NAHC CALL TO ACTION

NAHC urgently needs your help in contacting your Members of Congress in support of the following bills:

DISASTER RELIEF

HR 2887 and S 1480 to allow housing cooperatives nationwide to become fully eligible for Federal Emergency Management Agency (FEMA) in the event of a disaster.

VETERANS AND HOUSING COOPERATIVES

HR 2522 to allow Veterans to become eligible for Veterans Affairs Home Loan Mortgage Guarantees to purchase shares in housing cooperatives.

Here’s a link to find your Members of Congress:

http://www.contactingthecongress.org/
NAHC CALL TO ACTION FOR NATIONWIDE HOUSING COOPERATIVE DISASTER RELIEF

When a natural disaster strikes, most Americans look to the Federal Emergency Management Agency (FEMA) to provide critical response services to begin the long process of recovery. Many housing cooperative homeowners across the country are shocked to learn they are ineligible for the full range of federal disaster response and recovery programs because they are misclassified as "business associations" rather than homes. Without a legislative fix, if disaster strikes your housing cooperative common areas (such as your roof and furnace) are not covered by FEMA.

HR 2887 and S. 1480 would correct this erroneous misclassification, so that in the event of a disaster (anywhere in the country) housing cooperatives can qualify for FEMA disaster relief. On July 31, 2013, Representative Steve Israel (D-NY) introduced HR 2887. To date, it has 16 Cosponsors:

Rep Capuano, Michael E. [MA]
Rep Clarke, Yvette D. [NY]
Rep Crowley, Joseph [NY]
Rep Engel, Eliot L. [NY]
Rep Fattah, Chaka [PA]
Rep Himes, James A. [CT]
Rep Holt, Rush [NJ]
Rep Jeffries, Hakeem S. [NY]
Rep King, Peter T. [NY]
Rep Maloney, Carolyn B. [NY]
Rep McCarthy, Carolyn [NY]
Rep Meng, Grace [NY]
Rep Nadler, Jerrold [NY]
Rep Pallone, Frank, Jr. [NJ]
Rep Pascrell, Bill, Jr. [NJ]
Rep Sires, Albio [NJ]

On August 1, 2013, Senators Schumer and Gillibrand (NY) introduced S. 1480, a companion bill.

Now it’s up to YOU to make sure your Members of Congress support these bills. This is very important! Please do not delay- If your Members of Congress are not on this list, contact them TODAY and ask them to sign on as co-sponsors to these bills. Ask everyone in your cooperative to do the same! Here’s the contact information:
http://thomas.loc.gov/home/contactingcongress.html

Questions - Contact Judy Sullivan at jms@vnf.com

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To amend the Robert T. Stafford Disaster Relief and Emergency Assistance Act to provide assistance for condominiums and housing cooperatives damaged by a major disaster, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES
JULY 31, 2013
Mr. Israel (for himself, Mr. Engel, Ms. Meng, Mr. Sires, Mr. Crowley, Mr. King of New York, Mr. Nadler, Mr. Pallone, Mrs. McCarthy of New York, Mr. Jeffries, Mrs. Carolyn B. Maloney of New York, Ms. Clarke, and Mr. Pascrell) introduced the following bill, which was referred to the Committee on Transportation and Infrastructure

A BILL
To amend the Robert T. Stafford Disaster Relief and Emergency Assistance Act to provide assistance for condominiums and housing cooperatives damaged by a major disaster, and for other purposes.

1 Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

3 SECTION 1. DEFINITIONS.

4 Section 102 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5122) is amended by adding at the end the following:
“(11) CONDOMINIUM.—The term ‘condominium’ means a multi-unit housing project in which each dwelling unit is separately owned, and the remaining portions of the real estate are designated for common ownership solely by the owners of those units, each owner having an undivided interest in the common elements, and which is represented by a condominium association consisting exclusively of all the unit owners in the project, which is, or will be responsible for the operation, administration, and management of the project.

“(12) HOUSING COOPERATIVE.—The term ‘housing cooperative’ means a multi-unit housing project in which each dwelling unit is subject to separate use and possession by one or more cooperative members whose interest in such unit, and in any undivided assets of the cooperative association that are appurtenant to such unit, is evidenced by a membership or share interest in a cooperative association and a lease or other document of title or possession granted by such cooperative as the owner of all cooperative property.”.
SEC. 2. CONDOMINIUMS AND HOUSING COOPERATIVES DAMAGED BY A MAJOR DISASTER.

(a) INDIVIDUALS AND HOUSEHOLDS PROGRAM.—

Section 408(b)(1) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5174(b)(1)) is amended—

(1) by striking “The President” and inserting the following:

“(A) IN GENERAL.—The President”; and

(2) by adding at the end the following:

“(B) CONDOMINIUMS AND HOUSING CO-OPERATIVES.—For purposes of providing financial assistance under subsections (c)(2) and (c)(3) with respect to residential elements that are the legal responsibility of an association for a condominium or housing cooperative, the terms ‘individual’ and ‘household’ include the association for the condominium or housing cooperative.”.

(b) MAXIMUM AMOUNT OF ASSISTANCE.—Section 408(h) of such Act (42 U.S.C. 5174(h)) is amended by adding at the end the following:

“(3) SPECIAL RULE FOR CONDOMINIUMS AND HOUSING COOPERATIVES.—

“(A) IN GENERAL.—In lieu of the limit established under paragraph (1), the maximum
amount of assistance that an association for a
condominium or housing cooperative may re-
ceive under this section with respect to a single
disaster shall be an amount to be determined by
the President by regulation.

"(B) ADJUSTMENT OF LIMIT.—The
amount determined by the President under sub-
paragraph (A) shall be adjusted annually in ac-
cordance with paragraph (2).”.

(c) APPLICABILITY.—The amendments made by this
section shall apply to a major disaster or emergency de-
declared by the President under the Robert T. Stafford Dis-
aster Relief and Emergency Assistance Act (42 U.S.C.
5121 et seq.) after the date of enactment of this Act.
To amend title 38, United States Code, to improve and make permanent the Department of Veterans Affairs loan guarantee for the purchase of residential cooperative housing units, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JUNE 26, 2013

Mrs. CAROLYN B. MALONEY of New York (for herself and Ms. NORTON) introduced the following bill; which was referred to the Committee on Veterans’ Affairs

A BILL

To amend title 38, United States Code, to improve and make permanent the Department of Veterans Affairs loan guarantee for the purchase of residential cooperative housing units, and for other purposes.

1  Be it enacted by the Senate and House of Representa-
2  tives of the United States of America in Congress assembled,
3  SECTION 1. SHORT TITLE.
4  This Act may be cited as the “Fair Access to Co-
5  ops for Veterans Act”.

SEC. 2. IMPROVEMENT OF DEPARTMENT OF VETERANS AFFAIRS LOAN GUARANTEE FOR PURCHASE OF RESIDENTIAL COOPERATIVE HOUSING UNITS.

(a) IN GENERAL.—Section 3710 of title 38, United States Code, is amended—

(1) in subsection (a)(12), by striking “and before the date that is five years after that date,”; and

(2) in subsection (h)—

(A) by redesignating paragraphs (2) and (3) as paragraphs (3) and (4), respectively; and

(B) by inserting after paragraph (1) the following new paragraph (2):

“(2) In prescribing regulations to carry out subsection (a)(12) the Secretary shall ensure that a loan for the purchase of stock or membership in a cooperative housing corporation that has been reviewed and approved by a lender approved by the Federal National Mortgage Association is not denied.”.

(b) AUTHORITY TO ADVERTISE.—The Secretary of Veterans Affairs shall use the authority of the Secretary under section 532 of title 38, United States Code, to advertise the availability of loan guarantees for housing cooperative share loans under section 3710(a)(12) of such title and shall take such other appropriate actions as may be necessary to notify eligible veterans, participating lend-
ers, and interested realtors of the availability of such loan guarantees and the procedures and requirements that apply to the obtaining of such guarantees.