

United States Senate

WASHINGTON, DC 20510

June 12, 2018

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

Dear Secretary Carson:

As you know, the Housing Opportunity Through Modernization Act was signed into law on July 29, 2016. Section 301 of the statute makes a number of changes to the Federal Housing Administration's (FHA) condominium rules that would streamline and simplify requirements for condominium buildings to qualify for FHA approval. On September 28, 2016, the Department of Housing and Urban Development published a proposed rule to implement those changes to better serve condominium markets. Unfortunately, nearly two years later, the final rule has yet to be issued. At a time when homeownership remains out of reach for far too many families, the FHA should expand affordable and sustainable access to home mortgage credit by issuing a final condominium rule.

FHA's current condominium 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, urban and older Americans. Importantly, condominiums also offer residents access to the amenities, services, and public transportation that build stronger communities and promote sustainable homeownership.

The changes included in the Department's proposed rule will help stabilize condominium associations, ensure that homeowners will be able to sell their units more easily, and provide homebuyers more opportunities to buy affordable properties. Specifically, these changes include spot loan approval, streamlining of certification requirements, and changes to the owner-occupancy ratio as suggested in the statute. When finalized, the rule will make it easier to finance condominium loans, while continuing to protect borrowers and maintain necessary safeguards to the FHA Mutual Mortgage Insurance Fund.

As such, we urge you to promptly issue a final rule, and continue FHA's work to remove barriers to homeownership and ensure condominiums remain an affordable option for American families.

Sincerely,



Tim Scott
United States Senator



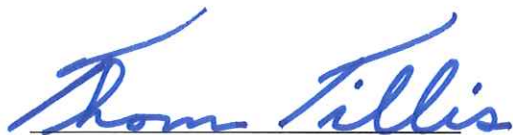
Robert Menendez
United States Senator



Mike Crapo
United States Senator



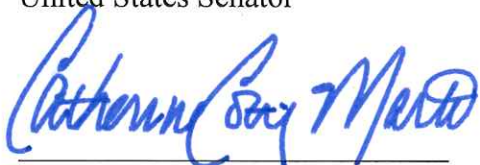
Sherrod Brown
United States Senator



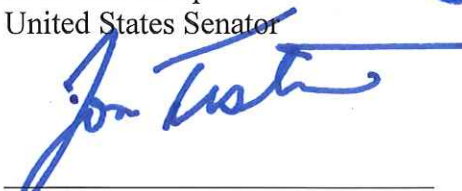
Thom Tillis
United States Senator



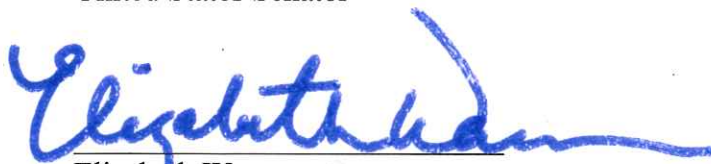
Heidi Heitkamp
United States Senator



Catherine Cortez Masto
United States Senator



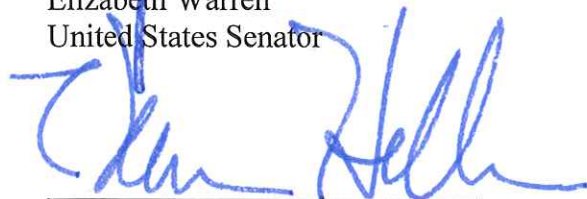
Jon Tester
United States Senator



Elizabeth Warren
United States Senator



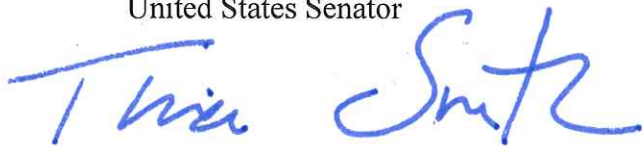
Amy Klobuchar
United States Senator



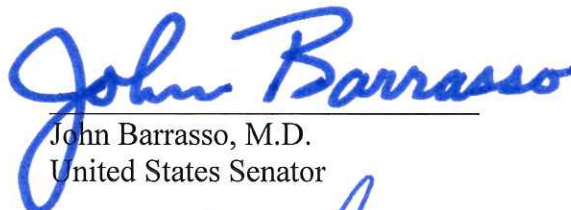
Dean Heller
United States Senator



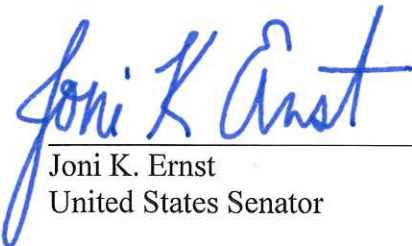
Jeanne Shaheen
United States Senator



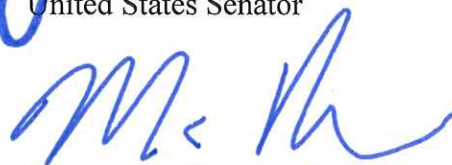
Tina Smith
United States Senator



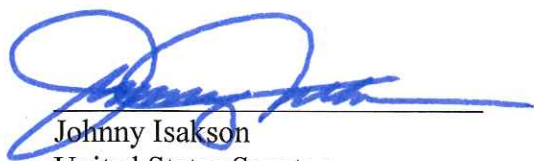
John Barrasso, M.D.
United States Senator



Joni K. Ernst
United States Senator



Marco Rubio
United States Senator



Johnny Isakson
United States Senator



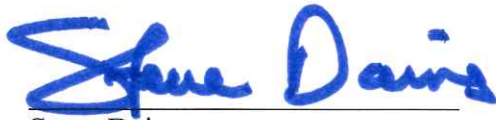
Margaret Wood Hassan
United States Senator



Todd Young
United States Senator



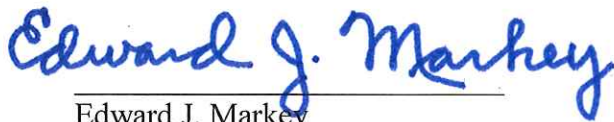
M. Michael Rounds
United States Senator



Steve Daines
United States Senator



Mazie K. Hirono
United States Senator



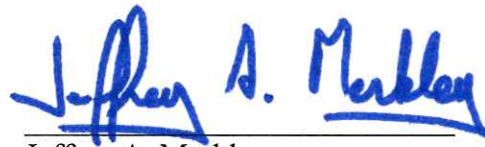
Edward J. Markey
United States Senator



Michael B. Enzi
United States Senator



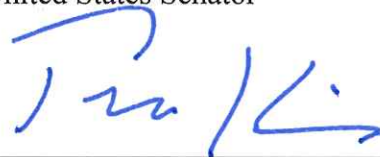
Tammy Duckworth
United States Senator



Jeffrey A. Merkley
United States Senator



Rob Portman
United States Senator



Tim Kaine
United States Senator



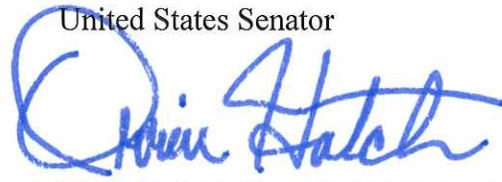
Gary C. Peters
United States Senator



Michael F. Bennet
United States Senator



Richard J. Durbin
United States Senator



Orrin G. Hatch
United States Senator



Tammy Baldwin
United States Senator



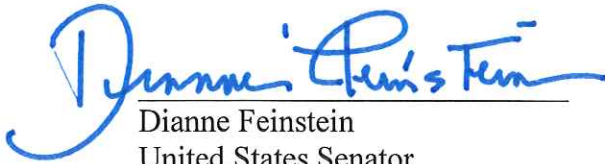
Debbie Stabenow
United States Senator



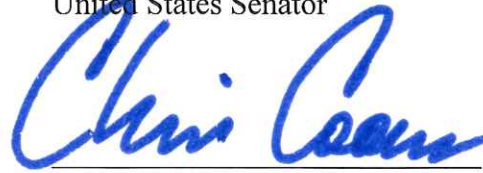
Doug Jones
United States Senator



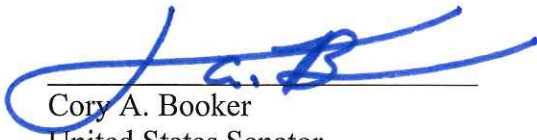
Claire McCaskill
United States Senator



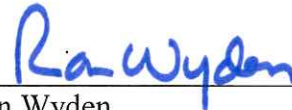
Dianne Feinstein
United States Senator



Christopher A. Coons.
United States Senator



Cory A. Booker
United States Senator



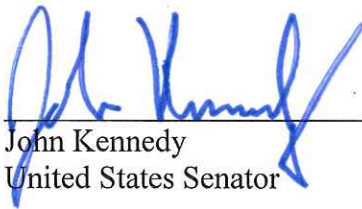
Ron Wyden
United States Senator



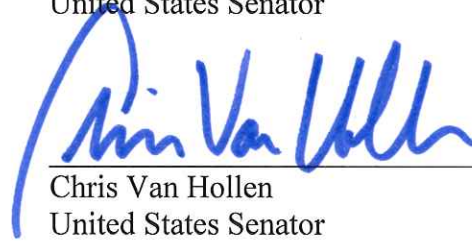
Bill Nelson
United States Senator



Lindsey O. Graham
United States Senator



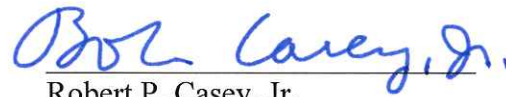
John Kennedy
United States Senator



Chris Van Hollen
United States Senator



John Boozman
United States Senator



Robert P. Casey, Jr.
United States Senator



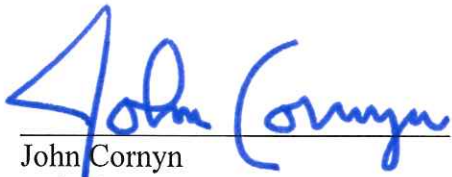
Thomas R. Carper
United States Senator



Maria Cantwell
United States Senator



Jerry Moran
United States Senator



John Cornyn
United States Senator



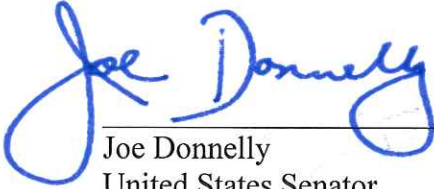
Kirsten Gillibrand
United States Senator



Ted Cruz
United States Senator



Kamala D. Harris
United States Senator



Joe Donnelly
United States Senator