

FRANK R. WOLF
10TH DISTRICT, VIRGINIA



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Congress of the United States
House of Representatives

October 1, 2010

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wolf.house.gov

Edward DeMarco
Federal Housing Finance Agency
1700 G Street NW
Washington DC 20552

Dear Mr. DeMarco:

I have enclosed a letter which I received from one of my constituents, Carol Stirner, regarding a matter under your department's jurisdiction.

I would appreciate it if you would review the enclosed correspondence and address the issues it discusses. It would be helpful if you would address your response to me, to the attention of my staff assistant, Lucy Norment at my Herndon office.

Thank you for your time and courtesy in being attentive to the concerns of my constituent.

With kind regards,

Best wishes.

Sincerely,

Frank R. Wolf
Member of Congress

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Millenium Management
A personal approach to community management

September 20, 2010

The Honorable Frank Wolf
241 House Office Building
Washington DC, 20515

Dear Representative Wolf:

On August 16, 2010, the Federal Housing Finance Agency (FHFA) announced that it is going to ban certain fees that homeowners associations across the nation use to fund maintenance projects and to build up savings for unanticipated expenses. If FHFA bans these fees, entire communities will be cut off from most mortgage financing. As a manager of a community association, I am concerned about the impact of this regulation on the communities I manage and the residents my work supports.

One out of every five Americans lives in a community or homeowners association. The vast majority of these associations require all new homeowners to make an upfront payment to fund the ongoing obligations of the association. These fees are disclosed to homebuyers, along with the rate of regular assessments that all association residents must pay, prior to closing.

The housing market is weak and has not begun a sustained recovery nationwide. FHFA's proposal to prohibit Fannie Mae, Freddie Mac and the Federal Home Loan Banks (the GSEs) from buying or investing in mortgages on homes in community associations with deed-based transfer fees will only cause further harm. Since the fees are embedded in the properties' deeds, it is almost impossible to remove them. Most of these communities will immediately become off-limits for the GSEs. Without access to credit, these homeowners will suffer – not because they made a bad decision, but because FHFA was trying to “help.” A survey of Community Associations Institute's member communities suggests that up to a quarter of the more than 24 million housing units in community associations could be blocked from mortgage financing under this rule.

If FHFA wants to help homeowners rather than harm them, the agency should focus its efforts on examining the impact of fees that are payable to third parties not connected to the underlying property or community association. These fees are a recent development and deserve close examination by regulators. Fees that directly support the underlying property, and touch and concern the land in question, have a more than 30-year track record of benefiting communities.

I request that you write FHFA and demand the agency revise or withdraw its ill-conceived GSE mortgage purchasing guidance on transfer fees. Please let me know what you are doing to stop FHFA and help our housing market to recover.

Sincerely,


Carol Stirner, PCAM

Community Manager

Millenium Management, Inc.

SEP 22 2010

Millenium  Management, Inc.

P.O. Box 1757 * Ashburn, VA 20146
Phone: 703-723-8450 * Fax: 703-729-1644

Fax

To: Rep. Frank Wolf From: Carol Stirner, MMI

Fax: (202) 225-0437 Pages:

Phone: Date: 9-17-10

Re: FHFA cc:

Urgent For Review Please Comment Please Reply

Thanks.

Carol Stirner
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