

AGENDA



NATIONAL ASSOCIATION OF REALTORS® 2021 REALTORS® CONFERENCE AND TRADE EXPO

FEDERAL FINANCING & HOUSING POLICY COMMITTEE

Friday, November 12, 2021 from 10:30 AM - 12:00 PM PT
Marriott Marquis San Diego Marina: Marina Ballroom D - F, Third Floor

CHAIR Melanie Barker (CA)

VICE CHAIR Paula Johnsen (CA)

COMMITTEE LIAISON Maura Neill (GA)

STAFF EXECUTIVE Sehar Siddiqi (DC) and Ken Fears (DC)

PURPOSE To monitor and analyze current and prospective federal housing issues affecting the FHA single family (1-4 units) housing programs, HUD-assisted housing programs, federal multifamily housing programs, the VA Home Loan Guaranty Program, the rural housing programs under the Rural Housing and Community Development Service, the Farmer MAC and the Farm Credit System, and federal budgetary policies and actions pertaining to each, and the Committee recommends appropriate public policies to address them.

I. Welcome, Meeting Overview, and Approval of [May 2021 Minutes](#): Melanie Barker, Chair

II. Report of the Voucher Work Group: Lori Tillis (OH)

III. Discussion and Vote on Proposed Federal Housing Administration (FHA) Antiflip Rule Policy: Melanie Barker

a. See [Exhibit A](#)

Recommendation: That NAR support suspension of the Federal Housing Administration (FHA) anti-flip rule until Dec 31, 2025.

Rationale: The motion positions NAR to pursue and support the suspension of the regulation that restricts the financing of a home with FHA insurance if the home was previously sold within the past 90 days. There are a few exceptions which would allow for FHA financing within the 90-day window and rarely are those exceptions allowed. The FHA flipping rule also covers any home that was sold 91-180 days prior and is pending to be sold for double the original cost.

Currently, sellers in many markets across the country are refusing to entertain offers from FHA borrowers. Historically low levels of inventory coupled with intense demand is driving up home prices for many would-be FHA home buyers. Restrictions related to loan amounts and property requirements already limit the available homes that FHA borrowers can purchase. Suspending the FHA anti-flip rule will increase the pool of homes available to FHA borrowers and improve their chances to become homeowners. While NAR does recognize certain concerns with protecting the FHA borrower and the finances of FHA as a whole as it relates to properties being re-sold within 90 days, given the extraordinary situation of the current market, it is in the better interest for FHA borrowers to have more homebuying options. The suspension ending date of December 31, 2025 aligns with the belief that the market will have a chance to normalize within the proposed timeframe and the pool of available homes will increase by the proposed end date.

IV. Report on Housing Supply Roundtable: Paula Johnsen, Vice Chair

V. Roundtable Break-out Sessions

A. FHA Loans

B. Dept. of Veterans Affairs (VA) Loans

C. Dept. of Agriculture Rural Housing Service (RHS) Loans

VI. Report of the Roundtables

A. FHA Loans

B. VA Loans

C. RHS Loans

VII. New Business: Melanie Barker

A. RPAC Update

VIII. Adjournment