IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF COLUMBIA

	
D)
DAVID J. VOACOLO)
44 Elkton Street)
Hamilton, New Jersey 08619,)
)
Plaintiff,)
V.) Civil Action No
FEDERAL NATIONAL MORTGAGE)
ASSOCIATION)
3900 Wisconsin Avenue, NW)
Washington, DC 20016-2892,)
)
and)
)
FEDERAL HOUSING FINANCE AUTHORITY)
1700 G Street, NW, 4th Floor)
Washington, DC 20552,)
_)
and	
)
UNITED STATES DEPARTMENT OF THE)
TREASURY)
1500 Pennsylvania Avenue, NW)
Washington DC 20220,)
-)
Defendants.)
)

COMPLAINT

PRELIMINARY STATEMENT

The complaint of the plaintiff, David J. Voacolo, respectfully shows and alleges as follows:

1. This is an action under the Administrative Procedure Act, 5 U.S.C. §§ 701 – 706 ("APA"), and the Housing and Economic Recovery Act of 2008, 12 U.S.C. §§ 1455, 1719, 4617

("HERA"), which arises out of the purchase by Plaintiff David J. Voacolo ("Plaintiff" or "Voacolo") of sixty-four thousand shares (64,000) of stock (the "Shares") in Defendant Federal National Mortgage Association ("Fannie Mae") during August of 2009, after Fannie Mae had been placed under the conservatorship of Defendant Federal Housing Finance Authority ("FHFA").

- 2. Under HERA, FHFA became the Conservator of Fannie Mae, following the execution of the Amended and Restated Senior Preferred Stock Purchase Agreement (the "Purchase Agreement" or "SPSPA") on September 26, 2008. *See* Purchase Agreement, *available at*http://www.fhfa.gov/Conservatorship/Documents/Senior-Preferred-Stock-Agree/2008-9
 26 SPSPA FannieMae RestatedAgreement N508.pdf (last accessed June 26, 2016).
- 3. Plaintiff purchased the Shares on the basis of statements made by FHFA that the conservatorship would terminate promptly upon a determination that the FHFA's plan as Conservator had successfully restored Fannie Mae to a safe and solvent condition.
- 4. Approximately three years after Voacolo's purchase, in August of 2012, Fannie Mae had regained solvency, and was again making profits.
- 5. Shortly after the announcement regarding Fannie Mae's profitability was made, on August 17, 2012, Defendant United States Department of the Treasury ("Treasury" or "U.S. Treasury"), acting through Defendant FHFA, executed the Third Amendment to the Purchase Agreement (the "Third Amendment"). *See* Third Amendment, *available at* https://www.treasury.gov/press-center/press-releases/Documents/Fannie.Mae.Amendement.pdf (ast accessed June 26, 2016).
- 6. Under the terms of the Third Amendment, Plaintiff has been deprived of dividend payments from and of the value of the Shares, without just compensation therefor, in violation of

the terms of the Purchase Agreement in effect at the time of Voacolo's purchase of the Shares; and without the due process required by the Fifth Amendment to the United States Constitution.

JURISDICTION AND VENUE

- 7. This action arises under the APA, 5 U.S.C. §§ 701–706, and HERA, 12 U.S.C. §§ 1455, 1719, 4617. The Court has subject-matter jurisdiction over this action under 28 U.S.C. § 1331.
- 8. Jurisdiction and venue in this Court are also proper pursuant to Section 6.4 of the Purchase Agreement.
- 9. Plaintiff has standing to file this complaint. Plaintiff is a good-faith purchaser for value of the Shares, purchased after Fannie Mae entered conservatorship, and purchased on the basis of statements made by Defendants.

PARTIES

- 10. Plaintiff David J. Voacolo, is a resident of the State of New Jersey. Plaintiff resides at 44 Elkton Street, Hamilton, New Jersey 08619.
- 11. Defendant Federal National Mortgage Association ("Fannie Mae") is a federally-chartered corporation that has its principal place of business at 3900 Wisconsin Avenue, NW, Washington, DC 20016-2892, with multiple regional offices around the United States of America.
- 12. Defendant Federal Housing Finance Authority ("FHFA") is an agency or instrumentality of the United States, with its headquarters at 1700 G Street, NW, 4th Floor, Washington, DC 20552, and is the appointed Conservator of Defendant Fannie.
- 13. Defendant United States Department of the Treasury ("Treasury" or "U.S. Treasury") is an agency or instrumentality of the United States, having its headquarters at 1500 Pennsylvania Avenue, NW, Washington, DC 20220, and it is the purchaser, pursuant to 79.9% of

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the common stock of Fannie Mae on a fully-diluted basis pursuant to a September 7, 2008 Purchase Agreement and amendments thereto.

FACTUAL ALLEGATIONS

- 14. Due to what has become known as the Housing Crisis (or Economic Crisis),Fannie Mae was not solvent in September 2008.
- 15. Pursuant to federal legislation, on September 7, 2008, the FHFA became Fannie Mae's conservator, and published a statement on its website that, "[u]pon the Director's determination that the Conservator's plan to restore the Company to a safe and solvent condition has been completed successfully, the Director will issue an order terminating the conservatorship." *See* Federal Housing Finance Agency, "FAQs: Questions and Answers on Conservatorship," September 7, 2008, *available at* http://www.fhfa.gov/Media/PublicAffairs/Pages/Fact-Sheet-Questions-and-Answers-on-Conservatorship.aspx (accessed on June 14, 2016).
- 16. On or about September 26, 2008, the U.S. Treasury and Defendant Fannie Mae entered a Senior Preferred Stock Purchase Agreement ("SPSPA" or "Purchase Agreement"), under which the U.S. Treasury would provide billions of dollars to Defendant Freddie Mac in exchange for 10% dividends and the right to purchase 79.9% of Fannie Mae's stock. *See* Restated and Amended Purchase Agreement,
- 17. In August of 2009, Plaintiff, relying on statements by the Defendants that the conservatorship would terminate once the Companies became solvent again, purchased 64,000 shares of Defendant Fannie Mae's stock at the rate of seventy-seven cents per share (\$0.77/share).
- 18. Plaintiff subsequently sold 14,000 of these shares, but continues to own the remaining 50,000 Shares.

- 19. On August 9, 2012, Susan McFarland, then the Chief Financial Officer of Defendant Fannie Mae, informed the United States Treasury that Defendant Fannie Mae's financial condition had improved to the point that it was again making profits.
- 20. Approximately one week later, on August 17, 2012, Defendants Fannie Mae and the Treasury entered the Third Amendment to Amended and Restated Senior Preferred Stock Purchase Agreement (the "Third Amendment"). *See* Third Amendment, *available at*
- 21. Pursuant to the terms of the Third Amendment, Defendant Fannie Mae has been paying 100% of its profits to the United States Treasury.
- 22. But for the Third Amendment, Plaintiff would have been entitled to a portion of the benefit of those profits in proportion to his Shares.
- 23. Plaintiff, through his attorneys, sent Defendant Fannie Mae several legal notices regarding this deprivation to no avail.
- 24. Plaintiff had no involvement in the entering of the Third Amendment, nor had he had an opportunity to have his objection heard.
- 25. Upon information and belief, the United States always intended that the taxpayers would reap a profit from the Treasury's investment in Defendant Fannie Mae. *See* Letter from Randall DeValk to Charles E. Grassley, Chairman of the Committee on the Judiciary, *available at* http://online.wsj.com/public/resources/documents/GrassleyResponse04212015.pdf (Treasury conceded that it "did not make a simple 'loan' to Fannie and Freddie...The terms of the preferred stock agreements are intended to compensate Treasury and the taxpayers...not to pay back a one-time loan...Any private lender would demand substantial compensation." *Id.* at 3) (last accessed June 26, 2016); *see also* Federal Housing Finance Agency: Office of Inspector General, "White Paper: FHFA-OIG's Current Assessment of FHFA's Conservatorships of

Fannie Mae and Freddie Mac," at 31 (March 28, 2012) (referring to bailout of Fannie Mae as "Treasury's outstanding investment."), *available at* http://www.fhfaoig.gov/Content/Files/WPR-2012-001.pdf (last accessed June 26, 2016).

- 26. Therefore, statements made by Defendants to the effect that the conservatorship would end once Fannie Mae was deemed solvent were made with the knowledge that the conservatorship would, in reality, continue until such time as Defendant U.S. Treasury deems taxpayers to have received a "sufficient return" on their "investment."
- 27. Upon information and belief, these misstatements were made in order to encourage potential shareholders, such as Plaintiff had been at the time, and reassure them that they could expect to profit from an investment in Defendant Fannie Mae.

COUNT I

- 28. Plaintiff hereby repeats, re-alleges, and reincorporates by reference paragraphs 1 27, as if set forth in full herein.
- 29. The APA empowers the Court to "hold unlawful and set aside agency action, findings, and conclusions" that are "arbitrary, capricious, an abuse of discretion, or otherwise not in accordance with law." 5 U.S.C. § 706(2)(A).
- 30. But for the operation of the Third Amendment, Plaintiff's 50,000 Shares would now be valued at approximately \$ 35 (thirty-five dollars) per share, for a total of \$ 1,750,000.00 (1.75 million dollars).
- 31. Accordingly, the Third Amendment deprives Plaintiff of what his shares would otherwise be worth, and he has therefore been deprived of his property.

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32. Upon information and belief, it was not a coincidence that, approximately one

week after the Treasury was informed that the Companies were again making profits, Defendants

arranged to have 100% of those profits paid to the Treasury.

33. Plaintiff had no opportunity to voice objections or otherwise be heard prior to the

execution of the Third Amendment.

34. The Third Amendment to the SPSPA therefore violated Plaintiff's Due Process

rights under the Fifth Amendment to the U.S. Constitution and constituted an illegal exaction.

35. Accordingly, Defendants actions were arbitrary, capricious, or otherwise not in

accordance with the law.

36. All conditions precedent to the filing of this suit have occurred or have been

performed.

RELIEF REQUESTED

WHEREFORE, Plaintiff prays the Court for relief and judgment as follows:

A. Hold that Defendants' actions in executing and implementing the Third

Amendment were arbitrary, capricious, or otherwise not in accordance with the law;

B. Award Plaintiff monetary relief in the sum of \$2,500,000;

C. Award to Plaintiff his litigation expenses, including reasonable attorney fees,

costs, and expert witness fees; and

D. Award such other relief as the Court finds to be just and proper.

Respectfully Submitted,

Dated: June 26, 2016 /s/ Alexander J. E. English

Alexander J. E. English, Esq.

D.C. Dist. Ct. Bar #: MD0005

Counsel of Record 9980 Guilford Rd., No. 102 Jessup, MD 20794 301-466-4024 alexander.j.e.english@gmail.com

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Attorneys for Plaintiff

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CIVIL COVER SHEET

JS-44 (Rev. 5/10 DC)				* TOTAL					
I. (a) PLAINTIFFS		DEFENDANTS							
DAVID J. VOACOLO			FEDERAL NATIONAL MORTGAGE ASSOCIATION						
			FEDERAL	. HOUS	ING F	INANC	CE AUTHORITY		
			UNITED S	STATES	DEPA	ARTMI	ENT OF THE TREA	SURY	
(b) COUNTY OF RESIDENCE OF FIRST I	LISTED PLAINTIFF Mercer		COUNTY C	OF RESIDE			STED DEFENDANT		
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(c) ATTORNEYS (FIRM NAME, ADDRES	S AND TELEPHONE NUMBER)		ATTORNEYS			,			
Alexander J. E. English	S, THE TELEFITORE INCIMELY		711 TORULE 15	(11 12.10 11	11)				
9980 Guilford Rd., No. 102									
Jessup, MD 20794									
301-466-4024									
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345 Marine Product Liability		864 SSID Title XVI				*(If Antitrust, then A g	overns)**		
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☐ G. Habeas Corpus/ 2255 ☐ 530 Habeas Corpus – General ☐ 510 Motion/Vacate Sentence ☐ 463 Habeas Corpus – Alien Detainee	H. Employment Discrimination 442 Civil Rights – Employment (criteria: race, gender/sex, national origin, discrimination, disability, age, religion, retaliation)	I. FOIA/Privacy Act 895 Freedom of Information Act 890 Other Statutory Actions (if Privacy Act)	J. Student Loan 152 Recovery of Defaulted Student Loan (excluding veterans)	
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 ■ K. Labor/ERISA (non-employment) ■ 710 Fair Labor Standards Act ■ 720 Labor/Mgmt. Relations ■ 740 Labor Railway Act ■ 751 Family and Medical Leave Act ■ 790 Other Labor Litigation ■ 791 Empl. Ret. Inc. Security Act 	■ L. Other Civil Rights (non-employment) 441 Voting (if not Voting Rights Act) 443 Housing/Accommodations 440 Other Civil Rights 445 Americans w/Disabilities – Employment 446 Americans w/Disabilities – Other 448 Education	M. Contract 110 Insurance 120 Marine 130 Miller Act 140 Negotiable Instrument 150 Recovery of Overpayment & Enforcement of Judgment 153 Recovery of Overpayment of Veteran's Benefits 160 Stockholder's Suits 190 Other Contracts 195 Contract Product Liability 196 Franchise	N. Three-Judge Court 441 Civil Rights – Voting (if Voting Rights Act)	
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VI. CAUSE OF ACTION (CITE THE U.S. CIVIL STATUTE UNDER WHICH YOU ARE FILING AND WRITE A BRIEF STATEMENT OF CAUSE.) 5 U.S.C. § 706, Unlawful actions under the Housing & Economic Recovery Act of 2008				
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VIII. RELATED CASE(S) IF ANY	(See instruction) YES	NO X If yes, pl	ease complete related case form	
DATE: 06/26/2016	SIGNATURE OF ATTORNEY OF REC	ord /s/Alexander s	J. E. English	

INSTRUCTIONS FOR COMPLETING CIVIL COVER SHEET JS-44 Authority for Civil Cover Sheet

The JS-44 civil cover sheet and the information contained herein neither replaces nor supplements the filings and services of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. Consequently, a civil cover sheet is submitted to the Clerk of Court for each civil complaint filed. Listed below are tips for completing the civil cover sheet. These tips coincide with the Roman Numerals on the cover sheet.

- I. COUNTY OF RESIDENCE OF FIRST LISTED PLAINTIFF/DEFENDANT (b) County of residence: Use 11001 to indicate plaintiff if resident of Washington, DC, 88888 if plaintiff is resident of United States but not Washington, DC, and 99999 if plaintiff is outside the United States.
- III. CITIZENSHIP OF PRINCIPAL PARTIES: This section is completed <u>only</u> if diversity of citizenship was selected as the Basis of Jurisdiction under Section II.
- IV. CASE ASSIGNMENT AND NATURE OF SUIT: The assignment of a judge to your case will depend on the category you select that best represents the <u>primary</u> cause of action found in your complaint. You may select only <u>one</u> category. You <u>must</u> also select <u>one</u> corresponding nature of suit found under the category of the case.
- VI. CAUSE OF ACTION: Cite the U.S. Civil Statute under which you are filing and write a brief statement of the primary cause.
- VIII. RELATED CASE(S), IF ANY: If you indicated that there is a related case, you must complete a related case form, which may be obtained from the Clerk's Office.

Because of the need for accurate and complete information, you should ensure the accuracy of the information provided prior to signing the form.

UNITED STATES DISTRICT COURT

	District	t of Columbia			
DAVID J. VOA	ACOLO))))			
Plaintiff(s) v. FEDERAL NATIONAL MORTGAGE ASSOCIATION		- ')) Civil Action No.)))			
Defendant((s))			
	SUMMONS I	N A CIVIL ACTION			
To: (Defendant's name and address) A lawsuit has been file	c/o Federal Housing Finance Authority 1700 G Street, NW 4th Floor Washington, DC 20552 Attention: General Counsel				
are the United States or a United P. 12 (a)(2) or (3) — you must	ed States agency, or an off serve on the plaintiff an a	a you (not counting the day you received it) — or 60 days if you ficer or employee of the United States described in Fed. R. Civ. answer to the attached complaint or a motion under Rule 12 of action must be served on the plaintiff or plaintiff's attorney,			
If you fail to respond, You also must file your answer		be entered against you for the relief demanded in the complaint.			
		CLERK OF COURT			
Date:					
Date:		Signature of Clerk or Deputy Clerk			

UNITED STATES DISTRICT COURT

		for the	
	District of	of Columb	ia 🔻
DAVID J. VOA	COLO)))	
Plaintiff(s) V. FEDERAL HOUSING FI AUTHORITY Defendant(s))))))	ivil Action No.
	SUMMONS IN	NA CIVIL	ACTION
To: (Defendant's name and address) FEDERAL HOUSING FINANCE AUTHORITY 1700 G Street, NW 4th Floor Washington, DC 20552 Attention: General Counsel			
A lawsuit has been filed	l against you.		
are the United States or a United P. 12 (a)(2) or (3) — you must sthe Federal Rules of Civil Process whose name and address are:	d States agency, or an officerve on the plaintiff an ar	cer or emp nswer to the ion must be	ounting the day you received it) — or 60 days if you loyee of the United States described in Fed. R. Civ. e attached complaint or a motion under Rule 12 of e served on the plaintiff or plaintiff's attorney,
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			CLERK OF COURT
Date:			Signature of Clerk or Deputy Clerk

UNITED STATES DISTRICT COURT

	for the
District	t of Columbia
DAVID J. VOACOLO)))
Plaintiff(s) v. UNITED STATES DEPARTMENT OF THE TREASURY Defendant(s))) Civil Action No.))))
SUMMONS	IN A CIVIL ACTION
1500 Pennsylvan Washington DC 2	
A lawsuit has been filed against you.	
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If you fail to respond, judgment by default will I You also must file your answer or motion with the court	be entered against you for the relief demanded in the complaint.
	CLERK OF COURT
Date:	Signature of Clerk or Deputy Clerk