

108TH CONGRESS
1ST SESSION

S. 978

To amend title 38, United States Code, to provide housing loan benefits for the purchase of residential cooperative apartment units.

IN THE SENATE OF THE UNITED STATES

MAY 1, 2003

Mr. SCHUMER introduced the following bill; which was read twice and referred to the Committee on Veterans' Affairs

A BILL

To amend title 38, United States Code, to provide housing loan benefits for the purchase of residential cooperative apartment units.

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 “Veterans Housing
5 Fairness Act of 2003”.

6 **SEC. 2. RESIDENTIAL COOPERATIVE HOUSING UNITS.**

7 (a) HOUSING BENEFITS FOR COOPERATIVE APART-
8 MENT UNITS.—Subsection (a) of section 3710 of title 38,
9 United States Code, is amended by adding at the end the
10 following new paragraph:

1 “(12) To purchase stock or membership in a
 2 development, project, or structure of a cooperative
 3 housing corporation in accordance with subsection
 4 (h).”.

5 (b) CONDITIONS OF HOUSING BENEFITS FOR COOP-
 6 ERATIVE APARTMENT UNITS.—That section is further
 7 amended by adding at the end the following new sub-
 8 section:

9 “(h)(1) A loan may not be guaranteed under sub-
 10 section (a)(12) unless the following conditions are met:

11 “(A) The development, project, or structure of
 12 the cooperative housing corporation complies with
 13 such criteria as the Secretary prescribes in regula-
 14 tions.

15 “(B) The dwelling unit that the purchase of
 16 stock or membership in the development, project, or
 17 structure of the cooperative housing corporation en-
 18 titles the purchaser to occupy is a one-family resi-
 19 dential unit.

20 “(2) For the purposes of this subsection, the term
 21 ‘cooperative housing corporation’ has the same meaning
 22 given such term by section 216(b)(1) of the Internal Rev-
 23 enue Code of 1986.

24 “(3) For the purposes of applying the term ‘value of
 25 the property’ to a loan guaranteed under subsection

1 (a)(12), such term means the appraised value of the stock
2 or membership entitling the purchaser to the permanent
3 occupancy of the dwelling unit in the development, project,
4 or structure of the cooperative housing corporation.”.

