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April 25, 2017

Secretary Benjamin Carson
Department of Housing and Urban Development
451 7th Street SW
Washington, DC 20410-0500
Fax #: (202) 401-2442

Dear Secretary Carson,

Congratulations on your confirmation as Secretary of the Department of Housing and Urban Development (HUD). We appreciate the important work in which HUD engages to maintain the existing affordable housing stock that it administers all across our nation. Well-maintained, affordable housing is a vital necessity for all Americans. As you conduct your listening tour of HUD properties we hope you will consider the possibilities of housing cooperatives as a model of affordable housing home ownership. Please consider including some of the HUD supervised housing cooperatives in your listening tour.

The National Association of Housing Cooperatives (NAHC) has extensive experience with the cooperative model of home ownership. We believe that when people feel that they have some control over their homes, they maintain them well and develop pride of ownership. This has proven to be true time and again in cooperatively owned affordable housing, and is surely reflected in the housing under HUD's jurisdiction.

In addition to maintaining affordable housing stock for today, it is important to look to the future, and to encourage ongoing development of affordable housing, so that low income families will always be able to find comfortable homes near the cities or the industries where they work as well as near schools where their children will receive good educations. We respectfully suggest that the cooperative model receive full consideration when planning for affordable housing of the future.

Today, many viable properties stand abandoned. Many of these would be excellent candidates for conversion to cooperative housing for low and moderate income families. For example, Section 213 insures mortgage loans to facilitate the construction, substantial rehabilitation, and purchase of cooperative housing projects. Each member shares in the ownership of the whole project with the exclusive right to occupy a specific unit and to participate in project operations through the purchase of stock. We support the 213 program

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under which many low and middle income housing cooperatives were created, not through subsidies, but by virtue of federally guaranteed low interest mortgages. In fiscal year 2015, the Department insured mortgages for 1 project with 77 units, totaling \$13.5 million. We hope that HUD will encourage the use of this program to build on the positive cooperative experiences of the past.

Again, congratulations as you move forward. We would welcome an opportunity to meet with you, at your convenience, to discuss the possibilities for successful models of affordable cooperative housing. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Carlson", is written over a light blue horizontal line. The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Gregory Carlson, President