



# VAREP

VETERANS ASSOCIATION OF  
REAL ESTATE PROFESSIONALS

## 2023 POLICY POSITION STATEMENT

# POLICY POSITION PAPER

- Established in 2011, the USA Homeownership Foundation, Inc. (DBA VAREP), is a 501(c)3, dedicated to improving the lives of veterans through economic development, housing, and philanthropy.
- In December 2019, we incorporated our "Doing Business Name" known as "Veterans Association of Real Estate Professionals" (VAREP) as an official 501(c)19, non-chartered Veterans Service Organization (VSO).
- A dedicated Veteran Service Organization (VSO) working alongside a Housing and Economic Organization allows a national footprint and increased resources in supporting veterans with their needs.
- Our economic development programs help transitioning military and veterans including job training and placement assistance, and assists veteran's standup their own up businesses through community mentorship partnerships.
- Our grass roots advocacy efforts on key issues such as decreasing veteran homelessness, increasing affordable veteran housing, increasing suicide prevention training, and increasing veteran wellness programs are essential for all of America.

## Our Ask:

- 1. Pass Veterans Association of Real Estate Professionals H.R. 3240 Bill**
- 2. Pass VALID Act of 2023**

### Veterans Association of Real Estate Professionals H.R. 3240 Bill

- The Department of Veteran Affairs (VA) offers five basic veteran benefits: 1) disability 2) compensation 3) pension 4) education and 5) home loan guaranty.
- Congress granted Title 36 charters to approximately 92 corporations. Most notable of these were the VFW, American Legion, DAV, and AMVETS, (a.k.a. "Big Four").
- These VSOs assist, file, and manage veterans' disability, compensation, pension, and education claims with the VA, serving as resources to Congress in executing the benefits veterans deserve.
- The VA Home Loan Guaranty Benefit is the only benefit that does not have representation from the Big Four Chartered VSOs – Making this the only VA benefit without a voice.
- The VA Home Loan Guaranty benefit does not have a Chartered Housing VSO appointed to help veterans with issues and as a resource for education, pre-purchase counseling, predatory lending claims, housing discrimination, rental counseling, foreclosure prevention, homeless prevention, SSVF, and HUDVASH assistance.

## Summary

Homeownership is the American Dream and viewed as a “luxury” item by most, however, the right to housing is not. The VA Home Loan Guaranty Benefit is much more than a loan for a home; it begins with understanding financial literacy, maintaining good credit, making wise money decisions, recognizing, and reporting rental and housing discrimination, avoiding predatory lending, maintaining a job, accessing SSVF/HUDVASH homelessness resources, tax filings, home shopping, escrow, title, and finally closing.

The VA Home Loan Guaranty Loan Benefit needs an experienced VSO, like VAREP appointed to be a resource to veterans providing casework for the aforementioned. A charter will allow VAREP to be bigger champions for the VA loan, and more importantly, veterans in the housing and economic development space. Additionally, it will allow Congress to have a viable housing VSO as an informational and reporting resource.

## VALID ACT OF 2023 BILL

- The VALID Act of 2023 requires a ‘side-by-side’ comparison of conventional, FHA, and VA home loans to be included in the U.S. Department of Housing’s “Informed Consumer Choice Disclosure Notice”.
- This legislation aims to increase awareness and usage of VA home loan benefits among veterans.
- VA home loans offer lower down payments, interest rates, and closing costs, saving veterans thousands of dollars over the life of the loan.
- Despite these benefits, overall usage of VA home loans is surprisingly low, with only 10-15% of veterans reported as using the benefit.
- Some states have reported even lower utilization rates of VA home loans, indicating a lack of awareness about the benefits of these loans.
- The VALID Act of 2023 will close this gap by providing a comprehensive picture of veterans’ financing options through a side-by-side comparison of conventional, FHA, and VA home loans.
- This legislation will help veterans make more informed choices about their financing options and potentially increase the utilization of VA home loans.

## Summary

Many veterans are unaware of the VA loan options as opposed to traditional financing, i.e., conventional, FHA (Federal Housing Administration) or U.S. Department of Agriculture (USDA) loans. Updating to the U.S. Department of Housing’s “Informed Consumer Choice Disclosure Notice” will close the loop - The VALID Act of 2023 improves loan transparency.

Note: Veterans Affairs (VA) home loans provide veterans with benefits including lower down payments, lower interest rates, and lower closing costs. Despite this upside, overall usage of the current VA home loan benefit only 10% to 15% of veterans report using the benefit with some states reporting only 6% utilization. The VALID Act of 2023 will increase the number of informed more veterans of the VA loan benefits, thereby increasing utilization.

THE STATE OF VAREP

**53 HOMES  
DONATED  
MORTGAGE FREE**



**1,500  
VETERANS  
PLACED IN HOMES  
THROUGH VAREP PROGRAMS**



ALL STATISTICS FROM 2014-2023

**REAL ESTATE PROFESSIONALS & VETERANS**

EDUCATED ABOUT THE

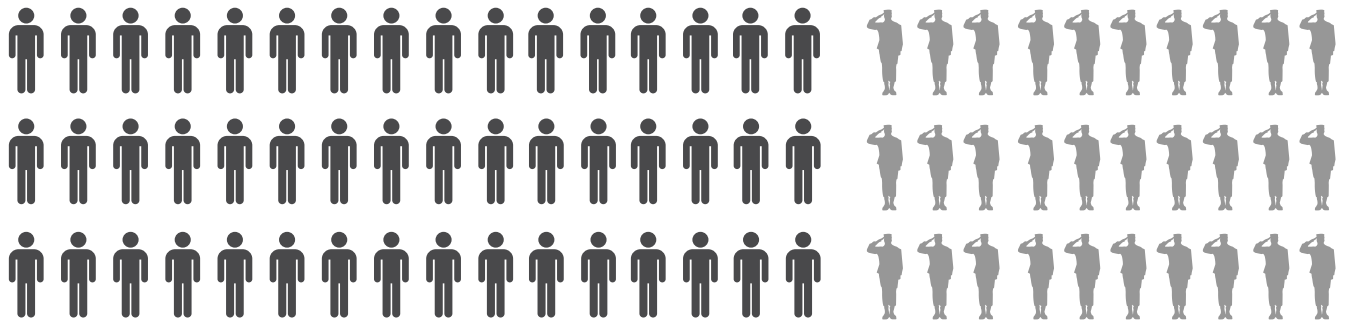
# VA LOAN ★★★★★ & HOMEOWNERSHIP

**20,000+**

AGENTS & LENDERS

**5,000+**

VETERANS



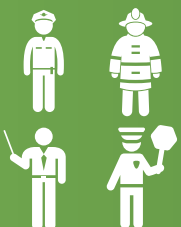
## ***FREEDOM FLIPPERS RESALE PROGRAM***



**\$11.7 MILLION**

**IN HOME REHABILITATION**

HOME REHABS FOR DESERVING HEROES



**512 HOMES SOLD**

TO LOW & MODERATE INCOME HOME BUYERS

VETERANS FIRST RESPONDERS, TEACHERS & CIVIL SERVANTS



# THE STATE OF VAREP

# 7,912

## LMI HOUSING COUNSELING INQUIRIES

Through internet, telephone & community events

# 17

## H.E.L.P. CLASSES

Taught at local college campuses. Ask our Education Committee about this program.

# 2,852

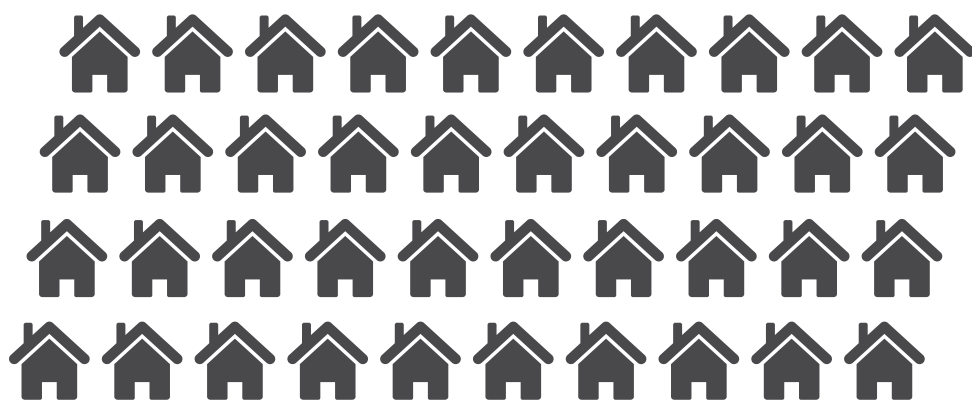
## LMI SERVICEMEMBER & VETERAN FAMILIES

Received Pre-purchase, Credit  
& Housing Counseling



# 1,016 VETERANS

Engaged in Credit Counseling  
to improve financial readiness



## 511 VETERANS

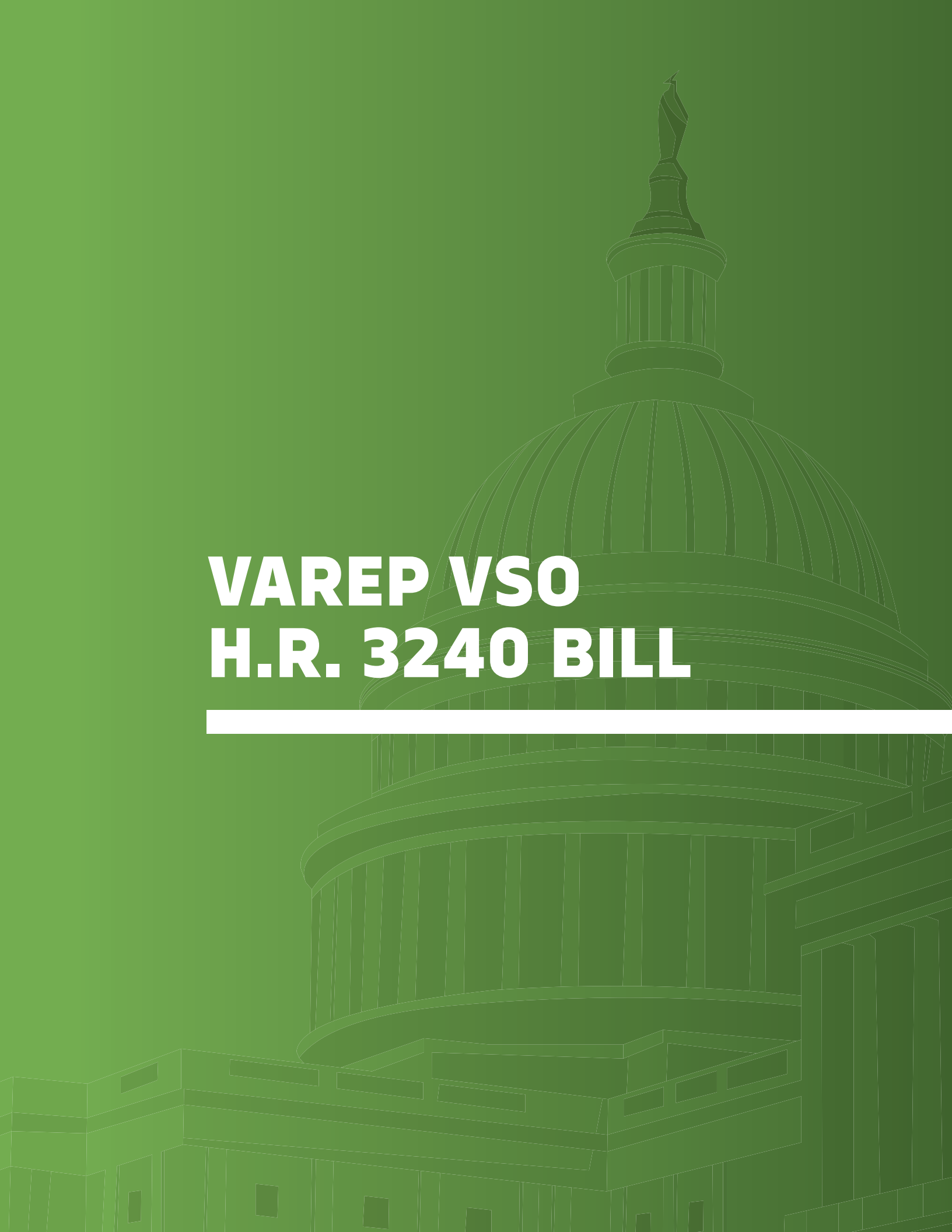
Were referred to  
HUDVASH & SSVF  
programs

# 6,108

## VETERANS & SERVICEMEMBERS

Educated on VA Home Loan  
Benefit, importance of  
good credit & home buying  
process through counseling &  
outreach events





# **VAREP VSO H.R. 3240 BILL**

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118TH CONGRESS  
1ST SESSION

# H. R. 3240

To amend title 36, United States Code, to grant a Federal charter to the  
Veterans Association of Real Estate Professionals.

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## IN THE HOUSE OF REPRESENTATIVES

MAY 11, 2023

Mrs. LEE of Nevada (for herself, Mrs. STEEL, and Mr. TRONE) introduced  
the following bill; which was referred to the Committee on the Judiciary

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## A BILL

To amend title 36, United States Code, to grant a Federal  
charter to the Veterans Association of Real Estate Pro-  
fessionals.

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. GRANT OF FEDERAL CHARTER TO VETERANS**

4 **ASSOCIATION OF REAL ESTATE PROFES-**  
5 **SIONALS.**

6 (a) GRANT OF CHARTER.—Part B of subtitle II of  
7 title 36, United States Code, is amended by inserting after  
8 chapter 2301 the following new chapter:

1 **“CHAPTER 2302—VETERANS ASSOCIATION**  
 2 **OF REAL ESTATE PROFESSIONALS**

“Sec.

“230201. Organization.

“230202. Purposes.

“230203. Membership.

“230204. Governing body.

“230205. Powers.

“230206. Restrictions.

“230207. Tax-exempt status required as condition of charter.

“230208. Records and inspection.

“230209. Service of process.

“230210. Liability for acts of officers and agents.

“230211. Annual report.

“230212. State defined.

3 **“§ 230201. Organization**

4 “(a) FEDERAL CHARTER.—Veterans Association of  
 5 Real Estate Professionals (in this chapter, the ‘corpora-  
 6 tion’), a nonprofit organization that meets the require-  
 7 ments for a veterans service organization under section  
 8 501(c)(19) of the Internal Revenue Code of 1986 and is  
 9 organized under the laws of the State of California, is a  
 10 federally chartered corporation.

11 “(b) EXPIRATION OF CHARTER.—If the corporation  
 12 does not comply with the provisions of this chapter, the  
 13 charter granted by subsection (a) expires.

14 **“§ 230202. Purposes**

15 “The purposes of the corporation are those provided  
 16 in its articles of incorporation and include the following:

17 “(1) To organize as a veterans service organiza-  
 18 tion to maintain a continuing interest in the welfare  
 19 of veterans by—

1           “(A) advocating for, and increasing sus-  
2           tainable homeownership;

3           “(B) providing financial literacy education,

4           “(C) spreading awareness of housing loans  
5           guaranteed by the Secretary of Veterans Af-  
6           fairs; and

7           “(D) increasing economic opportunities for  
8           members of the Armed Forces and veterans.

9           “(2) To establish facilities for the assistance of  
10          all veterans, with programs regarding topics includ-  
11          ing the following:

12           “(A) financial literacy (including under-  
13           standing credit);

14           “(B) workforce development;

15           “(C) small business incubation and  
16           mentorship;

17           “(D) education regarding housing, includ-  
18           ing homelessness prevention, rental counseling,  
19           foreclosure prevention, and affordable housing  
20           opportunities; and

21           “(E) suicide awareness and prevention.

22           “(3) To provide a forum for real estate and fi-  
23          nancial service professionals to share ideas, learn,  
24          and be empowered to better serve the real estate

1 needs of members of the Armed Forces, veterans,  
2 their families, and others.

3 “(4) To collaborate with organizations in the  
4 real estate & financial service sector to support em-  
5 ployment of, and economic and business development  
6 for, veterans.

7 **“§ 230203. Membership**

8 “Eligibility for membership in the corporation, and  
9 the rights and privileges of members of the corporation,  
10 are as provided in the articles and bylaws of the corpora-  
11 tion.

12 **“§ 230204. Governing body**

13 “(a) BOARD OF DIRECTORS.—The composition of the  
14 board of directors of the corporation, and the responsibil-  
15 ities of the board, are as provided in the articles of incor-  
16 poration and bylaws of the corporation.

17 “(b) OFFICERS.—The positions of officers of the cor-  
18 poration, and the election of the officers, are as provided  
19 in such articles of incorporation and bylaws.

20 **“§ 230205. Powers**

21 “The corporation has only those powers provided in  
22 its bylaws and articles of incorporation filed in each State  
23 in which it is incorporated.



1   **“§ 230206. Restrictions**

2           “(a) STOCK AND DIVIDENDS.—The corporation may  
3 not issue stock or declare or pay a dividend.

4           “(b) DISTRIBUTION OF INCOME OR ASSETS.—The in-  
5 come or assets of the corporation may not inure to the  
6 benefit of, or be distributed to, a director, officer, or mem-  
7 ber of the corporation during the life of the charter grant-  
8 ed by this chapter. This subsection shall not prevent the  
9 payment of reasonable compensation to an officer or em-  
10 ployee of the corporation, or reimbursement for actual  
11 necessary expenses, in amounts approved by the board of  
12 directors.

13           “(c) POLITICAL ACTIVITIES.—The corporation (or an  
14 officer of the corporation, in the course of acting in such  
15 capacity) may not contribute to, support, or participate  
16 in any political activity.

17           “(d) LOANS.—The corporation may not make a loan  
18 to a director, officer, employee, or member of the corpora-  
19 tion.

20           “(e) CLAIM OF GOVERNMENTAL APPROVAL OR AU-  
21 THORITY.—The corporation may not claim congressional  
22 approval, or the authority of the United States, for any  
23 of its activities.

24           “(f) CORPORATE STATUS.—The corporation shall  
25 maintain its status as a corporation incorporated under  
26 the laws of the State of California.

1 **“§ 230207. Tax-exempt status required as condition of**  
2 **charter**

3 “If the corporation fails to maintain its status as an  
4 organization exempt from taxation under the Internal  
5 Revenue Code of 1986, the charter granted under this  
6 chapter shall terminate.

7 **“§ 230208. Records and inspection**

8 “(a) RECORDS.—The corporation shall keep—

9 “(1) correct and complete records of account;

10 “(2) minutes of the proceedings of the mem-  
11 bers, board of directors, and committees of the cor-  
12 poration having any of the authority of the board of  
13 directors;

14 “(3) at the principal office of the corporation,  
15 a record of the names and addresses of members of  
16 the corporation entitled to vote on matters relating  
17 to the corporation; and

18 “(4) the State charter documents, bylaws, and  
19 articles of incorporation available to the public on an  
20 easily accessible website of the corporation.

21 “(b) INSPECTION.—A member entitled to vote on any  
22 matter relating to the corporation, or an agent or attorney  
23 of the member, may inspect the records of the corporation  
24 for any proper purpose, at any reasonable time.

1 **“§ 230209. Service of process**

2 “The corporation shall comply with the law of service  
3 of process of the State in which it is incorporated and each  
4 State in which it operates.

5 **“§ 230210. Liability for acts of officers and agents**

6 “The corporation is liable for the acts of its officers  
7 and agents acting within the scope of their authority.

8 **“§ 230211. Annual report**

9 “The corporation shall submit to Congress an annual  
10 report on the activities of the corporation during the pre-  
11 ceding fiscal year. The report shall be submitted at the  
12 same time as the report of the audit required by section  
13 10101 of this title. The report may not be printed as a  
14 public document.

15 **“§ 230212. State defined**

16 “For purposes of this chapter, the term ‘State’ means  
17 each of the several States, the District of Columbia, the  
18 Commonwealth of Puerto Rico, or a territory or possession  
19 of the United States.”.

20 (b) CLERICAL AMENDMENT.—The table of chapters  
21 at the beginning of subtitle II of title 36, United States  
22 Code, is amended by inserting after the item relating to  
23 chapter 2301 the following new item:

“2302. Veterans Association of Real Estate Professionals .....230201”.





# **VALID ACT 2023 BILL**

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.....  
(Original Signature of Member)

118TH CONGRESS  
1ST SESSION

**H. R.** \_\_\_\_\_

To amend the National Housing Act to include information regarding VA home loans in the Informed Consumer Choice Disclosure required to be provided to prospective FHA borrowers.

\_\_\_\_\_  
**IN THE HOUSE OF REPRESENTATIVES**

Mr. KILMER introduced the following bill; which was referred to the Committee on \_\_\_\_\_

\_\_\_\_\_  
**A BILL**

To amend the National Housing Act to include information regarding VA home loans in the Informed Consumer Choice Disclosure required to be provided to prospective FHA borrowers.

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 “VA Loan Informed  
5       Disclosure Act of 2023” or the “VALID Act of 2023”.

1 **SEC. 2. FHA INFORMED CONSUMER CHOICE DISCLOSURE.**

2 (a) INCLUSION OF INFORMATION RELATING TO VA  
3 LOANS.—Subparagraph (A) of section 203(f)(2) of the  
4 National Housing Act (12 U.S.C. 1709(f)(2)(A)) is  
5 amended—

6 (1) by inserting “(i)” after “loan-to-value  
7 ratio”; and

8 (2) by inserting before the semicolon the fol-  
9 lowing: “, and (ii) in connection with a loan guaran-  
10 teed or insured under chapter 37 of title 38, United  
11 States Code, assuming prevailing interest rates”.

12 (b) RULE OF CONSTRUCTION.—Nothing in the  
13 amendments made by subsection (a) shall be construed to  
14 require an original lender to determine whether a prospec-  
15 tive borrower is eligible for any loan included in the notice  
16 required under section 203(f) of the National Housing Act  
17 (12 U.S.C. 1709(f)).

# THANK YOU FOR YOUR SUPPORT!

On behalf of the Veterans Association of Real Estate Professionals (VAREP), we would like to express our deep gratitude for your unwavering support and belief in our mission. Your contributions have been instrumental in our work to increase sustainable homeownership, financial-literacy education, VA loan awareness, and economic opportunity for the active military and veteran communities. The dedication and commitment of supporters like you are the pillars that uphold our advocacy.

If you wish to further engage with us or have policy suggestions and ideas, we encourage you to connect with our National Legislative Committee. You can reach out to them via email at ***[gvarrato@varep.net](mailto:gvarrato@varep.net)***

Together, we can continue to make a difference in the lives of our veterans and active military members. Thank you once again for standing with us.

*As a housing non-profit for vets, by vets, our success is measured not by a balance sheet for shareholders, but by how many lives we can improve through our programs and services. Our proactive stance of providing financial-literacy education and advocating homeownership may not end the epidemic of homelessness among the veteran community, but can prevent it from happening in the future, one veteran at a time."*

*- Son Nguyen, VAREP National President and Founder*



**[www.VAREP.net](http://www.VAREP.net)**

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