National Association of Home Builders

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Government Affairs

Lake A. Coulson
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The Honorable Bruce Westerman
Chairman
Committee on Natural Resources
1324 Longworth House Office Building
Washington, D.C. 20515

The Honorable Jared Huffman
Ranking Member
Committee on Natural Resources
1324 Longworth House Office Building
Washington, D.C. 20515

Dear Chairman Westerman and Ranking Member Huffman,

On behalf of the more than 140,000 members of the National Association of Home Builders (NAHB), I am writing to express our support for H.R. 4776, the Standardizing Permitting and Expediting Economic Development (SPEED) Act. Addressing the challenging permitting regime for housing must be part of comprehensive permitting reform, and this bill is a positive step towards reducing regulatory barriers.

On average, regulations from all levels of government now account for over 40% of a typical multifamily development's cost. Multifamily developments constructed or renovated with federal funds currently incur environmental review under the National Environmental Policy Act (NEPA). By clarifying that federal funding alone is not sufficient to constitute a "major Federal action" under NEPA, the SPEED Act will ensure that builders leveraging federal grants, loans, and loan insurance to construct or renovate multifamily housing are not hindered by lengthy reviews for developments that lack a federal nexus.

The lack of housing supply requires government action at all levels to address the key factors driving cost increases. NAHB welcomes Chairman Westerman and Congressman Golden's bipartisan work on the SPEED Act, which takes a key step towards reducing barriers to building. We look forward to the Committee reporting the SPEED Act favorably to the House for further consideration.

Thank you for considering our views.

Sincerely,

Lake A. Coulson

CC The Honorable Jared Golden, U.S. House of Representatives, Maine