

CAI Mortgage Teams Deliver a Message to Congress

In July, CAI set a goal of working with state LACs to target 40 members of the House Financial Services Committee and the Senate Banking Committee. LAC appointed "Mortgage Matters Teams" were empowered to set up visits with targeted members to discuss three key issues, FHA condominium underwriting standards, Qualified Mortgage Rules and Qualified Residential Mortgage Rules. All of these federal proposals have the potential to have a substantial negative impact on access to affordable and fair mortgages for residents in Community Associations. So far state LACs have met with close to half of the targeted members during the month of August!

LAC members in California, Colorado, Massachusetts, South Carolina, North Carolina, Pennsylvania, Texas and Rhode Island have either met with members of their state delegation or are in the process of scheduling meetings. To date CAI members or G&PA Staff have met with the following members of their staff:

- Representative John Campbell (CA)
- Senator Diane Feinstein (CA)
- Representative John Lynch (MA)
- Senator John Kerry (MA)
- Senator Scott Brown (MA)
- Senator Pat Toomey (PA)
- Senator Marc Rubio (FL)
- Senator Bill Nelson (FL)
- Representative Sean Duffy (WI)
- Representative Lynn Westmoreland (GA)
- Representative Shelley Moore Capito (WV)
- Representative Robert Hurt (VA)
- Senator Kay Hagan (NC)

In nearly all of the meetings the Mortgage Matters Teams received positive feedback from members and their staff. Critical to our efforts is to work with members of these committees to engage in oversight of FHA's administration of its condominium insurance program. On June 30, FHA issued new guidance for condominium associations which does not comport with existing state laws or association operations, resulting in many financially sound condominium associations being disqualified from access to FHA loans. FHA loans currently account for one-third of all condominium lending. CAI is the only organization working to bring Congressional attention to the problems FHA's actions are causing in the condominium market. These meetings are putting CAI issues before key members of Congressional Committees as they work to set their fall oversight hearings. CAI Member's efforts will help ensure that our concerns on how FHA, QM and QRM will impact community associations are part of Congress's fall agenda.