

April 27, 2022

The President of the United States The White House 1600 Pennsylvania Avenue, N.W. Washington, D.C. 20500

Dear Mr. President:

On behalf of the 140,000 members of the National Association of Home Builders (NAHB), we are writing to urge the White House to take immediate action as the housing market is reaching an inflection point that threatens to derail the current housing and economic expansion.

An unexpectedly quick rise in interest rates, rising home prices and rents, and escalating lumber and material costs have significantly decreased housing affordability conditions, particularly for entry-level buyers and renters. A shortage of entry-level housing has strong implications for the wealth, health and stability of American communities.

Despite low existing inventory, builders across the nation are reporting that current sales conditions on the NAHB/Wells Fargo Housing Market Index declined to a five-month low as a sharp jump in mortgage rates and persistent supply chain disruptions continue to unsettle the housing market. More ominously, single-family builder future sales expectations posted a large decline in March, falling to their lowest level since June 2020. Mortgage interest rates have surged more than 1.9 percentage points since the start of the year and currently stand at 5%, the highest level in more than a decade, according to Freddie Mac. Together, these economic factors have put the housing market under extreme duress.

Further exacerbating affordability woes is the unprecedented volatility in lumber prices that has raised the cost of a typical single-family home by more than \$18,600 since last August. Tariffs on Canadian lumber shipments into the U.S. are further fueling this price volatility and acting as a tax on American home buyers at a time when housing affordability is already at a more than 10-year low. This is why we are asking you to suspend tariffs on Canadian lumber imports into the U.S.

Federal regulatory reform is another area that must be addressed to ease housing affordability woes. Reducing burdensome regulations that account for nearly 25% of the price of building a single-family home and more than 30% of the cost of a typical multifamily development will provide more homeownership and rental housing opportunities for all Americans.

The White House has moved aggressively to rein in inflation by acting to ease energy costs by tapping the Strategic Petroleum Reserve and allowing a blend of ethanol fuel to be sold this summer. Your administration has also moved to eliminate steel and aluminum tariffs from the United Kingdom to ease upward pressure on prices and spur economic growth.

This same sense of urgency must be focused on the housing sector, an industry that accounts for more than 15% of the nation's gross domestic product. If the housing sector falters, the economy will surely follow. An important first step to address housing affordability challenges in this current high-inflation environment would be to immediately suspend tariffs on softwood lumber imports from Canada and to move quickly to enter into negotiations with Canada to pursue a new, long-term softwood lumber agreement. Few things would have a

more immediate impact on lumber markets than a swift resolution to America's ongoing trade dispute with Canada over softwood lumber. And seeking immediate remedies to lumber and building material supply chain bottlenecks will lower construction costs and increase production of badly needed affordable housing.

As monetary policy tightens to combat the elevated pace of inflation, regulatory and economic policy should complement these changes by addressing ongoing supply-side economic problems. Keeping housing in the national forefront and addressing these critical housing affordability issues will reduce the risk of recession and help the residential construction industry to lead the economy forward.

Thank you for considering our views on this urgent matter.

Sincerely,

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Lenox Homes Lafayette, CA - California **Daniel Gehman** 

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LENNAR

San Ramon, CA - California

Mark Cooper

H&D Electric, Inc

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Mark Rome

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Landsea Homes

San Ramon, CA - California

Mark Boud

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Mark Sherlock

Thomas James Homes

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Anaheim, CA - California

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**Builders Concrete** 

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CityMark

San Diego, CA - California

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vandertoolen associates

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Marshall Torre

SummerHill Homes

San Ramon, CA - California

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Chaparro & Associates, Berkshire Hathaway HomeServices San Diego, CA - California

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BIA

San Diego, CA - California

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Ponderosa Homes II, Inc. Pleasanton, CA - California Melissa Chatterton

Shea Homes Lafayette, CA - California Melissa Auten

Unscripted interior Design Santa Ana, CA - California

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New Homes Media Sacramento, CA - California Midge Levine

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Williams Homes Roseville, CA - California Mitchell Young Meritage Homes

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West Sacramento, CA - California

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Nancy Cherneski

MonteVista Homes

Modesto, CA - California

West-Cal Concrete, Inc.

Sacramento, CA - California

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Pleasanton, CA - California

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Elite Drywall

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EYE4DETAIL

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5 Star Roofing & Home Improvement (5 Star Home Improve

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Wayne Anthony Custom Homes Monument, CO - Colorado

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**Dream Finders Homes** 

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Longmont, CO - Colorado

Derek Peterson

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Don Sather

BigHorn Hardware and Supplies

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Sopris Homes Boulder, CO - Colorado John Crowell

Renaissance Homes Littleton, CO - Colorado

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Taylor Morrison Las Vegas, NV - Nevada Dennis Bradley

Landpro Associates Inc. Reno. NV - Nevada **Desiree Hughes** 

Taylor Morrison Homes
Lv. NV - Nevada

**Devin Jones** 

NRC Concrete Las Vegas, NV - Nevada Diane Burrier

Tri Pointe Homes Las Vegas, NV - Nevada Dillon Pillman

Taylor Morrison Las Vegas, NV - Nevada

**Don Denton** 

DENTON CABINET Reno, NV - Nevada Donald Gibson

Civil Werx Las Vegas, NV - Nevada **Donna Mitchell-Girnus** 

Tripointehomes

Henderson, NV - Nevada

Donna Oconnell

Toll Brothers Reno, NV - Nevada **Doris Morin** 

NAHB

Las Vegas, NV - Nevada

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Tri Pointe Homes Las Vegas, NV - Nevada

Doug D'alessandro

DHI Mortgage Henderson, NV - Nevada **Dustin Ellis** 

Tri Pointe Homes Las Vegas, NV - Nevada **Dylan Long** 

KB Home

Las Vegas, NV - Nevada

Dylan Russ

Blue Heron Las Vegas, NV - Nevada Edgar Grajeda

TriPointe

Henderson, NV - Nevada

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D.R. Horton Homes Henderson, NV - Nevada

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Paragon Life Builders Las Vegas, NV - Nevada Erica Gonzalez

Taylor Morrison Las Vegas, NV - Nevada Erica Morales

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Tri Pointe Homes Las Vegas, NV - Nevada Erig Landin

Tripointe

Henderson, NV - Nevada

Erin Scott

Tri Pointe Homes Las Vegas, NV - Nevada

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D.R. Horton Henderson, NV - Nevada **Foster Griffith** 

Tri Pointe homes

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Las Vegas, NV - Nevada

Frank Wyatt

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Freddy Carrillo

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Blue Heron Las Vegas, NV - Nevada **Gregory Peek** 

ERGS Properties Reno. NV - Nevada

**Hector Soto** 

Signature Homes North Las Vegas, NV - Nevada Heidi Opitz

Taylor Morrison Las Vegas, NV - Nevada **Hilary Crawford** 

Taylor Morrison Las Vegas, NV - Nevada

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KB Home

Las Vegas, NV - Nevada

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Tri Pointe Homes Jean, NV - Nevada

James Hamlin

Desert Wind Homes Reno, NV - Nevada James Ronan

KB Home Las Vegas Division Henderson, NV - Nevada James Johnson

TMC

Reno, NV - Nevada

James Gomez

Taylor Morrison

Las Vegas, NV - Nevada

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Jason Giffen

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Desert Wind Homes

Sparks, NV - Nevada

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Las Vegas, NV - Nevada

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Henderson, NV - Nevada

Jerry Stidham

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kb Home

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Julie Barraza

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3

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Tri Pointe Homes

Las Vegas, NV - Nevada

Justin Bozarth

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