

Congress of the United States
Washington, DC 20515

May X, 2018

The Honorable Ben Carson
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, DC 20410

Dear Secretary Carson:

On July 29, 2016, Congress overwhelmingly passed H.R. 3700, which made a number of changes to the Federal Housing Administration's (FHA) rules related to condominiums. In September 2016, the U.S. Department of Housing and Urban Development published its proposed rules to provide guidance implementation on the changes made under H.R. 3700 in order to better serve condominium markets.

Unfortunately, the final rules have yet to be published, and these markets remain stymied from new growth. FHA's current rules place significant restrictions on the purchase and sale of condominiums, even though they are often the most affordable homeownership option for first-time buyers, small families, and urban and older Americans. Condominiums offer residents access to amenities, services, and public transportation that build stronger communities and promote sustainable homeownership.

The changes included in the Proposed Rule, such as "spot loan" approval, reductions to burdensome certification requirements, and changes to the owner-occupancy ratio will ensure that condominium associations become more stable, homeowners will be able to successfully sell their units, and homebuyers will have more opportunities to purchase affordable properties.

We urge you to remove the current barriers to homeownership by finalizing the proposed "Condominium Rule" so that condominiums will remain an affordable option for American families.

Sincerely,

Bill Posey
Member of Congress

Emanuel Cleaver
Member of Congress