

Congress of the United States
Washington, DC 20515

February 9, 2022

The Honorable Marcia Fudge
Secretary
US Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

Dear Secretary Fudge:

We write to follow up on our correspondences related to the loan refinance application from Co-op City, located in the Bronx, NY. We appreciate the reply to our initial letter on this matter in which your agency expressed a commitment to working collaboratively to ensure a successful refinance process. Since our initial letter, Riverbay Corporation, on behalf of Co-op City and their cooperators, has submitted their application, which includes a Project Capital Needs Assessment (PCNA) that shows the property is well-maintained. Given the unique and important impact of this loan refinance request, we are writing to encourage HUD, to the greatest extent possible, expeditiously review this refinance application.

As we mentioned in our prior letter, Co-op City is the largest limited-equity cooperative housing development in the nation and provides an oasis of housing stability to its 44,000 residents in an increasingly expensive region. Co-op City successfully refinanced their loan in 2012, insured through the Federal Housing Administration's 223(f) multifamily program, allowing them to improve housing conditions for residents. At current interest rates, Riverbay estimates this refinance process could yield \$120,000,000 for much-needed infrastructure repairs.

Without the opportunity to refinance at the current interest rate levels, however, the cooperators are concerned that these necessary repair costs will be passed onto residents, increasing the cost of living in this community and placing financial strain during an already difficult time. We are aware that rates have already increased since Riverbay initially submitted their application, meaning Riverbay would have to pay more annually than they currently do. Given the recent announcement by Federal Reserve Chair Powell on a likely raise in the federal funds rate in March, we are concerned that a failure to expeditiously review the refinancing application could adversely affect the stability and affordability of the Co-op City community for years to come.

On behalf of our Co-op City constituents, we request that you provide a thoughtful and expedited evaluation of this refinance application. We look forward to continuing to work collaboratively to efficiently complete this much-needed refinance process.

Sincerely,



Jamaal Bowman, Ed.D.
Member of Congress



Charles E. Schumer
United States Senator