



National Association of Home Builders

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July 9, 2014

The Honorable John Carney
U.S. House of Representatives
1406 Longworth House Office Building
Washington, DC 20515

The Honorable John Delaney
U.S. House of Representatives
1632 Longworth House Office Building
Washington, DC 20515

The Honorable Jim Himes
U.S. House of Representatives
119 Cannon House Office Building
Washington, DC 20515

Dear Representatives Carney, Delaney and Himes:

On behalf of the 140,000 members of the National Association of Home Builders (NAHB), thank you for introducing the *Partnership to Strengthen Homeownership Act of 2014*. NAHB is a strong proponent of comprehensive housing finance reform, and we greatly appreciate your efforts to advance this debate by offering another legislative option that both protects the American taxpayer and provides a federal guarantee of the conventional mortgage market.

The *Partnership to Strengthen Homeownership Act* reflects many of the principles NAHB is advocating for as part of housing finance reform. By establishing an insurance program through Ginnie Mae that would guarantee both single and multifamily mortgages, your legislation represents a thoughtful approach to preserving the federal support necessary for the reliable and adequate flow of affordable housing credit in all economic conditions. NAHB strongly believes that federal support is particularly important to the continued availability of an affordable 30-year fixed-rate mortgage, which has been a staple of the housing finance system since the 1930s. We appreciate your efforts to find a middle-ground in this complex debate, and look forward to working with you in the coming weeks and months to realize the goal of housing finance reform.

The recovery of the housing market, and the national economy, is dependent on a stable housing sector, which can only be bolstered by a fully functioning housing finance system. The *Partnership to Strengthen Homeownership Act* will play an important role in moving that debate forward. Again, NAHB commends your efforts to reform Fannie Mae and Freddie Mac in a thoughtful and constructive manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'James W. Tobin III', written in a cursive style.

James W. Tobin III

Government Affairs

James W. Tobin III
Senior Vice President & Chief Lobbyist