

AGENDA



2022 NAR NXT

Federal Financing and Housing Policy Committee

Thursday, November 10, 2022

1:30pm-3:00pm

CHAIR: PAULA “PJ” JOHNSEN, (CA)

VICE CHAIR: JAMES MARTIN, (TX)

COMMITTEE LIAISON: DONNA SMITH, (SC)

STAFF EXECUTIVE: JEREMY GREEN, (DC)

PURPOSE

To monitor and analyze current and prospective federal housing issues affecting the FHA singlefamily (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.

1:30pm – 1:40pm

I. Welcome and Introductions

- PJ Johnsen, Chair

1:40pm – 2:20pm

II. Veterans Affairs Appraisal Presentation and Discussion

- James Heaslet, Chief of Construction and Valuation, Department of Veterans Affairs

Serving as the Chief Appraiser for the Veteran’s Administration’s (VA) Loan Guaranty Service since August 2018, he is responsible for developing and overseeing policies and regulations for the VA Construction and Valuation department. As an owner of his own private appraisal firm, he was an active member of the VA Appraiser panel for over 7 years.

2:20pm – 2:30pm

III. Housing Voucher Work Group Update

- Amy McCoy, Work Group Chair and 2023 Federal Financing and Housing Policy Committee Vice Chair

2:30 - 2:40pm

IV. Housing Supply PAG Update ([Full Report](#))

- James Martin, Vice Chair

PAG Purpose: Members of several different PPCC committees have expressed an interest in working collaboratively on pressing housing supply and affordability issues. NAR hosted a roundtable with the leaders of several committees in San Diego in 2021, to start brainstorming ways for our committees to enhance NAR advocacy strategies that will result in viable solutions to our housing supply crisis. The participants agreed that we should form a PPCC workgroup to continue the conversations into 2022, specifically to tackle issues related to: large investors buying or building single family home communities for rentals, zoning/land use issues, and, building supply/labor shortage issues.

2:40pm – 2:55pm

V. Policy Recommendations

• DPA Policy

Policy Recommendation from Conventional Financing & Policy Committee

REALTORS® recognize that the down payment is one of the largest hurdles faced by prospective buyers and that a significant share of Americans from all walks of life need financial assistance to overcome this initial barrier

The National Association of REALTORS® (NAR) urges:

- Private entities, including employers, to fund down payment assistance (DPA) programs generally or as an employee retention benefit,
- State and local associations to promote local legislation and regulation that would support, fund, and establish DPA programs, and
- Lenders, federal guarantee programs, the government sponsored enterprises, and private lenders to accept and engage both public and privately funded DPA programs

Regulators should:

- Monitor both publicly and privately funded DPA programs for transparency and their ability to provide a bona fide benefit to consumers,
- Provide adequate disclosures to ensure consumers understand their financial obligations, and
- Ensure consumer protections address unique product features and financial structures but allow for innovation that generates a credible benefit for consumers and preserves market safety and soundness.

DPA programs should:

- Raise the financial acumen of their clients through purchase and property-owner education (e.g. maintenance, community engagement, etc.), and
- Be available and accessible by a wide range of qualified buyers

• Special Purpose Credit Programs - PJ Johnson, Chair

([NAR Proposed Policy](#)) **([C.A.R. IBP](#))**

Motion: That the National Association of REALTORS® (NAR) support section 701(c) of the Equal Credit Opportunity Act (ECOA), enacted in 1976, which permits the creation of Special Purpose Credit Programs (SPCPs) to meet the credit needs of underserved borrowers and communities, and that NAR support SPCPs that meet all of the following criteria:

- *The program extends credit to an economically disadvantaged class of persons, or meets special social needs, as defined by the Equal Credit Opportunity Act and Regulation B;*
- *The program is established and administered pursuant to a written plan that identifies the need for the program, the class of persons that the program is designed to benefit, and creates procedures and standards for extending credit pursuant to the program;*
- *The program does not lead to a degradation in loan quality or performance, and complies with all existing mortgage financing rules, including the Qualified Mortgage exemption to the Ability to Repay and the TILA-RESPA Integrated Disclosure; and*
- *The program complies with NAR's [Responsible Lending Policy](#), and that borrowers are offered the financial products that best fit their needs and qualifications regardless of whether they qualify for an SPCP.*

C.A.R. Policy: That C.A.R., in conjunction with NAR, “SUPPORT” Special Purpose Credit Programs by private entities that provide homeownership opportunities to communities that have historically been discriminated against.

2:55pm – 3:00pm

VI. Closing Remarks

- PJ Johnsen, Chair