often underserved by large national firms. We deliver incremental supply in rural communities, small towns, and suburban neighborhoods. We build infill housing, smaller subdivisions, and modest multifamily projects, in addition to large scale subdivisions. Small builders are working to close America's housing gap. But we cannot build our way out of this shortage if costs and delays embedded in the current system continue to rise. My testimony today describes the scope of the housing affordability crisis, explains why the housing shortage persists, and offers practical solutions—many of which are within the oversight interests of the House Small Business Committee.

## **HOUSING AFFORDABILITY IS AT CRISIS LEVELS**

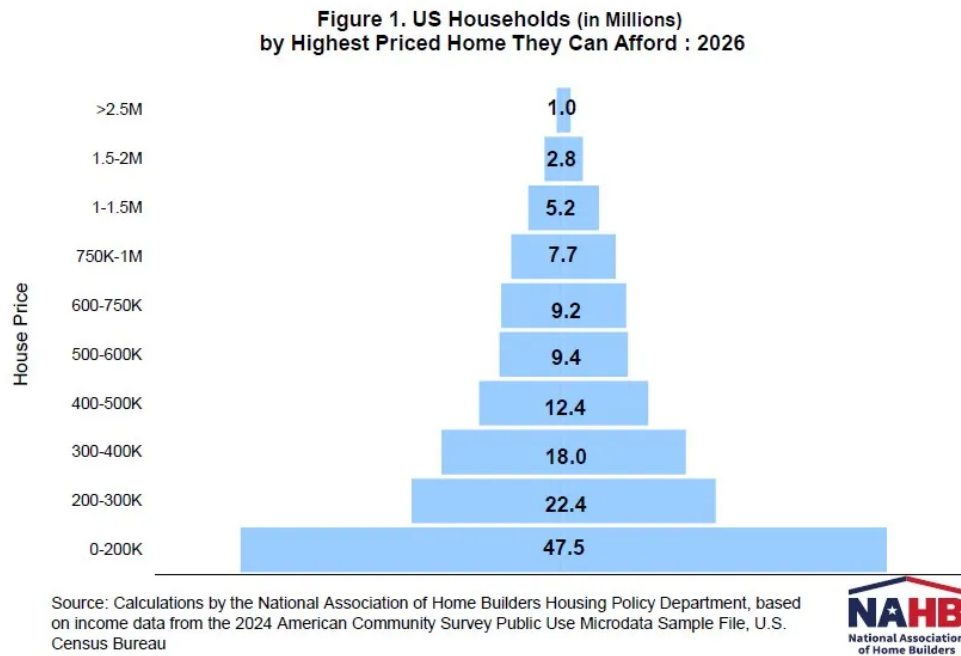
The United States is experiencing a housing affordability crisis that is both severe and structural. At its core, the problem is that the nation is not producing enough housing to meet demand. Over time, this mismatch has driven home prices and rents beyond the reach of a growing share of households.

NAHB estimates that approximately 1.2 million additional housing units are required to close the gap and restore vacancy rates to historical norms. This figure represents NAHB's updated estimate of the structural housing deficit, defined as the cumulative amount of above-equilibrium construction needed to rebalance the market.

Homeowner and rental vacancy rates are key indicators of housing market tightness and future price dynamics. In 2022, U.S. rental vacancy rates fell to 5.1%, the lowest level in decades, underscoring the severity of the post-pandemic housing shortage. By comparison, rental vacancy rates have averaged 6.6% since 2005, when the American Community Survey (ACS) began reporting these data. A surge in multifamily construction in

2024 led to improved rental availability across many metropolitan areas, with the national vacancy rate rising to 5.7% but remaining below the historic norm.

Affordability metrics show how this supply shortage is impacting American families. NAHB’s Cost of Housing Index (CHI) provides a clear snapshot. In the fourth quarter of 2025, CHI results—based on a national median income of \$104,200 and a median new home price of \$405,300—show that a typical family needed to devote 34% of its income to the mortgage payment on a median-priced new home, while a low-income family (earning 50% of area median income) needed 67% of its earnings for the same new home. For existing homes, the burden was similarly severe (34% for typical families and 69% for low-income families). At the metro level, the same CHI report shows that in eight out of 175 markets, typical families were severely cost-burdened (paying more than 50% of income for a median-priced existing home), and in 69 other markets, families were cost-burdened (paying between 31% and 50%).



1

NAHB’s priced-out analysis quantifies how sensitive affordability is to even small increases in construction costs or interest rates. NAHB’s latest estimates show that 65% of U.S. households cannot afford a median-priced new home and that a \$1,000 increase in the median price would price out an additional 156,405 households.<sup>2</sup> These results

<sup>1</sup> <https://eyeonhousing.org/2026/02/affordability-pyramid-shows-over-half-of-u-s-households-cannot-buy-a-300000-home/>

<sup>2</sup> <https://www.nahb.org/news-and-economics/housing-economics/housings-economic-impact/households-priced-out-by-higher-house-prices-and-interest-rates>

underscore why cost drivers that may appear incremental in isolation—fees, delays, compliance obligations—can have enormous downstream impacts on housing access.

The conclusion is straightforward: affordability will not improve in a durable way without increasing the supply of attainable housing, and increasing supply requires reducing the cost of building.

## **WHY IT IS SO COSTLY TO BUILD HOUSING: NAHB'S 5 "L" FRAMEWORK**

NAHB has long described the headwinds driving up the cost of building housing as the “5 L’s”: lending, lots, labor, lumber (materials), and laws (regulation). This framework captures both market conditions and policy-driven constraints. It is also important because it demonstrates why there is no single, simple solution. Housing affordability will not improve if policymakers address only one factor while ignoring the others.

For example, even when mortgage rates stabilize, builders can still be constrained by scarce lots, a shortage of skilled labor, rising input costs, or regulatory delays that extend project timelines and increase financing costs. Likewise, efforts to increase financing availability will not translate into supply if permitting barriers prevent lots from being developed or if compliance burdens raise costs beyond attainable price points.

In the sections below, I will address each of these supply constraints in turn—emphasizing how they uniquely affect small builders and what policy levers can help unlock housing supply.

### **LENDING: FINANCING CONSTRAINTS AND THE IMPORTANCE OF SBA AND COMMUNITY BANK ALIGNMENT**

Access to capital is a fundamental prerequisite for housing production. Residential construction is capital-intensive and front-loaded: builders must finance land acquisition, site development, materials, labor, and subcontractors well before revenue is realized. For small builders with limited balance sheets, access to affordable, flexible credit often determines whether a project can proceed.

Small builders rely heavily on community banks to finance home building and land development activities. Yet credit conditions have remained tight. NAHB's quarterly AD&C Financing Survey reported that credit conditions on loans for residential land acquisition, development, and construction were still tightening in the first quarter of 2026, marking the seventeenth consecutive quarter of negative readings for both NAHB and Federal Reserve measures.<sup>3</sup> Even when contract rates move modestly, the effective cost of credit can remain extremely high because fees and points raise the true borrowing cost for construction loans that are typically short-duration. NAHB's AD&C data show that

---

<sup>3</sup> <https://eyeonhousing.org/2026/05/credit-for-builders-tightens-in-the-first-quarter-but-only-slightly/>

effective interest rates—accounting for points—can reach double-digit levels for key construction loan categories, including speculative and pre-sold single-family construction.

These conditions fall hardest on small builders. Larger firms may have diversified capital sources; small businesses typically do not. When credit is expensive or constrained, small builders reduce starts and inventory, and projects that might otherwise add attainable supply become infeasible.

This is why SBA programs matter. SBA’s 7(a) program is SBA’s primary business loan program and provides loan guarantees that can enable lenders to extend financing that might not otherwise be available, including for working capital, with a maximum loan amount of \$5 million.

NAHB is encouraged by recent SBA efforts to expand builder-relevant financing. In March 2026, SBA highlighted the 7(a) Working Capital Pilot (WCP) Program as a tool for homebuilders, describing project-based lines of credit up to \$5 million that can finance direct project costs such as labor, materials, and subcontractors.<sup>4</sup> SBA described this as flexible project financing intended to help builders break ground sooner, build efficiently, and deliver new homes.

However, SBA loan programs do not always align with the unique realities of residential construction—particularly phased development, cyclical cash flows, and the need for project-based working capital. If SBA programs are to serve as meaningful supply tools, policymakers should continue to expand builder eligibility, increase flexibility in loan structures, reduce administrative burdens, and encourage broader lender participation. This Committee’s focus on small business access to capital is directly relevant to increasing housing supply, because homes cannot be built without financing.

#### LOTS: BUILDABLE LAND CONSTRAINTS AND THE PERSISTENT LOT SHORTAGE

The availability and cost of buildable lots is one of the most significant constraints on housing production. Builders cannot construct homes without lots that are available, financeable, and economically feasible to develop. When lots are scarce, land prices rise, development becomes more difficult, and housing supply becomes less responsive to demand.

NAHB’s research demonstrates that lot shortages remain persistent. In the May 2025 NAHB/Wells Fargo Housing Market Index survey, 64% of single-family builders reported that the supply of lots was low or very low.<sup>5</sup> This level of lot shortage has remained stubbornly elevated over time and is unusually high relative to housing production levels.

---

<sup>4</sup> <https://www.sba.gov/article/2026/03/03/sba-highlights-working-capital-loans-us-homebuilders>

<sup>5</sup> <https://www.nahb.org/blog/2025/09/lot-shortage-continues>

The shortage is most acute for lots in the most desirable locations but remains substantial across other categories as well.

Lot shortages are driven by a combination of factors, including restrictive zoning, impact fees, infrastructure constraints, and local opposition to development. Federal permitting and environmental compliance can also reduce lot availability by adding cost and delay to land development. When approvals are uncertain or slow, carrying costs rise, financing risks increase, and builders—especially small builders—are more likely to step away from parcels.

For small projects, high fixed permitting costs can be especially damaging because those costs cannot be spread across large numbers of homes. Policies that impose disproportionate fixed costs on smaller developments effectively reduce the amount of buildable land and constrain the supply of attainable housing.

#### LABOR: WORKFORCE SHORTAGES AND FEDERAL COMPLIANCE BURDENS THAT SLOW HOUSING PRODUCTION

A persistent shortage of skilled labor continues to be one of the most significant constraints on housing production. Residential construction depends on a wide range of specialized trades—carpenters, electricians, plumbers, equipment operators, and many others. When builders cannot find enough qualified workers, projects take longer to complete, costs rise at each stage of construction, and new housing supply is delayed or reduced. Congress can take several steps to curb the labor shortage in the home building workforce.

First, Congress must pass the CONSTRUCTS Act (H.R. 1055/S. 189). Americans need to extinguish the stigma that four-year, post-secondary educations are the only pathway to economic success. Trades education pursued through specialty schools and community colleges can and do lead to financially lucrative and rewarding careers. The CONSTRUCTS Act is bipartisan, bicameral legislation that ensures trade schools and community colleges who are training the next generation of workers for the home building industry have the resources they need to entice, train and deliver prepared and capable workers for the industry.

Second, Congress must invest in the Job Corps program and preserve workforce development grants within the Department of Labor's (DOL) Employment and Training Administration (ETA). Since 1964, Job Corps has provided vocational training and education for students 16-24 years old who would otherwise have few career prospects. Job Corps has been particularly successful in providing students with the expertise needed to succeed in several home building-related trades. Likewise, workforce development funding opportunities administered by the ETA, like YouthBuild and Strengthening Community Colleges Training Grants, provide grantees with exposure to career pathways

in the home building industry. Funding for both Job Corps and the ETA's workforce development grants has been threatened over several appropriations cycles and Congress must be prepared to preserve and defend the immense value they provide to our nation's economy and small businesses.

Third, Congress should ensure that lawful pathways to work in the U.S. are efficient and accessible to both those seeking to work in the U.S. from abroad and the domestic employers seeking that labor. Our existing nonimmigrant visa system is backlogged, under-resourced and unable to match industry demand. Solutions like the Essential Workers for Economic Advancement Act (H.R. 5494) create a market-based visa system that adequately reflects the workforce needs of small and medium-size businesses and eliminates the uneven advantage created by a cap-based system like the H-2B visa. Absent any advancement on visa reform, Congress must seriously consider taking up comprehensive immigration reform, like the DIGNITY Act (H.R. 4393), which ensures strong border security, employment verification measures, funds domestic workforce training and addresses the undocumented population in the U.S.

Congress can help address the labor shortage by supporting policies that expand the skilled workforce pipeline, improve training pathways into the trades, and encourage programs that connect workers with careers in residential construction. Housing cannot be imported; it must be built locally. The nation's ability to increase housing supply therefore depends on ensuring that builders can hire and retain a robust construction workforce.

At the same time, small builders face growing labor-related compliance burdens. A prominent example is OSHA's injury and illness recordkeeping and electronic submission regime.

OSHA requires employers to record and retain information on work-related injuries and illnesses using OSHA recordkeeping forms, and, for covered establishments, to electronically submit injury and illness data annually through OSHA's Injury Tracking Application (ITA). Employers must submit summary information from OSHA Form 300A under specified coverage thresholds, and certain establishments must also submit case-level information from OSHA Forms 300 and 301 annually.

This electronic submission framework has changed repeatedly over the last decade, producing confusion and uncertainty for regulated entities. OSHA finalized a rule in 2016 to require electronic submission and indicated an intention to make portions of the submitted data publicly available. In 2019, OSHA issued a final rule rescinding the requirement that certain large establishments submit Forms 300 and 301—explicitly citing worker privacy concerns and the risk of public disclosure—while continuing annual submission of Form 300A and addressing Employer Identification Number (EIN) submission.

In 2023, OSHA finalized a rule again expanding annual electronic submission requirements to require certain establishments with 100 or more employees in designated industries to submit information from Forms 300 and 301 annually, in addition to continuing Form 300A submissions.

These multiple iterations have created real compliance burdens for small entities and have heightened concerns about the collection and disclosure of sensitive information. OSHA's electronic reporting system collects establishment-level identifiers—including EIN—and establishment summary fields such as annual average employment and total hours worked, which OSHA requires employers to enter as part of completing the annual summary. OSHA's data dictionaries for ITA submissions reflect that ITA summary data include EIN, annual average employees, and total hours worked, among other establishment identifiers.

Beyond those establishment-level metrics, the case-level reporting regime necessarily includes detailed incident information, because the purpose of Forms 300 and 301 is to capture case-specific injury and illness data. OSHA's recordkeeping and electronic reporting framework therefore creates heightened risks that sensitive information could be subject to public disclosure or re-identification—risks that can be particularly acute for small employers and their employees. OSHA's 2019 final rule justified rescinding certain case-level submission requirements as a means “to protect worker privacy,” citing the sensitivity of information in these records and the risk of public disclosure.

NAHB supports worker safety and believes injury and illness data can play a role in identifying hazards. Repeated rule changes, the continuing expansion of electronic submission requirements, the compliance burden associated with annual electronic reporting, and the public-release posture for sensitive datasets have become a mess for small entities. At a minimum, OSHA should consolidate and stabilize its recordkeeping submission requirements in a single, clear framework that eases compliance and limits unnecessary collection or disclosure of sensitive information while still meeting statutory objectives.

In addition to OSHA recordkeeping, prevailing wage and related compliance rules can increase costs and administrative burdens that directly affect housing affordability—particularly for multifamily projects. The Davis-Bacon Act establishes wage rates for a given area for construction projects receiving public funds, among other requirements. In the home building industry, Davis-Bacon and its Related Acts (DBRA) primarily affect multifamily builders participating in certain U.S. Department of Housing and Urban Development (HUD) and Federal Housing Administration (FHA) multifamily mortgage insurance programs.

To administer Davis-Bacon, the Department of Labor computes trade-specific wage rates it determines to prevail in a certain area for a certain construction type. Concerns about

the Davis-Bacon wage determination process have been longstanding, and the Government Accountability Office has identified methodological issues in the Davis-Bacon wage survey process, including concerns regarding timeliness and representativeness.<sup>6</sup> These methodological weaknesses can have inflationary effects and create uncertainty for project underwriting and financing.

NAHB is particularly concerned that current wage determination and classification practices can create unpredictable and burdensome administrative issues for HUD-backed multifamily development. When classification questions are resolved late in underwriting, borrowers and lenders may be forced to rework deals under tight timeframes or, in some cases, to walk away from transactions. These administrative uncertainties and compliance burdens reduce the usefulness of HUD and FHA multifamily tools for affordable housing production—undermining a central policy objective at a time when the nation needs more attainable rental housing.

Finally, OSHA’s proposed Heat Injury and Illness Prevention standard underscores the same theme: small builders support worker safety, but one-size-fits-all federal standards that do not account for the unique and variable conditions on residential jobsites risk creating compliance burdens that ultimately slow housing development and reduce supply.

Taken together, workforce shortages and labor-related compliance burdens—particularly those that disproportionately impact small firms—are directly linked to housing affordability. Congress can help by supporting workforce training pipelines and by exercising oversight to ensure that federal labor and safety rules are stable, practical, and appropriately tailored, so that they advance worker protections without unnecessarily constraining the production of attainable housing.

#### LUMBER AND MATERIALS: ELEVATED INPUT COSTS CONTINUE TO PRESSURE HOUSING AFFORDABILITY

Material costs remain a major driver of housing affordability. Even modest increases in materials can have significant effects when combined with labor shortages, regulatory

---

<sup>6</sup> U.S. Gen. Acct. Off., HRD-79-18, Report of the Comptroller General to the Congress of the United States, *The Davis-Bacon Act Should be Repealed* (1979).  
U.S. Gen. Acct. Off., GAO/HEHS-96-116, *Davis-Bacon Act: Process Changes Could Address Vulnerability to Use of Inaccurate Data in Setting Prevailing Wage Rates* (1996).  
U.S. Gen. Acct. Off., GAO/HEHS-96-130, *Davis-Bacon Act: Process Changes Could Raise Confidence That Wage Rates Are Based on Accurate Data* (1996).  
U.S. Gov’t Accountability Off., GAO-11-152, *Methodological Changes Needed to Improve Wage Survey* (2011).  
U.S. Gov’t Accountability Off., GAO-10-383, *Recovery Act: Project Selection and Starts are Influenced by Certain Federal Requirements and Other Factors* (2011).  
U.S. Gov’t Accountability Off., GAO-11-486T, *Davis Bacon Act: Methodological Expertise Critical for Improving Survey Quality* (2011).

delays, and high financing costs. When material prices rise rapidly, the impact is immediate and often decisive for attainable projects.

NAHB's economic research shows that residential construction inputs have been rising in 2026. In April 2026, NAHB reported that the price index for inputs to new residential construction rose 1.3% in April and was up 5.9% from a year earlier.<sup>7</sup> NAHB's analysis also found that energy input prices rose sharply and were substantially higher year-over-year, and that building material prices (excluding energy) rose at their highest yearly rate in three years.

#### LAWS (REGULATION): REGULATORY COSTS OPERATE AS A "HIDDEN TAX" ON HOUSING

Regulatory burdens are among the most significant—and most directly policy-addressable—drivers of housing costs. NAHB has consistently testified that residential construction is one of the most heavily regulated industries in the nation and that regulatory costs directly and negatively affect housing affordability.

NAHB's 2021 regulatory cost study provides a comprehensive estimate of how regulation contributes to the final price of a new home.<sup>8</sup> The study found that regulations imposed at all levels of government account for \$93,870 of the final price of a new single-family home built for sale—23.8% of the average sales price used in the study. The study, which is scheduled to be updated in the coming weeks and likely to reflect a growing regulatory burden, also broke down regulatory costs between development and construction phases, estimating \$41,330 attributable to regulation during development and \$52,540 attributable to regulation during construction. This study does not argue that all regulation should be eliminated; rather, it provides a numerical estimate of the aggregate regulatory costs embedded in housing prices, which is essential when evaluating policies that may further increase costs.

For multifamily development, regulatory burdens are even larger. NAHB and the National Multifamily Housing Council found that regulations account for an average of 40.6% of multifamily development costs. That research also found that 74.5% of developers encountered NIMBY opposition, which added an average 5.6% to total development costs and delayed completion by an average of 7.4 months. These costs and delays reduce supply in precisely the markets that need it most.<sup>9</sup>

Regulations surrounding land development are among the most significant barriers to building that uniquely impact smaller builders. A key example is the Clean Water Act's

---

<sup>7</sup> <https://www.nahb.org/blog/2026/05/building-material-price-inflation-april-2026>

<sup>8</sup> <https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics-plus/special-studies/2021/special-study-government-regulation-in-the-price-of-a-new-home-may-2021.pdf?rev=29975254e5d5423791d6b3558881227b>

<sup>9</sup> <https://www.nmhc.org/globalassets/research--insight/research-reports/cost-of-regulations/2022-nahb-nmhc-cost-of-regulations-report.pdf>

(CWA) Section 404 permitting process, which governs impacts to federally regulated wetlands. Under current practice, projects with more than a half-acre of impacts to jurisdictional wetlands typically must obtain an individual permit from the U.S. Army Corps of Engineers, rather than qualifying for a streamlined and less expensive nationwide permit.

Individual permits are extremely costly and time-consuming. On average, they cost approximately \$470,000 and take 788 days to obtain. For small builders and developers—particularly those working on modest projects intended to deliver attainable housing—these costs and timelines can be prohibitive.

Nationwide permits are significantly less burdensome, with average costs of approximately \$50,000 and timelines of roughly 313 days. Expanding access to this pathway would reduce costs and uncertainty for smaller projects, enabling more housing production.

The Army Corps is currently reviewing the half-acre permitting threshold, which would allow more projects to qualify for the nationwide permit. NAHB supports increasing the acreage limit for nationwide permits to one acre. This recommendation reflects both historical precedent and practical realities. When the nationwide permit program was first established in the late 1970s, there were no acreage limits. By the 1980s, the Corps had established a 10-acre limit for certain routine impacts, which was subsequently reduced over time—to one acre in the 1990s and then to one-half acre in 2007, where it remains today. For small builders, the difference between a \$50,000 permit and a \$470,000 permit is often the difference between a project moving forward or not. Current thresholds reduce the number of buildable lots nationwide and constrain housing supply.

Compensatory mitigation requirements for wetland impacts present an additional challenge. These requirements—intended to offset unavoidable impacts—often involve purchasing mitigation credits, which can exceed \$165,000 per acre depending on the market. For smaller builders, these costs can quickly render projects infeasible, further reducing the supply of buildable lots and limiting the production of new housing.

NAHB supports targeted reforms in this area, including increasing acreage thresholds for nationwide permits and improving the availability and affordability of mitigation options. This includes streamlining approval timelines for mitigation banks and in-lieu fee programs, which would help expand credit supply and reduce costs.

Finally, NAHB appreciates the leadership of the Small Business Administration's Office of Advocacy in this rulemaking. The Office of Advocacy's recommendations—to increase acreage eligibility thresholds and extend grandfathering provisions—closely align with NAHB's proposals and would help ensure that small builders can access workable permitting pathways under the Clean Water Act.

Regulatory burdens matter because housing demand is highly sensitive to price changes and delays. NAHB's priced-out analysis demonstrates that incremental price increases push large numbers of households out of the market. When regulations add tens of thousands of dollars to the cost of a home or represent large shares of development costs, the result is fewer homes and apartments built, higher prices, and less attainable housing.

## **BROADER MARKET INDICATORS CONFIRM THIS IS A SUPPLY-DRIVEN PROBLEM**

NAHB's research consistently points to undersupply as the central driver of today's affordability crisis. Vacancy rates remain historically low, reflecting structural imbalance. Shelter costs continue to be a prominent contributor to inflation, which reinforces that housing is a persistent cost-of-living driver rather than a short-term fluctuation.

NAHB's 2026 housing outlook emphasizes that the best way to ease the affordability crisis is for policymakers to remove barriers that hinder builders from building more homes and apartments, and it highlights that persistent labor shortages and elevated material costs remain key headwinds. Builder sentiment data also reflect that affordability constraints remain binding—builders are relying on incentives and price reductions while the HMI remains below neutral.

NAHB appreciates recent congressional efforts to advance overwhelmingly popular supply-focused housing legislation. The House amendment to the 21st Century ROAD to Housing Act that was spearheaded by House Financial Services Chairman French Hill and Ranking Member Maxine Waters makes three key improvements.

First, it removes the forced sale of purpose-built single-family homes. This controversial forced-sale provision of single-family rental homes within seven years threatened to reduce the supply of rental housing anywhere from 40,000 to 72,000 units annually, according to estimates by NAHB and the Urban Institute. Mandating forced sales would have an overall negative impact on housing affordability.

Second, it increases and indexes multifamily loan limits. FHA-insured multifamily loan limits have remained static for 12 years and do not reflect market conditions. Increasing multifamily loan limits and indexing them for future gains aligns with real construction costs and helps stimulate new apartment development.

Finally, it provides meaningful relief to community banks. NAHB members rely on community banks for financing residential construction projects. Unfortunately, there are fewer community banks operating on Main Street, limiting options in the market for favorable financing. An amended provision to the bill offers constructive and meaningful relief for community banks, which will strengthen these institutions to provide more credit for housing.

The amended legislation also includes several additional measures to help increase housing production, including HOME program reforms, point-access buildings, publicly owned land database, and USDA environmental review exemption for certain infill projects.

These approaches align with NAHB's central message: increasing supply is essential, and supply increases when policymakers remove barriers and improve the cost structure of residential construction.

## **CONCLUSION**

The housing affordability crisis is one of the most pressing economic challenges facing the nation. It is rooted in a structural supply shortage that NAHB estimates at approximately 1.2 million units. Affordability metrics show that typical families must devote more than one-third of income to mortgage payments, while low-income households face even more severe burdens. NAHB's priced-out analysis shows that even modest price or interest-rate increases price out large numbers of households. Builder sentiment remains weak because affordability constraints prevent demand from translating into sustainable production.

Small home builders are uniquely positioned to help close the housing gap. We deliver incremental supply in local markets and build attainable housing where feasible. But we cannot close the gap if costs and delays continue to rise across financing, lots, labor, materials, and regulations.

Congress can help by pursuing comprehensive, supply-focused reforms that improve access to capital (including through SBA program alignment), strengthen workforce pipelines, expand the availability of buildable lots, reduce material cost pressures where possible, and—most importantly—reduce unnecessary regulatory costs and permitting delays that act as a hidden tax on housing. NAHB stands ready to work with this Committee and Congress to advance these goals and help restore attainable housing and the American Dream for families across the country.

Thank you for the opportunity to testify. I look forward to your questions.