

# key FEDERAL ADVOCACY issues

For the 68 million people living and working in America's community associations (cooperatives, condominiums, and homeowner associations).



## Community Associations by the Numbers

**68 million**

Americans living in community associations

**21.1**

Percent of the U.S. population lives in community associations

**\$5.28 trillion**

Estimated value of real estate in community associations

**\$85 billion**

Value of assessments paid by community association residents to support their communities

**80 million**

Volunteer hours per year association leaders devoted to serving their communities

**338,000**

Community associations in the U.S.

**87 percent**

of residents rate their community association experience as positive (65%) or neutral (22%)

SOURCE: SURVEY BY ZOGBY ANALYTICS  
FOUNDATION FOR COMMUNITY ASSOCIATION RESEARCH (FCAR) 2015



# Disaster Relief Fairness

**Disaster Assistance Equity Act of 2017** would:

- **Make community associations eligible for federal assistance** from the Federal Emergency Management Agency (FEMA) following a presidentially declared disaster. Currently, community association homeowners pay the same federal taxes and are denied FEMA funding, while those not living in community associations are eligible.
- **Remove cumbersome requirements** to authorize disaster recovery work to clear debris from community association roads and waterways so emergency vehicles may pass.
- Qualify condominiums and cooperatives to **receive FEMA funded repairs of key structural elements** to restore buildings to safe and habitable conditions following a disaster.

**House of Representatives:** Co-sponsor and support the Disaster Assistance Equity Act of 2017

**Senate:** Sponsor a companion bill to the Disaster Assistance Equity Act of 2017

**Disaster Assistance Support for Communities and Homeowners Act of 2017 (H.R. 1684)** would:

- **Direct FEMA to provide assistance** to community associations to become eligible for disaster assistance.
- **Requires FEMA to provide assistance** to community associations in reaching debris removal agreements with municipalities.
- **Instruct FEMA to update** a study on assistance for condominium association common element repair.

**House of Representatives:** Co-sponsor and support H.R. 1684

**Senate:** Sponsor a companion bill to H.R. 1684





# CAI Housing Finance Reform Principles:

## Core Principles for the Community Association Housing Model

1. Preserve continuity of community association project standards in the housing finance system to ensure the stability of mortgagee security and encourage minimum insurance, governance, appraisal, and property standards within the community association housing model to ensure access to credit for homeowners and consumers.
2. Require that secondary mortgage market participants comply with state laws establishing community association lien priority.
3. Any securitization platform for mortgage backed securities should include the following:
  - a. Require that the originator make an affirmative determination that the borrower has a reasonable ability to repay the loan, including any community association assessments.
  - b. Mortgages secured by real property in community associations must be treated equally irrespective of housing type, geographic location, and market conditions.
  - c. Standard servicing and pooling agreements must require mortgage servicers to comply with the terms of those agreements as well as state and federal law, with mandatory repurchase, recourse, or other enhanced penalties and/or remedies if a servicer fails to meet contractual obligations to issuers or mortgage investors.
4. To ensure adequate underwriting, the mortgage industry must adopt a common taxonomy for loan and property features that accurately capture and record data concerning all forms of community associations.
5. A federal secondary mortgage market supervisory agency must have a duty to ensure liquidity for homes in a community association and enforce underwriting and project standards for community associations.

According to a report by the Annie E. Casey Foundation and the Urban Institute, during the housing crisis:

- Real estate sales **fell 54.9%** peak to trough
- **Prices dropped** considerably, with aggregate price indices **plunging by 1/3**
- Time to sale and vacancy **rates soared**
- Price declines induce more default which creates **further price declines**

**House of Representatives:** Contact the House Financial Services Committee and ask for consideration of homeowners associations and condominiums in housing finance reform.

**Senate:** Contact the Senate Banking, Housing, and Urban Affairs committee and ask for consideration of homeowners associations and condominiums in housing finance reform.

**For a full list of Principles, visit [www.caionline.org/housingfinancereturn](http://www.caionline.org/housingfinancereturn)**

## Amateur Radio Parity Act of 2017 (H.R. 555)

In January, H.R. 555, the ham radio bill that failed to make it out of the Senate at the end of the 114th Congress was reintroduced. That bill passed the House with compromise language CAI members advocated for in order to protect the best interest of community associations. If passed, community associations may not prohibit an owner from installing an amateur radio tower or antenna. However, the association may require prior approval and have reasonable rules related to aesthetics and location for placement.

The measure is pending consideration in the Senate Committee on Commerce, Science, and Transportation. For the bill to become law, it will need to pass the Senate and be signed by President Donald Trump. Following its passage, the Federal Communications Commission will need to amend its regulations to accommodate the new law.

**House of Representatives:** No action needed at this time.

**Senate:** No action needed at this time.

## Community Associations Institute

With more than 34,000 members dedicated to building better communities, CAI develops and provides information, education and resources to association board members, community managers and other professionals who support community associations. CAI's mission is to inspire professionalism, effective leadership and responsible citizenship—ideals reflected in homeowner associations and condominium communities that are preferred places to call home.



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