



NATIONAL ASSOCIATION OF REALTORS®

*The Voice For Real Estate®*

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July 20, 2009

United States House of Representatives  
Washington, DC 20515

Dear Representative:

The Federal Housing Administration (FHA)'s role in healthy housing markets has never been more critical than today. As private lenders fled the market, FHA is now one of the primary sources of safe affordable mortgage financing for American families. On behalf of the 1.2 million members of the National Association of REALTORS®, we urge you to cosponsor H.R. 3146, the "21st Century FHA Housing Act of 2009." This bill will enable FHA to meet demand and fulfill its mission of fostering sustainable homeownership without risk to the American taxpayer.

H.R. 3146 provides valuable technical corrections to the Housing and Economic Recovery Act of 2008 that will allow FHA to improve access to FHA mortgage insurance for condominium and energy efficient mortgages. Under the bill, the FHA will be provided sufficient resources to operate safely and effectively. These resources include funding to hire qualified staff and upgrade decades-old technology systems. H.R. 3146 will also provide additional risk management tools to ensure taxpayer money is not threatened, as well as flexibility for the HUD Secretary to develop innovative foreclosure prevention programs.

The FHA single family mortgage insurance program has provided great benefits to American families, without ever needing a Congressional appropriation. FHA borrowers pay the costs of the mutual mortgage insurance program. FHA continues to be a stable, affordable, safe option for American families seeking to purchase a home of their own. H.R. 3146 will provide the FHA with the means necessary to play this important role.

The National Association of REALTORS® strongly supports this legislation and urges you to cosponsor this bill today.

Sincerely,

Charles McMillan, CIPS, GRI  
2009 President, National Association of REALTORS®

**Congress of the United States**  
**Washington, DC 20515**

**COSPONSOR HR 3146 - THE 21<sup>ST</sup> CENTURY FHA HOUSING ACT OF 2009**

**SUPPORT MODERNIZING FHA'S RESOURCES TO HANDLE THE INCREASE IN  
THEIR MARKET SHARE**

Over the past 10 years the Federal Housing Administration's (FHA) market share consistently declined to a low point of only 3% of the market in 2006. Not surprising, FHA's resources also deteriorated over that same period. With the onset of the economic downturn spurred by massive losses in the mortgage markets across the nation FHA has once again been thrust to the forefront of the mortgage market. Currently, FHA is once again one of the most important entities within the housing recovery as it provides mortgage insurance on all loans made by FHA approved lenders. This spike in demand has strained the administration's resources to near the breaking point.

HR 3146, the 21<sup>st</sup> Century FHA Housing Act of 2009, will provide needed flexibility to the Secretary of Housing and Urban Development (HUD) to hire new officers and other employees he deems necessary at FHA. New talented staffers will help improve efficiency at FHA and reduce the growing levels of waste, fraud, and abuse at the agency.

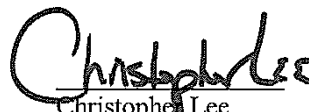
In addition the legislation will direct the HUD Secretary to conduct a review of all mortgages on single family homes originated in the past 12 months where the borrower is currently 60 days or more overdue on their payments. This study will inform the department as it reviews the characteristics of delinquent mortgages and decides how it can best help homeowners. Furthermore, this legislation will conduct a one year monitoring program to identify any problem lenders still operating and allow for earlier intervention and sanctions to be brought against them. This important consumer protection provision will help increase safety and soundness within FHA.

The legislation also includes technical corrections to HERA. Our legislation will allow FHA to accept condominium approvals granted by state and local government authorities. Also, to make corrections needed to implement language increasing the maximum mortgage limit to 20% for energy efficient products.

If you have any questions or would like to cosponsor, please contact Alec Garnett (Adler) at 5-4765 or Kelly Dixon (Lee) at (5-5265).



John Adler  
Member of Congress



Christopher Lee  
Member of Congress



Jim Himes  
Member of Congress



Leonard Lance  
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