

AGENDA



**NATIONAL ASSOCIATION OF REALTORS®
2018 REALTORS® CONFERENCE AND EXPO
Federal Financing & Housing Policy Committee
Friday, November 2, 2018
9:00 AM – 11:00 AM
Hynes Center
Ballroom A, Third Level**

CHAIR: Maura Neill (GA)
VICE CHAIR: George Wonica (NY)
COMMITTEE LIAISON: Kevin Brown (CA)
STAFF EXECUTIVE: Megan Booth, DC/ Sehar Siddiqi, 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.

[Additional Background Material](#)

9:00am – 9:10am

I. Welcome and Introductions - Maura Neill, Chair

- a. Conflict of Interest Policy
- b. Approval of Minutes, May 2018 (Pg. 1 of Additional Material)
- c. Introduction of 2019 Vice Chair – George S. Wonica, Vice Chair

9:10am - 10:00am

II. Conversation with HUD/GNMA (Bios on pg.2 of Additional Material) – Maura Neill, Chair

a. Pam Patenaude, Deputy Secretary, HUD

Pamela Hughes Patenaude was nominated by President Trump and confirmed by the United States Senate as the Deputy Secretary of the U.S. Department of Housing and Urban Development on September 14, 2017.

b. Maren Kasper, Exec Vice President, GNMA

Maren Kasper joined Ginnie Mae as Executive Vice President in June 2017. She oversees all aspects of business and policy development related to Ginnie Mae's daily operations.

10:00am - 10:20am

III. NAR Updates – George S. Wonica, Vice Chair

a. Commitment to Excellence (C2EX)

The Commitment to Excellence Program will develop and enhance eleven competencies that indicate a REALTOR®'s commitment to ethics, advocacy, technology, data privacy, and outstanding customer service.

[C2EX Page](#)

b. Financial Wellness Program

The National Association of REALTORS® has introduced the Center for REALTOR® Financial Wellness, a new resource designed exclusively to meet the specific financial planning needs of REALTORS®. This new comprehensive program includes education materials and resources for wealth building, business planning, and investing in real estate.

[Financial Wellness Website](#)

10:20am – 10:30am

IV. Legislative Outlook for 2019 – Joe Harris, NAR Staff

10:30am - 10:45am

V. Updates – Megan Booth/Sehar Siddiqi, NAR Staff

a. Rural Housing Rule (Pg. 3 of Additional Material)

On August 31, 2018, the U.S. Department of Agriculture (USDA) Rural Housing Service (RHS) released proposed changes to the single-family direct and guaranteed loan and grant programs. The proposed changes are:

- Revising the definition of very low-, low-, and moderate-income to allow for a two-tier income limit structure (also known as income banding) within the single family housing direct loan and grant programs.
- Clarifying that net family assets are not considered when calculating repayment income, and that net family assets exclude amounts in voluntary retirement accounts, tax advantaged college, health, or medical savings or spending accounts, and other amounts deemed by the Agency not to constitute net family assets.
- Revising the methodology used to determine the area loan limits to use a percentage(s), as determined by the Agency, of the applicable local HUD section 203(b) limit.
- As a result of income banding, converting borrowers currently receiving payment assistance method 1 to payment assistance method 2 should they receive a subsequent loan.
- Revising the definition of low-income to allow for the two-tier income limit structure (income banding) within the single-family housing guaranteed loan program.

b. VA legislation (Pg. 8 of Material)

NAR sent a letter to the Senate Veterans Affairs Committee for their hearing on pending legislation. The NAR letter expressed concerns with H.R. 299, the "Blue Water Navy Vietnam Veterans Act of 2018". This bill contains favorable provisions that would eliminate the cap on VA home loans, allowing a veteran to use their benefit to purchase a home wherever they prefer. However, to pay for the bills other provisions, the bill also contains language to increase the fees on the VA guarantee. We believe the fees should only reflect the risk of the program. NAR will continue to work with the Committee and Congress on this issue.

c. FHA downpayment ANPR

As part of the Administration's Agency Rule List – Fall 2018, the Department of Housing and Urban Development has announced they will issue an Advance Notice of Proposed Rulemaking (ANPR) to look at "Requirements for Borrower Equity Position" for FHA loans. There is still a lack of details surrounding the ANPR, but HUD has stated they will ask for comments on:

- The amount of a borrower's minimum downpayment.
- The source of the borrower's downpayment.
- The borrower's total debt-to-income ratio.
- The use of a cash-out refinancing, and
- The use of the PACE program.

Agenda

d. Affordable Housing Legislation

i. Task Force on the Impact of the Affordable Housing Crisis Act (S. 3231) (Pg. 9)

On July 7, 2018, Senator Todd Young (R-IN) introduced S. 3231, the Task Force on the Impact of the Affordable Housing Crisis Act of 2018. The bill would “establish a bipartisan task for to evaluate and quantify the impact of affordable housing on other government programs and provide recommendations to Congress on how to use affordable housing to improve the effectiveness of other federal programs and improve life outcomes.” The bill has been referred to the Senate Committee on Banking, Housing, and Urban Affairs.

ii. American Housing and Economic Mobility Act (S.3503) (Pg. 10)

On September 26, 2018, Senator Elizabeth Warren (D-MA) introduced S. 3503, the American Housing and Economic Mobility Act. The legislation is intended to address the affordable housing crisis in America by:

- Building new housing units for lower-income and middle-class families.
- Creating incentives for local governments to eliminate unnecessary land use restrictions that drive up costs.
- Creating a downpayment assistance program to communities historically denied mortgages by the government.
- Provide funding for families hurt during the financial crisis through negative equity on their mortgages.
- Strengthen the Community Reinvestment Act.
- Expand protections against discrimination to include sexual orientation, gender identity, marital status and source of income.

10:45am - 10:55am

VI. New Business – George S. Wonica, Vice Chair

10:55am -11:00am

VII. Celebration of 100% RPAC – George S. Wonica, Vice Chair

11:00am

VIII. Adjournment – Maura Neill, Chair