



1201 15th Street NW
Washington, DC 20005

T 800 368 5242
F 202 266 8400

www.nahb.org

Lake A. Coulson
Senior Vice President & Chief Lobbyist

December 16, 2025

The Honorable Mike Johnson
Speaker
United States House of Representatives
Washington, D.C. 20515

Dear Speaker Johnson,

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. NAHB respectfully urges passage on the House floor.

Thank you for considering our views.

Sincerely,

A handwritten signature in black ink, appearing to read "Lake A. Coulson".

Lake A. Coulson