

# 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,



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Tim Scott  
United States Senator



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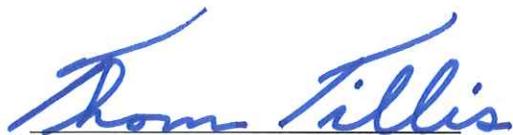
Robert Menendez  
United States Senator



Mike Crapo  
United States Senator



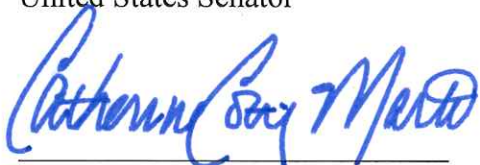
Sherrod Brown  
United States Senator



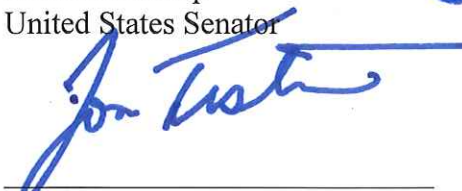
Thom Tillis  
United States Senator



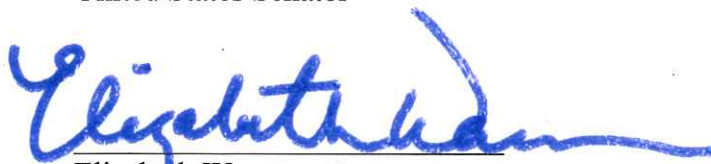
Heidi Heitkamp  
United States Senator



Catherine Cortez Masto  
United States Senator



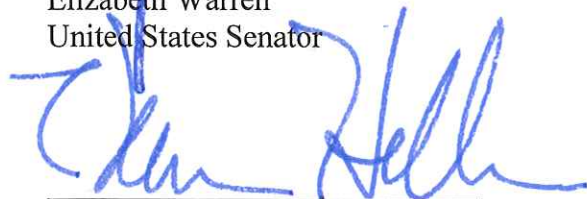
Jon Tester  
United States Senator



Elizabeth Warren  
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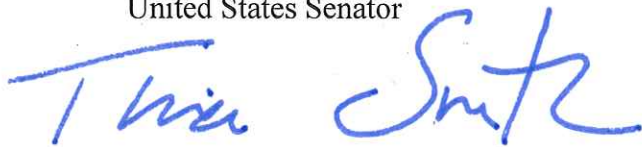
Amy Klobuchar  
United States Senator



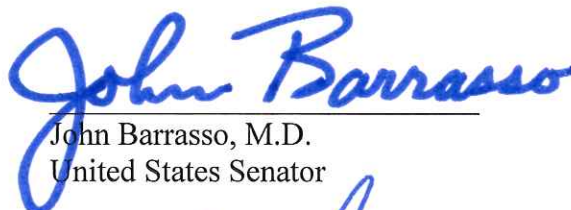
Dean Heller  
United States Senator



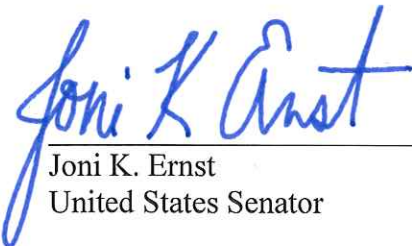
Jeanne Shaheen  
United States Senator



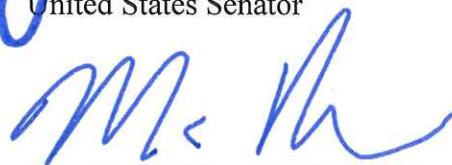
Tina Smith  
United States Senator



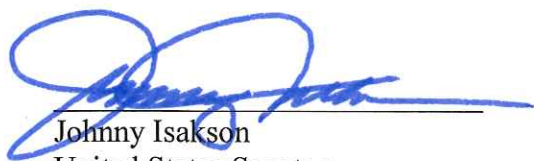
John Barrasso, M.D.  
United States Senator



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



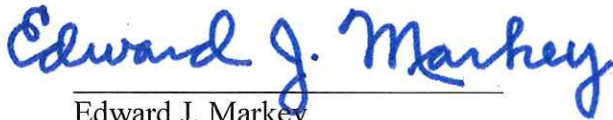
M. Michael Rounds  
United States Senator



Steve Daines  
United States Senator



Mazie K. Hirono  
United States Senator



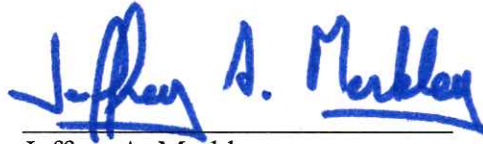
Edward J. Markey  
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Michael B. Enzi  
United States Senator



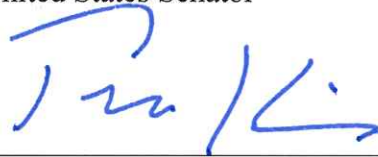
Tammy Duckworth  
United States Senator



Jeffrey A. Merkley  
United States Senator



Rob Portman  
United States Senator



Tim Kaine  
United States Senator



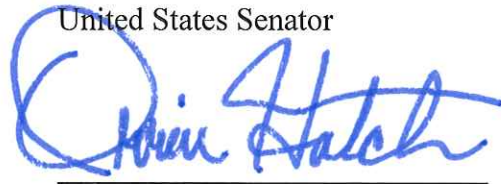
Gary C. Peters  
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Michael F. Bennet  
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Richard J. Durbin  
United States Senator



Orrin G. Hatch  
United States Senator



Tammy Baldwin  
United States Senator



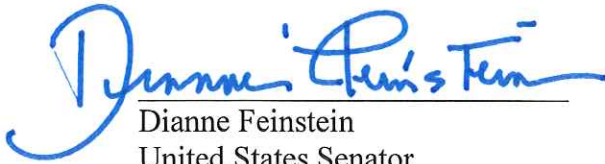
Debbie Stabenow  
United States Senator



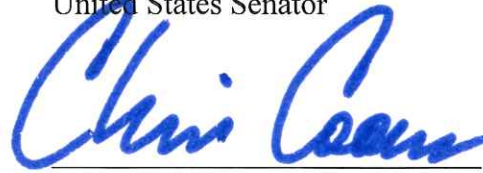
Doug Jones  
United States Senator



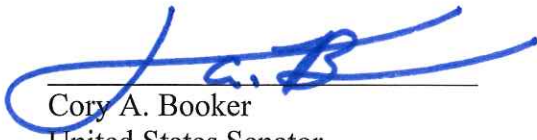
Claire McCaskill  
United States Senator



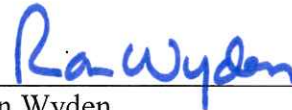
Dianne Feinstein  
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Christopher A. Coons.  
United States Senator



Cory A. Booker  
United States Senator



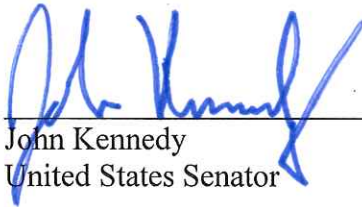
Ron Wyden  
United States Senator



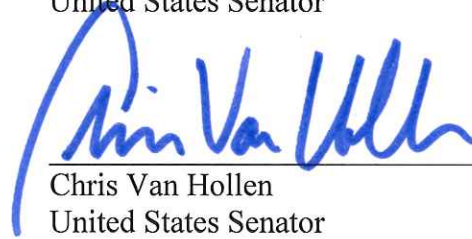
Bill Nelson  
United States Senator



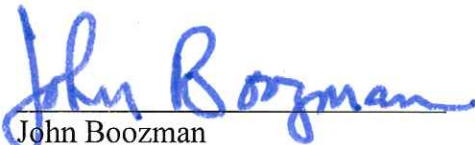
Lindsey O. Graham  
United States Senator



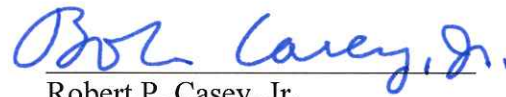
John Kennedy  
United States Senator



Chris Van Hollen  
United States Senator



John Boozman  
United States Senator



Robert P. Casey, Jr.  
United States Senator



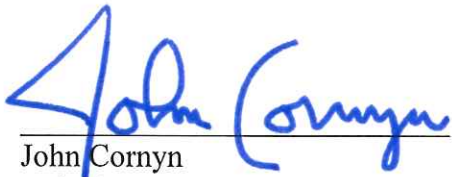
Thomas R. Carper  
United States Senator



Maria Cantwell  
United States Senator



Jerry Moran  
United States Senator



John Cornyn  
United States Senator



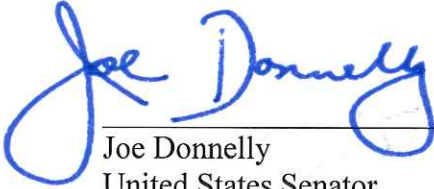
Kirsten Gillibrand  
United States Senator



Ted Cruz  
United States Senator



Kamala D. Harris  
United States Senator



Joe Donnelly  
United States Senator