

**AMENDMENT TO RULES COMMITTEE PRINT 118-**

**36**

**OFFERED BY MS. MENG OF NEW YORK**

At the end of subtitle C of title XVII, insert the following:

1 **SEC. 17\_\_\_.** **IMPROVEMENT OF DEPARTMENT OF VET-**  
2 **ERANS AFFAIRS LOAN GUARANTEE FOR PUR-**  
3 **CHASE OF RESIDENTIAL COOPERATIVE**  
4 **HOUSING UNITS.**

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

7 (1) in subsection (a)(12), by striking “With re-  
8 spect to a loan guaranteed after the date of the en-  
9 actment of this paragraph and before the date that  
10 is five years after that date, to” and inserting “To”;  
11 and

12 (2) by striking subsection (h) and inserting the  
13 following new subsection (h):

14 “(h) A loan may not be guaranteed under subsection  
15 (a)(12) before the date on which the Secretary prescribes  
16 regulations setting forth requirements for underwriting,  
17 loan processing, project standards, share eligibility, valu-  
18 ation, and other criteria the Secretary determines nec-

1 essary. The Secretary shall ensure that such regulations  
2 are consistent, to the extent the Secretary determines suit-  
3 able, with the requirements of the Federal National Mort-  
4 gage Association for the purchase or securitization of co-  
5 operative housing loans.”.

6 (b) LOAN FEES.—Section 3729(b) of such title is  
7 amended—

8 (1) in paragraph (1), by striking “The amount”  
9 and inserting “Except as provided in paragraph (5),  
10 the amount”; and

11 (2) by adding at the end the following new  
12 paragraph:

13 “(5) In the case of an loan guaranteed under section  
14 3710(a)(12) of this title, the amount of the fee shall be—

15 “(A) the amount determined from the loan fee  
16 table under paragraph (2), plus

17 “(B) 3.25 percent of the total amount of the  
18 loan guaranteed, insured, or made, or, in the case of  
19 a loan assumption, the unpaid principal balance of  
20 the loan on the date of the transfer of the prop-  
21 erty.”.

22 (c) AMOUNT OF LOAN.—Section  
23 3703(a)(1)(A)(i)(IV) of such title is amended by striking  
24 “or (8)” and inserting “(8), or (12)”.

1 (d) TREATMENT AS RESIDENTIAL PROPERTY.—Such  
2 title is further amended—

3 (1) in section 3704(c), by adding at the end the  
4 following new paragraph:

5 “(3) For purposes of this subsection, stock or mem-  
6 bership in a cooperative housing corporation for the pur-  
7 pose of entitling a person to occupy for dwelling purposes  
8 a single family residential unit in a development, project,  
9 or structure owned or leased by such corporation shall be  
10 treated as residential property.”; and

11 (2) in section 3714, by adding at the end the  
12 following new subsection:

13 “(i) For purposes of this section, stock or member-  
14 ship in a cooperative housing corporation for the purpose  
15 of entitling a person to occupy for dwelling purposes a sin-  
16 gle family residential unit in a development, project, or  
17 structure owned or leased by such corporation shall be  
18 treated as residential property.”.

19 (e) AUTHORITY TO ADVERTISE.—The Secretary of  
20 Veterans Affairs shall use the authority of the Secretary  
21 under section 532 of title 38, United States Code, to ad-  
22 vertise the availability of loan guarantees for housing co-  
23 operative share loans under section 3710(a)(12) of such  
24 title and shall take such other appropriate actions as may  
25 be necessary, including by the issuance of guidance, to no-

1 tify eligible veterans, participating lenders, and interested  
2 realtors of the availability of such loan guarantees and the  
3 procedures and requirements that apply to the obtaining  
4 of such guarantees.

5 (f) GUIDANCE.—Notwithstanding section 501 of such  
6 title, the Secretary of Veterans Affairs may issue guidance  
7 to implement section 3710 of title 38, United States Code,  
8 as amended by subsection (a), before prescribing new reg-  
9 ulations under such section.

