



CALIFORNIA ASSOCIATION OF REALTORS®

May 26, 2009

California Congressional Delegation
The U.S. House of Representatives
Washington, DC 20515

RE: Co-Sponsor H.R. 2483, The Increasing Homeownership Opportunities Act of 2009

2009 OFFICERS

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Dear California Congressional Representative:

The California Association Of REALTORS®, which represents over 165,000 real estate professionals in California, asks for your support and co-sponsorship of H.R. 2483, the Increasing Homeownership Opportunities Act of 2009. H.R. 2483 would make permanent the current Fannie Mae, Freddie Mac, and FHA loan limits of 125 percent of a local area median home price, capped at \$729,750. The floor for Fannie Mae and Freddie Mac would remain at \$417,000 and with \$271,050 the base for FHA loans. Congress most recently included these higher limits in the Stimulus Package of 2008 and they extended until the end of 2009.

As California continues to work its way through the housing crisis and challenging economic times, this bipartisan bill will bring needed surety to a home financing market still reeling from the nation's credit market collapse of two-years ago. While California's home prices have declined, the demand for housing is as high as it has ever been. First-time homebuyers, bargain hunters, and investors are entering the market again, only now they face a shortage of financing opportunities. At present over eighty percent of all of California's loans are financed by Fannie Mae, Freddie Mac or FHA. The market for mortgage backed securities is a pale shadow of its former self.

Congress must pass H.R. 2483 and stabilize California's mortgage market as quickly as possible. By doing so, Congress can assure secondary market investors that these loan limits are permanent and as safe as traditional conforming loans; while providing affordable capital to California's households regardless of market cycles.

Again, C.A.R. thanks you for your support for a permanent increase in the Fannie Mae, Freddie Mac and the FHA loan limits. If you would like to discuss the issues presented in this letter in more detail, please contact C.A.R.'s Federal Government Affairs Manager, Matt Roberts by phone at 213-739-8284, or by email at matthewr@car.org.

Sincerely,

James Liptak
President, California Association of REALTORS®



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