



North Dakota Association of REALTORS®

318 West Apollo Avenue – Bismarck, ND 58503-1404
Phone: 701-355-1010 or 800-279-2361 – Fax: 866-665-1011

www.ndrealtors.com

info@ndrealtors.com

2014 BOARD OF DIRECTORS

PRESIDENT

Vicki Roller, CRS, GRI

PRESIDENT ELECT

Greg Larson, GRI

VICE PRESIDENT

Cindy Harvey, ABR, CRS, ePro, SRES

DIRECTOR AT LARGE

Jeff Shipley, GRI

PAST PRESIDENT

Scott Breidenbach, GRI

NATIONAL DIRECTORS

Daryl Braham, CRB, GRI
Dewey Uhlir, ABR, CRS, GRI

REGIONAL VICE PRESIDENT

Henry Kammendel

LOCAL BOARD REPS

Badlands:

Lorrie Nantt, ABR, SFR
Ninetta Wandler, ABR, CRS, GRI

Bismarck-Mandan:

Bob Johnson, GRI
Kristin Oban, GRI, SFR
Kristi Bohl, GRI
Mary Shelkey Miller, SFR, GRI, SRES, ABR

Fargo-Moorhead:

Jeff Shipley, GRI
Bob Lee, ePRO, GRI, SFR
Kevin Fisher, CRS, GRI
Peggy Isakson, ABR, CRS
Todd Anhorn
DeAnne Mason, GRI
Steve Lunde, CRS, GRI

Grand Forks:

Weezie Potter, ABR, GRI
Phil Vanyo
David Blumkin, ABR, CRS, GRI

Jamestown:

Nancy Allen

Minot:

Danette Krumwiede
Joyce Kuntz

Wahpeton-Breckenridge:

Steve Diederick, GRI, CRS

Williston:

Kassie Gorder

STAFF:

Jill Beck, *Chief Executive Officer*
Jill@ndrealtors.com

Heather Balkowitsch, *Member Services/Communication Director*
heather@ndrealtors.com

Robyn O’Gorman, *Admin Assistant*
robyn@ndrealtors.com

Nancy Willis, *Gov’t Affairs Director*
nancy@ndrealtors.com

March 14, 2014

Federal Housing Finance Agency (OPAR)

Constitution Center

400 7th Street SW, 9th Floor

Washington, DC 20024

loanlimitinput@FHFA.gov

RE: [No. 2013-N-18]

To Whom It May Concern,

The purpose of this letter from the North Dakota Association of REALTORS® (NDAR) is to provide input on the above referenced notice entitled, “Fannie Mae and Freddie Mac Loan Purchase Limits: Request for Public Input on Implementation Issues.” We urge you NOT to change the existing loan limits, as these have been critical in maintaining stability of local housing markets across our state.

Our understanding is that FHFA proposes to reduce the loan purchase limit by 4%. We are aware that there has been nominal improvement in the housing market in many areas across the country. However, many prospective homeowners still are challenged due to the restrictive availability of credit.

North Dakota is no different. One of our biggest challenges with the influx of the oil and natural gas business in the last few years is affordable housing. With our strong growth, this would be the worst time for FHFA to change existing loan limits, as this would serve to exacerbate the affordable housing problem.

Also due to the influx of the oil and gas business in our state, our home prices are rising and the relocation business is strong. Changes to the limits could have a significant detrimental impact on home purchasing throughout our state. The market increases occurring in our state are due not only to natural appreciation, but also based on the shortage of housing in many of our markets. North Dakota traditionally has had low foreclosure and short-sale rates over the years and we worry that this change in loan purchase limit would stifle the real estate market growth in our state.

Congress established the maximum loan limit for loans purchased by the GSEs and also charged the Director to ensure that GSEs serve as a reliable source of liquidity and funding for housing finance and community investment. This proposed gradual decrease in the GSEs loan purchase limits seems to be in conflict with Congress’ intent. Continued downward pressure on limits also adds uncertainty to mortgage markets.



As the housing market improves throughout the country, we believe it is crucial that the federal government acts to maintain market stability, so as not to jeopardize economic recovery. The housing market's improvement remains fragile and we would oppose any action that threatens recovery. On behalf of NDAR's over 1,500 member real estate professionals, we urge you NOT to reduce limits that would restrict consumer access to mortgage credit.

Sincerely,

The North Dakota Association of REALTORS®