

# **PROGRAMS OF HUD**



**Major Mortgage, Grant, Assistance, and Regulatory Programs**

**2016**

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## Community Planning and Development

### Brownfields Economic Development Initiative (BEDI)

Competitive grant program designed to assist cities with the redevelopment of abandoned and underused industrial and commercial facilities, where expansion and redevelopment is burdened by real or potential environmental contamination.

**Nature of Program:** BEDI provides competitive economic development grants to Community Development Block Grant (CDBG) recipients, in connection with notes or other obligations guaranteed under Section 108 of the Housing and Community Development Act of 1974, for the purposes of enhancing either the security of the guaranteed loans or the viability of the projects financed with these Section 108 loans. Grants provide financial assistance for industrial or commercial sites known as brownfields, on which redevelopment is hindered by the presence or potential presence of environmental contamination. BEDI and Section 108 funds must be used in conjunction with the same economic development project. BEDI funds may be used for virtually all activities eligible under the CDBG program, and also in conjunction with other CDBG and Section 108 Loan Guarantee proceeds, and must comply with national objectives and other eligibility requirements.

**Applicant Eligibility:** CDBG entitlement communities and non-entitlement communities are eligible. A request for a new Section 108 loan guarantee authority must accompany each BEDI application.

Non-entitlement communities, including those in Hawaii, may also apply for and receive grants under the BEDI program. If a non-entitlement community receives a BEDI grant and applies for Section 108 loan guarantee assistance, the applicable state entity (or HUD, in the case of Hawaii) is required to pledge CDBG funds as partial security for the loan guarantee.

**Legal Authority:** Section 108(q) of the Housing and Community Development Act of 1974 (42 U.S.C. 5308(q)). 24 CFR part 570, subpart M.

**Administering Office:** Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410-7000.

**Information Sources:** Administering office.

On the Web: <https://www.hudexchange.info/bedi/>

**Current Status:** The last appropriations were in Fiscal Year 2010 in the amount of \$17,500,000. Expenditure deadline for those funds is September 30, 2016.

## Capacity Building for Community Development and Affordable Housing

Grants to national intermediaries to develop the capacity and ability of community development corporations (CDCs) and community housing development organizations (CHDOs) to carry out community development and affordable housing activities that benefit low income families.

**Nature of Program:** Section 4 of the HUD Demonstration Act of 1993 authorizes HUD to provide assistance through competitive grants to five national nonprofit intermediary groups. These groups provide direct operational support, loans, grants, and predevelopment assistance to subgrantee CDCs and CHDOs or provide training and education to develop the capacity and ability of CDCs or CHDOs to undertake community development and affordable housing projects and programs. The grantees concentrate on neighborhood based nonprofit CDCs and CHDOs that have as part of their mission the holistic improvement of the neighborhood for the benefit of low income families. Private sources must provide a match three times the amount of any assistance provided under this section.

**Applicant Eligibility:** Although the HUD Demonstration Act of 1993 lists five eligible grantees, recent appropriations acts have limited eligible grantees to the following: Local Initiatives Support Corporation (LISC), Enterprise Community Partners, Inc., and Habitat for Humanity International.

**Legal Authority:** Section 4 of the HUD Demonstration Act of 1993 (Public Law 103-120, approved October 27, 1993, as amended by Section 10004 of Public Law 105-118, approved November 26, 1997) (42 U.S.C. 9816 note).

**Administering Office:** Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web: <https://www.hudexchange.info/section-4-capacity-building/>

**Current Status:** Active.

## **Community Development Block Grant Disaster Recovery (CDBG-DR) Assistance**

Flexible grants to help cities, counties, parishes, and states recover from presidentially declared disasters, especially in low- and moderate-income areas.

**Nature of Program:** This funding is not permanently authorized. When major disasters occur, Congress may appropriate additional funding for the CDBG program as Disaster Recovery grants to rebuild the affected areas and bring crucial seed money to stimulate recovery.

HUD publishes allocations and grant requirements in notices in the Federal Register. Generally, CDBG requirements apply unless modified by an appropriations statute, waived, or supplanted by alternative requirements. CDBG-DR Assistance is also subject to some of the requirements of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act) that apply to Federal disaster assistance.

Because CDBG funds a broad range of activities, CDBG–DR assistance helps communities and neighborhoods that otherwise might not recover due to limits on other resources. CDBG-DR grants supplement disaster programs of the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers.

**Applicant Eligibility:** Appropriations language determines applicant eligibility. Historically, recipients have included states and local governments in places that have been designated by the President of the United States as major disaster areas pursuant to the Stafford Act. Some supplemental appropriations have restricted funding solely to states. HUD generally awards noncompetitive, nonrecurring Disaster Recovery grants by a formula that considers disaster recovery needs unmet by other Federal disaster assistance programs. However, HUD is competitively distributing some funds made available under Public Law 113-2, approved January 29, 2013, through the National Disaster Resilience Competition for recovery from major disasters in 2011-2013.

**Legal Authority:** Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301, et seq.), Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121, et seq.), and the following appropriations acts - Public Laws: 113-2, 112-55, 111-212, 110-329, 110-252, 110-116, 109-234, 109-148, 108-324, 107-206, 107-117, 107-73, 107-38, 106-31, 105-277, 105-276, 105-174, 105-18, 104-134, 104-19, 103-327, 103-211, 103-75, and 103-50.

**Administering Office:** Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web: <https://www.hudexchange.info/cdbg-dr/>

**Current Status:** Active.

**Community Development Block Grants (CDBG) (Entitlement)**



Federal funding to help entitled metropolitan cities and urban counties meet their housing and community development needs.

**Nature of Program:** Provides annual grants on a formula basis to entitled communities to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services.

Entitlement communities develop their own programs and funding priorities and consult with local residents before making final decisions. All CDBG activities must meet at least one of the following national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums and blight; or meet certain community development needs having a particular urgency. Some of the activities that can be carried out with community development block grant funds include the acquisition of real property; rehabilitation of residential and nonresidential properties; provision of public facilities and improvements, such as water and sewer, streets, and neighborhood centers; public services; clearance; homeownership assistance; and assistance to for-profit businesses for economic development activities.

To receive its annual CDBG entitlement grant, a grantee must develop and submit to HUD its Consolidated Plan (which is a jurisdiction's comprehensive planning document and application for funding under the following Community Planning and Development formula grant programs: CDBG, HOME Investment Partnerships, Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Shelter Grants (ESG)). In its Consolidated Plan, the jurisdiction must identify its planned use of funds and the goals for these programs and for affordable housing. The goals will serve as the criteria against which HUD will evaluate a jurisdiction's performance under the Plan. Also, the Consolidated Plan must include several required certifications, including that not less than 70 percent of the funds expended over a period specified by the grantee, not to exceed 3 years, must be used for activities that benefit low- and moderate-income persons. The grantee must also affirmatively further fair housing.

**Grantee Eligibility:** Metropolitan cities and urban counties are entitled to receive annual grants. Metropolitan cities are principal cities of Metropolitan Areas (MAs) or other cities within MAs that have populations of at least 50,000. Urban counties are within MAs and have a population of 200,000 or more (excluding the population of metropolitan cities within their boundaries).

**Funding Distribution:** From each year's CDBG appropriation, excluding the amounts provided for grants under Section 107 of the Housing and Community Development Act of 1974 (Section 107 grants), and other specified grants, 70 percent is allocated to metropolitan cities and urban counties. The amount of each entitlement grant is determined by statutory formula, which uses several objective measures of community need, including poverty, population, housing overcrowding, age of housing, and growth lag.

**Legal Authority:** Title I, Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.) (Public Law 93-383, approved August 23, 1974). Regulations are at 24 CFR part 570.

**Administering Office:** Assistant Secretary for Community Planning and Development,

U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Local officials and HUD field offices.

On the Web: <https://www.hudexchange.info/cdbg-entitlement/>

**Current Status:** Active.

## Community Development Block Grants for Insular Areas

Federal funding to help U.S. territories meet their housing and community development needs.

**Nature of Program:** Provides annual grants to four U.S. territories to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services.

Insular areas develop their own programs and funding priorities and consult with local residents before making final decisions. All CDBG activities must meet at least one of the following national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums and blight; or meet certain community development needs having a particular urgency. Some of the activities that can be carried out with community development funds include the acquisition of real property; rehabilitation of residential and nonresidential properties; provision of public facilities and improvements, such as water and sewer, streets, and neighborhood centers; clearance, demolition and removal of buildings and improvements; homeownership assistance; and assistance to for-profit businesses for economic development activities. No less than 70 percent of the funds expended over a period specified by the grantee, not to exceed 3 years, must be used for activities that benefit low- and moderate-income persons.

Through Fiscal Year 2004, grants to insular areas were appropriated under Section 107 of the Housing and Community Development Act of 1974. The American Dream Downpayment Act of 2003 amended the Housing and Community Development Act to move the authorization for Insular Area CDBG program funding from Section 107 to Section 106. For Fiscal Year 2005 and thereafter, funds have been made available under Section 106.

**Grantee Eligibility:** American Samoa, Guam, the U.S. Virgin Islands, and the Commonwealth of the Northern Marianas Islands are eligible recipients. (The Commonwealth of Puerto Rico receives funding under the State CDBG program.)

**Funding Distribution:** Under Section 106 of the Housing and Community Development Act of 1974, \$7 million of the Title I CDBG appropriation is allocated for grants to insular areas. Funds for Section 107 grants are allocated to the insular areas and other programs as directed by the present year's appropriations act.

**Legal Authority:** Title I, Housing and Community Development Act (HCDA) of 1974 (42 U.S.C. 5301 et seq.) (Public Law 93-383, approved August 22, 1974). Regulations are at 24 CFR part 570.

**Information Sources:** Local officials and HUD field offices.  
On the Web: <https://www.hudexchange.info/cdbg-insular-areas/>

**Current Status:** Active.

## **Community Development Block Grants (Non-Entitlement) for States and Small Cities**

Federal funding to help states and units of local government in non-entitled areas meet their housing and community development needs.

**Nature of Program:** Provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. All CDBG activities must meet at least one of the following national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums and blight; or meet certain community development needs having a particular urgency. No less than 70 percent of the funds must be used for activities that benefit low- and moderate-income persons over a period specified by the state, not to exceed 3 years.

Some of the activities that can be carried out with community development funds include: the acquisition of real property; the rehabilitation of residential and nonresidential properties; the provision of public facilities and improvements, such as water and sewer, streets, and neighborhood centers; the clearance, demolition, and removal of buildings; homeownership assistance; and assistance to for-profit businesses for economic development activities.

Under the 1981 amendments to the Community Development Block Grant (CDBG) legislation, each state has the option to administer the block grant funds provided for its non-entitlement areas.

If this option is exercised, the block grant funds are provided to the state, which distributes them as grants to its eligible units of general local government. The states' objectives and methods of distributing the funds are determined in consultation with affected citizens and local elected officials. States are required to report annually on the use of funds.

**Applicant Eligibility:** Forty-nine states and Puerto Rico are entitled to receive grant funds for distribution to non-entitlement units of government (those that are not metropolitan cities or part of an urban county). Hawaii has elected not to administer funding under the state CDBG program. In Hawaii, HUD awards the funds directly to the three eligible non-entitled counties using statutorily determined formula factors.

**Funding Distribution:** From each year's CDBG appropriation, excluding the amounts provided for Section 107 grants or specified other grants, 30 percent is allocated to non-entitlement areas. This amount is then allocated among the states on a formula basis. Each state's allocation is distributed to units of general local government by either the state or, in Hawaii, by HUD.

**Legal Authority:** Title I, Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.). Regulations are at 24 CFR part 570.

**Administering Office:** Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** States and HUD field offices.

On the Web (the State Administered CDBG):

<http://portal.hud.gov/hudportal/HUD?src=/hudprograms/nonentitlement>

(Non-Entitlement CDBG Grants in Hawaii):

<https://www.hudexchange.info/cdbg-hud-administered/>

**Current Status:** Active.

## **Community Development Block Grants (Section 107)**

Grants and technical assistance for community development programs and related activities.

**Nature of Program:** Provides grants for community development and related programs as described below, and technical assistance awards to help implement the various programs authorized by Title I of the Housing and Community Development Act of 1974.

**Community Development Block Grant Technical Assistance (CDBG TA):** States, units of general local government, Indian tribes, area-wide planning organizations, and other qualified groups designated by or assisting one or more such governmental units are eligible for technical assistance, under programs authorized by Title I of the Housing and Community Development Act of 1974.

**Current Status:** Active

**Historically Black Colleges and Universities (HBCUs) Program:** The HBCU program helps HBCUs to expand their role and effectiveness in addressing community development needs in their own localities, including revitalization, housing, and economic development, principally for persons of low- and moderate-income. HBCUs that meet the definition determined by the Department of Education in 34 CFR 608.2, in accordance with the Executive Order 13256 dated February 12, 2002, are eligible to participate in the program. All applicants must be accredited or pre-accredited by a national accrediting agency.

**Current Status:** No new funds have been appropriated since 2010. HUD is currently administering existing grants.

**Hispanic Serving Institutions Assisting Communities (HSIAC) Program:** The HSIAC program helps Hispanic Serving Institutions (HSIs) revitalize their local communities and foster long-term changes in the way HSIs relate to their neighbors. The HSIAC program has facilitated numerous partnerships that are successfully addressing the most critical social and economic issues, including poverty, education, housing, healthcare, and local neighborhood capacity building. In addition, the program has assisted colleges and universities in integrating community engagement themes into their curriculum, academic studies, and student activities. HSIs that meet the definition established in Title V of the 1998 Amendment of the Higher Education Act of 1965 are eligible to participate in the program. To meet this definition, at least 25 percent of the full-time undergraduate students enrolled in the institution must be Hispanic. All applicants must be institutions of higher education granting 2-or 4-year degrees that are accredited by a national or regional accrediting agency recognized by the U.S. Department of Education.

**Current Status:** No new funds have been appropriated since 2010. HUD is currently administering existing grants.

**Alaska Native/Native Hawaiian Institutions Assisting Communities (AN/NHIAC) Program:** The Alaska Native/Native Hawaiian Institutions (AN/NHIs) program began in Fiscal Year 2000 and helps AN/NHIs expand their role and effectiveness in addressing community development

needs in their localities, including revitalization, housing, and economic development, principally for persons of low- and moderate-income. Accredited ANs and NHIs of higher education that provide 2- and 4-year degrees are eligible to participate in this program. For an institution to qualify as an ANI, at least 20 percent of the undergraduate headcount enrollment must be Alaska Native students. To qualify as a NHI, an institution must have an undergraduate headcount enrollment of at least 10 percent Native Hawaiians.

**Current Status:** No new funds have been appropriated since 2010. HUD is currently administering existing grants.

**Tribal Colleges and Universities (TCUs) Program:** The TCU program assists TCUs in building, expanding, renovating, and equipping their own facilities. The program also expands the role of TCUs into the community through the provision of needed services, such as health programs, job training, and economic development activities. TCUs that meet the definition established in Title III of the 1998 Amendments to the Higher Education Act of 1965 are eligible to participate in the program. Institutions must be fully accredited, or provide a statement that the institution is a candidate for accreditation, by a regional institutional accrediting association recognized by the U.S. Department of Education.

**Current Status:** No new funds have been appropriated since 2010. HUD is currently administering existing grants.

**Funding Distribution:** The amount appropriated for the Section 107 grants is allocated among the programs as directed by the appropriations act.

**Legal Authority:** Section 107 of the Housing and Community Development Act of 1974 (42 U.S.C. 5307). Regulations are at 24 CFR part 570.

**Administering Offices:** For grants to colleges and universities, Assistant Secretary for Policy Development and Research, Office of University Partnerships, U.S. Department of Housing and Urban Development, Washington, DC 20410.

For Community Development Block Grant Technical Assistance, Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering offices.

On the Web:

Community Development TA:

<http://portal.hud.gov/hudportal/HUD?src=/hudprograms/section107>

Historically Black Colleges and Universities: Hispanic-Serving Institutions Assisting

Communities: <https://www.huduser.gov/portal/oup/grants.html>

## Community Development Block Grants (Section 108 Loan Guarantee)

Loan guarantee assistance for community and economic development.

**Nature of Program:** Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program. Under this section, HUD offers communities a source of financing for certain community development activities, such as housing rehabilitation, economic development, and large-scale physical development projects.

Eligible activities are (1) real property acquisition, (2) rehabilitation of property owned by the applicant public entity or its designated public agency, (3) housing rehabilitation eligible under the CDBG program, (4) special economic development activities under the CDBG program, (5) interest payments on the guaranteed loan and issuance costs of public offering, (6) acquisition, construction, reconstruction, rehabilitation, or installation of public facilities, (7) assistance for public works and sites in colonias, (8) debt service reserves for repayment of the Section 108 loan, (9) payment of fees charged by HUD for the purpose of paying the credit subsidy cost of the loan guarantee, and (10) other related activities, including demolition and clearance, relocation, and payment of interest. When determining eligibility, the CDBG rules and requirements apply. As with the CDBG program, all projects and activities must meet CDBG's primary objective (use of 70 percent of CDBG funds, including Section 108 guaranteed loan funds, must benefit low- and moderate-income persons) and at least one of the following three national objectives: (a) principally benefit low- and moderate-income persons, (b) aid in eliminating or preventing slums or blight, or (c) meet community development needs having a particular urgency. Loans may be for terms up to 20 years.

The applicant pledges its current and future CDBG funds as the principal security for the loan guarantee. HUD may require additional security for each loan, and any additional security that may be necessary is determined on a case-by-case basis. Beginning in Fiscal Year 2016, HUD will charge Borrowers a fee to cover the credit subsidy cost. HUD has established a fee for Borrowers for Section 108 loan disbursements under loan guarantee commitments awarded in FY 2016 at 2.58 percent of the principal amount of the loan.

**Applicant Eligibility:** Metropolitan cities and urban counties that receive entitlement grants may apply directly to HUD for loan guarantee assistance. Non-entitlement communities under the state CDBG program may also apply, but must have a pledge of their state's CDBG funds from the appropriate agency. Insular areas and non-entitlement communities in Hawaii may also apply directly to HUD for loan guarantee assistance. The public entity applicant may issue the Section 108-guaranteed debt obligation itself, or it may designate a local public agency with the necessary legal authority to do so. States may borrow on behalf of the local governments in non-entitlement communities and apply directly to HUD for loan guarantee assistance if authorized by the appropriations acts or other laws. HUD's appropriation acts have contained this authority since 2008.

**Legal Authority:** Section 108 of the Housing and Community Development Act of 1974 (42 U.S.C. 5308). Regulations are at 24 CFR part 570, subpart M.



**Administering Office:** Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web: <https://www.hudexchange.info/section-108/>

**Current Status:** Active.

## Continuum of Care Program

Promotes community-wide commitment to the goal of ending homelessness; provides funding for efforts to quickly re-house homeless individuals and families, while minimizing trauma and dislocation; promotes access to and effective utilization of mainstream programs; and optimizes self-sufficiency among individuals and families experiencing homelessness.

**Nature of Program:** The Continuum of Care Program (CoC) competitively awards grants for CoC planning costs, unified funding agency costs, acquisition, rehabilitation, new construction, leasing, rental assistance, supportive services, operating costs; homeless management information systems, and project administration costs. CoC program funds can be used for projects under five program components: permanent housing, transitional housing, supportive services only, homeless management information system, and homelessness prevention for CoCs designated as high-performing communities.

**Applicant Eligibility:** Private nonprofit organizations, states, local governments, instrumentalities of state or local governments, and public housing agencies are eligible to apply if they have been selected by the Continuum of Care for the geographic area in which they operate.

**Legal Authority:** Subtitle C of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381-11389). Regulations are at 24 CFR part 578.

**Administering Office:** Office of Special Needs Assistance Programs (SNAPS) in the Office of Community Planning and Development, Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office and local HUD field offices.

On the Web: <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/continuumofcare> and [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/homeless](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/homeless)

## **Homeless assistance programs previously authorized under the McKinney-Vento Homeless Assistance Act**

**Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program:** Under the SRO program, HUD enters into annual contributions contracts (ACCs) with public housing agencies (PHAs) in connection with the moderate rehabilitation of residential properties. These PHAs make Section 8 rental assistance payments to participating landlords on behalf of homeless individuals who rent the rehabilitated dwellings. Owners are compensated for the cost of rehabilitation (as well as the other costs of owning and maintaining the property) through the rental assistance payments. At the same time, each unit must need a minimum of \$3,000 of eligible rehabilitation to qualify for the program.

**Current Status:** Active. However, no new grants are being awarded. Existing grants are eligible for renewal under Section 8, as authorized by MAHRA.

**Legal Authority:** Previously authorized under section 441 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11401 (2009)). Regulations are at 24 CFR part 882, subpart H.

**Shelter Plus Care (S+C):** Provides rental assistance for homeless people with disabilities, primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS), and related diseases. Rental assistance grants must be matched in the aggregate by supportive services that are equal in value to the amount of rental assistance and appropriate to the needs of the population to be served. Rental assistance is provided through four S+C components: (1) Tenant-based Rental Assistance (TRA) provides rental assistance to homeless persons who choose the housing in which they reside. Residents retain the assistance if they move; (2) Sponsor-based Rental Assistance (SRA) provides rental assistance through contracts between the grant recipient and a private nonprofit sponsor or community mental health agency established as a public nonprofit entity that owns or leases dwelling units in which participants reside; (3) Project-based Rental Assistance (PRA) provides rental assistance to the owner of an existing structure where the owner agrees to lease the units to homeless people. Residents do not take the assistance with them if they move; and (4) Section 8 Moderate Rehabilitation for Single Room Occupancy (SRO) Dwellings provides grants for rental assistance.

**Current Status:** Active. However, no new grants are being awarded. Existing grants are eligible for renewal under the Continuum of Care Program.

**Legal Authority:** Previously authorized under Subtitle F, Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11403-11406b (2009)). Regulations are at 24 CFR part 582.

**Supportive Housing Program:** The Supportive Housing program is designed to promote the development of supportive housing and supportive services to assist homeless persons in transitioning from homelessness, and to promote the provision of supportive housing to enable homeless persons to live as independently as possible. Eligible activities include acquisition and rehabilitation, new construction, leasing, supportive services, operating costs, administrative

costs, and development or implementation of Homeless Management Information Systems (HMIS).

**Current Status:** Active. However, no new grants are being awarded. Existing grants are eligible for renewal under the Continuum of Care Program.

**Legal Authority:** Previously authorized under Subtitle C, Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381-11389 (2009)). Regulations are at 24 CFR part 583.

**Administering Office:** Office of Special Needs Assistance Programs (SNAPS) in the Office of Community Planning and Development, Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office and local HUD field offices.

On the Web: <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/continuumofcare> and [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/homeless](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/homeless)

## **Emergency Solutions Grants (ESG) Program**

Grants to support essential services related to emergency shelter and street outreach, rehabilitation and conversion of buildings to be used as emergency shelters, operation of emergency shelters, short-term and medium-term rental assistance, and housing relocation and stabilization services.

**Nature of Program:** Provides grants by formula to states, metropolitan cities, urban counties and U.S. territories for eligible activities, which generally include essential services related to emergency shelter and street outreach, rehabilitation and conversion of buildings to be used as emergency shelters, operation of emergency shelters, short-term and medium-term rental assistance for individuals and families who are homeless or at risk of homelessness, housing relocation and stabilization services for individuals and families who are homeless or at risk of homelessness, and Homeless Management Information System (HMIS) participation costs. Shelter and Street outreach activities are limited to the greater of 60 percent of the recipient's fiscal year grant and the amount of FY2010 Emergency Shelter Grant funds the recipient committed to shelter and street outreach activities. Up to 7.5 percent of a recipient's fiscal year grant can be used for administrative activities, such as program management, oversight, coordination, and reporting. States must share these administrative funds with their subrecipients that are local governments, and all recipients may share these administrative funds with their subrecipients that are nonprofit organizations.

**Applicant Eligibility:** States (including Puerto Rico), metropolitan cities (including District of Columbia), urban counties, and U.S. territories are eligible. Metropolitan cities and urban counties are eligible if, after applying the formula, their allocation is greater than 0.05 percent of the funds appropriated. Eligible recipients apply through the Consolidated Planning process. Among other things, this process helps communities assess their homeless assistance and housing needs, examine available resources, set 3-5 year strategies, and develop an annual action plan to meet priority needs. Plan preparation must include citizen participation and consultation with various organizations, including the local Continuum(s) of Care.

**Funding Distribution:** HUD will set aside for allocation to the territories up to 0.2 percent, but not less than 0.1 percent, of the total amount of each appropriation in any fiscal year. The remainder will be allocated to states, metropolitan cities, and urban counties. The percentage allocated to each state, metropolitan city, and urban county will be equal to the percentage of the total amount available under section 106 of the Housing and Community Development Act of 1974 for the prior fiscal year that was allocated to the state, metropolitan city or urban county. If an allocation to a metropolitan city or urban county would be less than 0.05 percent of the total fiscal year appropriation for ESG, the amount is added to the allocation of the state in which the city or county is located.

**Legal Authority:** Subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371-11378). Regulations are at 24 CFR part 576.

**Administering Office:** Office of Special Needs Assistance Programs (SNAPS) in the Office of Community Planning and Development, Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and local HUD field offices.

On the Web: <https://www.hudexchange.info/esg/>

**Current Status:** Active.

## HOME Investment Partnerships

Grants to states, units of general local government, and insular areas to implement local housing strategies designed to increase affordable housing opportunities for low- and very low-income families.

**Nature of Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for real property acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.

All housing funded under the HOME program must serve low- and very low-income families. For rental housing, at least 90 percent of the families benefited each fiscal year must have incomes at or below 60 percent of the area median income; the remaining 10 percent of the families benefited each fiscal year must have incomes at or below 80 percent of area median income. Homeownership assistance must be to families with incomes at or below 80 percent of the area median income. Each year, HUD publishes the applicable HOME income limits by area, adjusted for family size.

HOME-assisted rental units must comply with certain rent limitations. Each year, HUD publishes the applicable HOME rent limits by area, adjusted for bedroom size. The program regulations establish maximum per unit subsidy limits and maximum purchase-price limits. Also, the HOME regulations require participating jurisdictions to conduct independent underwriting and subsidy layering reviews before committing program funds to a project.

HOME-assisted homebuyer and rental housing must remain affordable for a long-term affordability period, determined by the amount of per-unit HOME assistance or the nature of the activity. HOME-assisted homebuyer housing is also subject to resale or recapture requirements.

Participating jurisdictions must provide a 25 percent match of their HOME funds. Participating jurisdictions must also set aside at least 15 percent of their allocations for housing to be owned, developed, or sponsored by eligible community-based nonprofit organizations designated as Community Housing Development Organizations.

**Applicant Eligibility:** States, local jurisdictions, insular areas, and consortia (contiguous units of local governments with a binding joint agreement).

**Funding Distribution:** HOME funds are allocated using a formula designed to reflect relative housing need. After Congress subtracts set-asides for technical assistance and insular areas, forty percent of each appropriation is allocated to states, and 60 percent of the funds are allocated to units of general local government. States are automatically eligible for HOME funds, and receive

either their formula allocation or \$3 million, whichever is greater. Local jurisdictions eligible for at least \$500,000 under the formula (\$335,000 in years when Congress appropriates less than \$1.5 billion for HOME) also can receive an allocation. Communities that do not qualify for an individual allocation under the formula can join with one or more neighboring localities in a legally binding consortium whose members' combined allocation would meet the threshold for direct funding. Other localities may participate in HOME by applying for program funds made available by their state. Congress set aside a pool of funding, equivalent to the greater of \$750,000 or 0.2 percent of appropriated funds, which HUD distributes among insular areas.

**Legal Authority:** Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12701 et seq.). Regulations are found at 24 CFR part 92.

**Administering Office:** Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** HUD local field offices and state and local community development agencies.

On the Web: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/> or <http://www.hudexchange.info/home>

**Current Status:** Active.



## **Housing Opportunities for Persons With AIDS (HOPWA)**

Provides formula allocations to eligible and qualifying cities and competitively awards grants to states, units of general local government, and nonprofit organizations to provide housing assistance and related supportive services to meet the housing needs of low-income persons and their families living with HIV/AIDS. These resources help clients maintain housing stability, avoid homelessness, and improve access to HIV/AIDS treatment and related care.

**Nature of Program:** The HOPWA program was established by the AIDS Housing Opportunity Act and remains the only federal housing program solely dedicated to providing rental housing assistance for persons and their families living with HIV/AIDS. The program provides states and localities with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of low-income eligible persons living with HIV/AIDS. Persons assisted with housing and/or supportive services under this program must have a medical diagnosis of Acquired Immunodeficiency Syndrome (AIDS) or Human Immunodeficiency Syndrome (HIV +) from a qualified healthcare professional.

Although a large majority of HOPWA grant funding (90 percent) is allocated by formula based on the number of cases and highest incidence of AIDS, approximately 10 percent is competitively awarded for the renewal of permanent supportive housing projects, special projects of national significance, and for non-formula areas. Applicants for formula awards are the eligible states and the most populous city in each Eligible Metropolitan Statistical Area that qualifies and follows HUD's Consolidated Planning process. Eligible competitive grant applicants are states, units of general local government, and nonprofit organizations.

Grants may be used to provide assistance for various forms of housing, including emergency and transitional housing, shared housing arrangements, community residences, and single room occupancy dwellings (SROs). Appropriate supportive services must be provided as part of any HOPWA-assisted housing. Eligible grant activities include housing information services, resource identification; acquisition, rehabilitation, conversion, lease, and repair of facilities to provide housing and services; new construction (for SROs and community residences only); project- or tenant-based rental assistance, including assistance for shared housing arrangements; short-term rent, mortgage, and utility payments; operating costs for housing; technical assistance for community residences; administrative expenses; and supportive services, including case management.

**Applicant Eligibility:** Formula – Eligible states and qualifying cities, as defined at 24 CFR 574.3. Competitive – All states, units of general local government, and nonprofit organizations.

**Funding Distribution:** Annual HOPWA appropriations are divided between the formula program and the competitive program – 90 percent for formula program grants and 10 percent for competitive program grants.

**Legal Authority:** The AIDS Housing Opportunity Act, Subtitle D of Title VIII of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12901 *et seq.*). Regulations are at 24 CFR part 574.

**Administering Office:** Office of HIV/AIDS Housing, Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web: <https://www.hudexchange.info/hopwa>

**Current Status:** Active.

## Housing Trust Fund

Provides funds to states, the Commonwealth of Puerto Rico, the District of Columbia, and insular areas for the construction, rehabilitation, and preservation of rental homes and for homeownership for extremely low- and very low-income families, including homeless families.

**Nature of the Program:** The Housing Trust Fund (HTF) provides funding to construct, rehabilitate and preserve permanent rental and homeownership housing, primarily for extremely low-income families. At least 80 percent of the funds must be used for the production, preservation, rehabilitation, or operation of rental housing. Up to 10 percent can be used for the following homeownership activities for first-time homebuyers: production, preservation, and rehabilitation; down payment assistance, closing cost assistance, and assistance for interest rate buy-downs.

In any fiscal year with an aggregate formula allocation under \$1 billion, 100 percent of the grant funds must benefit extremely low-income households or families with incomes below the poverty line, whichever is greater. In any fiscal year with an aggregate formula allocation over \$1 billion, seventy-five percent of grant funds must benefit extremely low-income households.

Eligible activities and expenses include real property acquisition, site improvements and development hard costs, related soft costs, demolition, financing costs, relocation costs. Up to 30 percent of the annual formula allocation may be used for operating cost assistance for rental housing, and up to 10 percent of the formula allocation may be used for reasonable administrative and planning costs. Eligible forms of assistance include equity investments, interest-bearing loans or advances, non-interest bearing loans or advances, interest subsidies, deferred payment loans, grants, and other forms of assistance approved by HUD.

Also, funds may be used for the new construction or rehabilitation of public housing units, in certain circumstances: (1) as part of the Choice Neighborhood Program under a HUD appropriations act; (2) for new public housing units that will receive Low-Income Housing Tax Credits; and (3) for the rehabilitation of public housing units whose public housing assistance will be converted under the Rental Assistance Demonstration Program.

HTF-assisted rental housing units must have a minimum affordability period of 30 years. The affordability period for homeownership housing ranges from 10 to 30 years, according to the amount of the per-unit homeownership assistance.

The program regulations also establish maximum per unit subsidy limits, and require grantees to conduct independent underwriting and subsidy layering reviews before committing program funds to a project. HTF-assisted homebuyer housing is subject to resale or recapture requirements.

**Applicant Eligibility:** Funds are distributed by formula to states, and states may then distribute the money according to a state plan to state-designated entities or subgrantees for further distribution within a state, or directly to qualified recipients, such as nonprofit and for-profit organizations.

**Funding Availability:** In any fiscal year, funds are to be allocated to provide each state and the District of Columbia with a minimum grant of \$3 million. If in any fiscal year available funding is insufficient to make this minimum allocation to reach state and the District of Columbia, HUD will, through a notice published for public comment, describe an alternative method for allocating the grant funds.

**Legal Authority:** Section 1338 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4501 et seq.). Regulations are at 24 CFR part 91 and part 93.

**Administering Office:** Assistant Secretary for Community Planning and Development, Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office.  
On the web: <https://www.hudexchange.info/htf>

**Current Status:** Authorized.

## Office of Economic Resilience

### Capacity Building for Sustainable Communities

Provides grants to improve regional and local planning efforts that integrate housing and transportation decisions, and increase the capacity to improve land use and zoning to support market investments that support sustainable communities.

**Nature of Program:** This program, part of a cross-agency collaboration between HUD, the U.S. Department of Transportation (DOT), and the U.S. Environmental Protection Agency (EPA), seeks to identify intermediary organizations that can provide support for communities engaged in planning efforts that support community involvement and integrate housing, land use, land cleanup and preparation for reuse, economic and workforce development, transportation, and infrastructure investments.

The program seeks to assemble a collection of capacity building service providers to work directly with the Fiscal Year 2010 and Fiscal Year 2011 HUD Sustainable Communities Regional Planning and Community Challenge grant recipients, HUD Preferred Sustainability Status Communities, and EPA Sustainable Community Technical Assistance recipients and Brownfield Area Wide Planning grant recipients (collectively Sustainable Communities Grantees), and enable them to fulfill their anticipated outcomes. HUD and other Partnership agencies will work regularly with all selected intermediary service providers to maintain a coordinated and leveraged delivery approach that ensures the maximum benefit to local governments, regions, and planning entities and partners engaged in the prescribed activities.

The capacity building program also seeks to build a national coalition and leadership network of the Sustainable Communities Grantees. The purpose of the network is to facilitate the exchange of successful strategies, lessons learned, emerging tools and public engagement strategies, and approaches for avoiding or minimizing pitfalls. HUD will work with the selected intermediaries to develop a robust evaluation component for the network.

**Applicant Eligibility:** Nonprofits, local or state public agencies, nationally recognized and accredited universities or colleges, for-profit organizations (though they may not earn a profit above their costs and may not receive funds provided by the EPA), or a combination of entities in a Capacity Building Team.

**Legal Authority:** Fiscal Year 2010 Consolidated Appropriations Act, Division A, Title II; Fiscal Year 2011 Department of Defense and Full-Year Continuing Appropriations Act (Public Law 112-10, approved April 15, 2011).

**Administering Office:** Director for the Office of Economic Resilience, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Office of Economic Resilience. On the Web at [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/economic\\_resilience/capacity-building](http://portal.hud.gov/hudportal/HUD?src=/program_offices/economic_resilience/capacity-building)

**Current Status:** Active, though no new money has been appropriated since Fiscal Year 2010.

## Community Challenge Grants

Fosters reform and reduces barriers to achieving affordable, economically vital, and sustainable communities.

**Nature of Program:** In close partnership with the U.S. Department of Transportation (DOT) and the U.S. Environmental Protection Agency (EPA), Community Challenge Grants foster activities that enable the development of affordable, economically vital, and sustainable communities, including modification of local master plans, zoning, and building codes to promote mixed-finance development or re-using older buildings and structures for new programs. Community Challenge grants also support affordable housing through the development and adoption of inclusionary zoning ordinances and other activities to support plan implementation.

**Applicant Eligibility:** State and local governments, including U.S. territories, tribal governments, political subdivisions of state or local governments, and multi-state or multijurisdictional groupings.

**Legal Authority:** Fiscal Year 2010 Consolidated Appropriations Act, Division A, Title II; Fiscal Year 2011 Department of Defense and Full-Year Continuing Appropriations Act (Public Law 112-10, approved April 15, 2011).

**Administering Office:** Director for the Office of Economic Resilience, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Office of Economic Resilience.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/economic\\_resilience/HUD-DOT\\_Community\\_Challenge\\_Grants](http://portal.hud.gov/hudportal/HUD?src=/program_offices/economic_resilience/HUD-DOT_Community_Challenge_Grants)

**Current Status:** Active, though no new money has been appropriated since Fiscal Year 2010.

## **Sustainable Communities Regional Planning Grants**

Support to metropolitan and multijurisdictional planning efforts to consider challenges of economics, energy use, public health, and the environment.

**Nature of Program:** The Sustainable Communities Regional Planning Grant Program, closely coordinated with the U.S. Department of Transportation (DOT) and the U.S. Environmental Protection Agency (EPA), supports locally led collaborative efforts that bring together diverse interests from the municipalities in the region to determine how best to target planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the interdependent challenges of: (1) economic competitiveness and revitalization; (2) social equity, inclusion, and access to opportunity; (3) energy use and climate change; and (4) public health and environmental impact.

Sustainable Communities and Regional Planning Grants place a priority on investing in partnerships, including nontraditional partnerships (e.g., arts and culture, recreation, public health, food systems, regional planning agencies and public education entities) that generate strategies that direct long-term development and reinvestment, demonstrate a commitment to addressing issues of regional significance, use data to set and monitor progress toward performance goals, and engage stakeholders and residents in meaningful decision-making roles.

**Applicant Eligibility:** Multijurisdictional and multi-sector partnership consisting of a consortium of government entities and nonprofit partners.

**Legal Authority:** Fiscal Year 2010 Consolidated Appropriations Act, Division A, Title II; Fiscal Year 2011 Department of Defense and Full-Year Continuing Appropriations Act (Public Law 112-10, approved April 15, 2011).

**Administering Office:** Director for the Office of Economic Resilience, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Office of Economic Resilience.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/economic\\_resilience/sustainable\\_communities\\_regional\\_planning\\_grants](http://portal.hud.gov/hudportal/HUD?src=/program_offices/economic_resilience/sustainable_communities_regional_planning_grants)

**Current Status:** Active, though no new money has been appropriated since Fiscal Year 2010.

## **Rural Capacity Building for Community Development and Affordable Housing Grants Program**

Serves high-need rural areas and helps rural housing development organizations, community development corporations (CDCs), community housing development organizations (CHDOs), local governments, and Indian tribes obtain financing, training, and technical assistance necessary to undertake effective community development activities.

**Nature of Program:** The Rural Capacity Building for Community Development and Affordable Housing (Rural Capacity Building) program is intended to fund applicants with demonstrated expertise in affordable housing and community development in high-need rural communities. To ensure that there is a sufficient mix of grantees funded, HUD reserves the right to fund less than the amount requested by any applicant. Adjustments in funding amounts are also intended to ensure a fair distribution of the funds for the provision of capacity building assistance on a national, geographically diverse basis.

**Applicant Eligibility:** An applicant must be a non-profit entity or consortium that has ongoing experience in rural housing, including experience working with rural housing development organizations, community development corporations (CDCs), community housing development organizations (CHDOs), local governments, and Indian tribes, as evidenced by past and continuing work in one or more states in five or more of the federal regions.

**Funding Availability:** HUD is making available through its Fiscal Year 2015 NOFA \$5,000,000 for this program.

**Legal Authority:** The Rural Capacity Building program and the funding made available through the Fiscal Year 2015 NOFA are authorized by the Consolidated and Further Continuing Appropriations Act, 2015 (Public Law 113-235, approved December 16, 2014).

**Administering Office:** Assistant Secretary for Community Planning and Development, Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office.

On the Web:

<https://www.hudexchange.info/programs/rural-capacity-building/>

**Current Status:** Active.



## **Rural Housing Stability Assistance Program**

Provides re-housing and help for individuals moving from emergency or transitional shelters to permanent housing, or improves the housing situations of individuals and families who are homeless or in the worst housing situations in the geographic area; stabilizes the housing of individuals and families who are in imminent danger of losing housing; and improves the ability of the lowest-income residents of the community to afford stable housing.

**Nature of Program:** Competitively awarded grants for rent, mortgage, or utility assistance, security deposits, relocation assistance, short-term emergency lodging, construction of new housing units to provide transitional or permanent housing, acquisition or rehabilitation of a structure to provide non-emergency transitional or permanent housing, property leasing, rental assistance, and payment of operating costs for assisted housing units.

**Applicant Eligibility:** Organizations eligible to receive a grant under this program include private nonprofit entities and county and local governments.

**Legal Authority:** Subtitle D of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11408). Regulations are under development.

**Note:** The Preventing Mortgage Foreclosures and Enhancing Mortgage Credit Act was signed into law on May 20, 2009 (Public Law 111-22). Division B of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (Public Law 111-22) (HEARTH Act) repealed the Rural Homeless Housing Assistance program, which had never been implemented or funded, and created the Rural Housing Stability Assistance program.

**Administering Office:** Office of Special Needs Assistance Programs (SNAPS) in the Office of Community Planning and Development, Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and local HUD field offices.

On the Web: <https://www.hudexchange.info/rhsp>

**Current Status:** Being implemented.

## Rural Innovation Fund

Grants to meet rural communities' housing and economic development needs.

**Nature of Program:** The Rural Innovation Fund (RIF) provides for capacity building at the state and local level for rural housing and economic development, and the program supports innovative housing and economic development activities in rural areas.

**Applicant Eligibility:** Local rural nonprofit organizations, community development corporations (CDCs), federally recognized Indian tribes, state housing finance agencies (HFAs), and state economic development and/or community development agencies.

**Legal Authority:** Funds made available under this program are awarded competitively on an annual basis through a selection process conducted by HUD. The Rural Innovation Fund is authorized by the Consolidated Appropriations Act, 2010 (Public Law 111-117, approved December 16, 2009).

**Administering Office:** Office of Rural Housing and Economic Development in the Office of Community Planning and Development, Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/economicdevelopment/programs/rif](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/economicdevelopment/programs/rif)

**Current Status:** No new funds have been appropriated since 2010. Currently administering existing grants.

## **Self-Help Homeownership Opportunity Program (SHOP)**

Grants for self-help homeownership housing.

**Nature of Program:** Under the SHOP program, HUD awards competitive grants to national and regional nonprofit organizations and consortia that have the capacity and experience in providing or facilitating self-help homeownership housing opportunities. Grants must be used by the grantee or its affiliates for eligible expenses in connection with developing non-luxury housing for low-income families and persons who otherwise would be unable to afford to purchase a house. Eligible uses of grants funds are limited to land acquisition (including financing and closing costs), infrastructure improvements (installing, extending, constructing, rehabilitating, or otherwise improving utilities and other infrastructure), and administrative costs (up to 20 percent of the grant amount). Total land acquisition and infrastructure improvement costs cannot exceed an average of \$15,000 in SHOP grant funds per unit. Homebuyers must contribute a significant amount of sweat equity toward the construction of their homes. SHOP also requires community participation through volunteers who assist the homebuyers on the construction of the homes. Assisted units must be decent, safe, and sanitary non-luxury dwellings that comply with local building and safety codes and standards. These units must be sold to eligible low-income homebuyers at prices below the prevailing market price.

**Applicant Eligibility:** National and regional nonprofit organizations and consortia with experience in providing or facilitating self-help homeownership housing, involving a significant contribution of homebuyer sweat equity and volunteer labor may apply. Applicants must have completed at least 30 units of self-help homeownership housing within the last 24 months in an area consisting of at least two states.

**Legal Authority:** Section 11 of the Housing Opportunity Program Extension Act of 1996 (42 U.S.C. 12805 note).

**Administering Office:** Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/economicdevelopment/programs/shop](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/economicdevelopment/programs/shop)

**Current Status:** Active.

## **Surplus Property for Use to Assist the Homeless (Title V)**

Makes suitable federal properties, which are categorized as unutilized, underutilized, excess, or surplus, available to states, local governments, and nonprofit organizations for use to assist homeless persons.

**Nature of Program:** HUD collects information from federal agencies about their unutilized, underutilized, excess, and surplus properties and determines which are suitable for use to assist homeless persons. The decision is based on information submitted by the agency controlling the property. Every Friday, HUD publishes a Federal Register notice listing the available property. States, local governments, and nonprofit organizations apply to the Department of Health and Human Services (HHS) to obtain the property.

**Legal Authority:** Title V of the McKinney-Vento Homeless Assistance Act of 1987 (42 U.S.C. 11411-11412). Regulations are at 24 CFR part 581.

**Note:** The Preventing Mortgage Foreclosures and Enhance Mortgage Credit Availability Act was signed into law on May 20, 2009 (Public Law 111-22). Division B of the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (Public Law 111-22) (HEARTH Act) amends the McKinney-Vento Act definition of homeless used by Title V, but otherwise leaves Title V unchanged. The change in definition will be considered through separate rulemaking in conjunction with the Department of Health and Human Services (HHS) and the General Services Administration (GSA), which administer this program with HUD.

**Applicant Eligibility:** States, local governments, and nonprofit organizations.

**Administering Office:** Office of Special Needs Assistance Programs (SNAPS) in the Office of Community Planning and Development, Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office, local HUD field offices, GSA, and HHS. Further information on a specific property is available from the landholding agency. For the name and contact at these agencies, call the nearest HUD field office or HUD's toll-free number at (800) 927-7588.

On the Web: <https://www.hudexchange.info/find-a-resource/title-v>

**Current Status:** Active.

## Federal Housing Administration (FHA)

### Single Family Housing Programs

#### Energy Efficient Mortgage Program

Federal mortgage insurance to finance the cost of energy efficiency measures.

**Nature of Program:** FHA's Energy Efficient Mortgage program (EEM) helps homebuyers or homeowners save money on utility bills by enabling them to finance the cost of adding energy efficiency features to new or existing housing as part of their FHA insured home purchase or refinancing mortgage.

An FHA mortgage may exceed the normal maximum loan limits by the cost of energy efficient improvements, providing those improvements were verified to be cost-effective, meaning that the total cost of the improvements is less than the total present value of the energy saved over the useful life of the energy improvement. The borrower may be qualified for the loan without the additional loan funds used for energy upgrades, but must make a required minimum 3.5 percent cash investment in the property based on the lesser of sales price or appraised value. The cost of the energy improvements and estimate of the energy savings must be determined by a home energy rating, which may be financed as part of the cost-effective energy package. Energy improvements to an existing home may be installed within a limited time period after the insured loan has closed, depending on the program under which the mortgage is insured. Energy improvements to a newly constructed home must be installed prior to closing. The maximum mortgage amount for a single-family unit depends on its location and is adjusted annually.

**Applicant Eligibility:** One- to four-unit existing and new properties are eligible.

**Legal Authority:** Section 513 of the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992) (42 U.S.C. 12712 note). Regulations are at 24 CFR 203.18(i).

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/eem/energy-r](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/eem/energy-r)

**Current Status:** Active

### **FHA-Home Affordable Modification Program (FHA-HAMP)**

Enhanced loss mitigation option that combines a loan modification with a partial claim, allowing homeowners to reduce monthly mortgage payments and avoid foreclosure.

**Nature of Program:** FHA-HAMP typically involves the use of a partial claim combined with a loan modification. However, FHA-HAMP may involve the use of one or both of these loss mitigation options.

To confirm if the borrower is capable of making the new FHA-HAMP payment, the borrower must successfully complete a trial payment plan. The trial payment plan shall be for a three-month period, or four-month period in cases of imminent default, and the borrower must make each scheduled payment on time. The borrower's monthly payment required during the trial payment plan must be the amount of the future modified mortgage payment. The lender/loan servicer must service the mortgage during the trial period in the same manner as it would service a mortgage in forbearance. If the borrower does not successfully complete the trial payment plan by making the three or four payments on time, the mortgagor is no longer eligible for FHA-HAMP, and the lender or loan servicer must re-evaluate the mortgagor's eligibility for other appropriate loss mitigation options.

**Applicant Eligibility:** Borrowers of FHA-insured mortgages that face imminent default or are in default and have not received a loan modification or FHA-HAMP within the last 24-month period. The borrower must be an owner-occupant and have sufficient resources to make the HAMP payments. The lender/loan servicer of the modified FHA-HAMP mortgage must be FHA-approved.

**Legal Authority:** Section 230(b) of the National Housing Act (12 U.S.C. 1715u(b)), as amended by the Helping Families Save Their Homes Act of 2009, Division A of Public Law 111-22, approved May 20, 2009.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering Office.

On the Web: <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/fhahamp>

**Current Status:** Active

## Good Neighbor Next Door

Provides law enforcement officers, teachers, firefighters, and emergency medical technicians with the opportunity to purchase homes located in revitalization areas at a significant discount.

**Nature of Program:** The Department wants to make American communities stronger and build a safer nation. The Good Neighbor Next Door initiative promotes these goals by encouraging persons whose daily professional responsibilities represent a nexus to the needs of the community to purchase and live in homes in these communities. This initiative makes homes in designated revitalization areas available to law enforcement officers, teachers, firefighters, and emergency medical technicians prior to the homes being listed for sale to other purchasers. Each year, HUD sells a limited number of properties from its inventory at a 50 percent discount from the list price to eligible persons in the above professions. To make these homes even more affordable, eligible participants may apply for an FHA-insured mortgage with a downpayment of only \$100. If the home needs repairs, the purchaser may also use FHA's Section 203(k) mortgage program. *See* Rehabilitation Loan Mortgage Insurance (Section 203(k)) section.

HUD requires the mortgagor to execute a second mortgage and note for the discount amount. No interest or payments are required on this "silent second," provided the mortgagor fulfills the 36-month occupancy requirement. If the mortgagor defaults, the mortgage may become due and payable.

**Applicant Eligibility:** An eligible purchaser must be employed as a full-time law enforcement officer, teacher, firefighter, or emergency medical technician, and must certify that he or she intends to continue such employment for at least one year following the date of closing. The eligible purchaser does not need to be a first-time homebuyer. However, the purchaser (or spouse) cannot have owned another home for one year prior to the time a bid for purchase is submitted, and the purchaser must agree to live in the HUD home as the principal residence for 3 years.

**Legal Authority:** Section 204(g) of the National Housing Act (12 U.S.C. 1710(g)). Regulations are at 24 CFR part 291, subpart F.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD Homeownership Centers (Atlanta, Philadelphia, Denver, Santa Ana).

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/reo/goodn/gnndabot](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/reo/goodn/gnndabot)

**Current Status:** Active.

### **Home Equity Conversion Mortgage (HECM) (Section 255)**

The Federal Housing Administration (FHA) HECM mortgage insurance program insures reverse mortgages that provide borrowers, who are at least 62 years of age, the ability to convert some of the equity in their primary residences into monthly streams of income or lines of credit.

**Nature of Program:** Reverse mortgages can provide a valuable financing alternative for qualified elderly homeowners. Lenders who are authorized to originate loans under the Direct Endorsement (DE) program must submit acceptable test cases in order to be approved to originate HECMs.

Borrowers may choose either a fixed rate or adjustable rate HECM. The only payment option for a fixed rate HECM is the single lump sum payment option. For adjustable rate HECMs, borrowers may select from among five payment options: (1) tenure, by which the borrower receives equal monthly payments from the lender for as long as the borrower lives and continues to occupy the home as a principal residence; (2) term, by which the borrower receives equal monthly payments for a fixed period selected by the borrower; (3) line of credit, by which the borrower can make withdrawals up to a maximum amount, at times and in amounts of the borrower's choosing; (4) modified tenure, by which the tenure option is combined with a line of credit; and (5) modified term, by which the term option is combined with a line of credit. All borrowers, regardless of the interest rate type selected, may only access the greater of 60 percent of the initial principal limit or mandatory obligations plus 10 percent of the initial principal limit during the first twelve month period of the HECM. Borrowers may also be required to have either a fully-funded or partially-funded Life Expectancy Set Aside as a condition of loan approval.

Borrowers have several obligations after the loan closes, including occupancy requirements, payments of certain property and insurance charges, and property maintenance. The borrower retains ownership of the property and may sell the home and move at any time, keeping the sales proceeds in excess of the mortgage balance. The borrower cannot be forced to sell the home to pay off the mortgage, even if the mortgage balance grows to exceed the value of the property. An FHA-insured reverse mortgage becomes due and payable under various circumstances such as the death of the last remaining borrower, when the borrower sells the home, or when the borrower fails to keep up their obligations. When the loan is due and payable, if the loan exceeds the value of the property, the borrower (or the heirs) will owe no more than the value of the property. In certain cases a non-borrowing spouse may be eligible to stay in the home for a deferral period, even when the loan is eligible to be called due and payable otherwise.

**Applicant Eligibility:** All borrowers must be at least 62 years of age, occupy the property as a principal residence, have financial resources to continue to make timely payment of ongoing property charges, and have participated in a consumer information session given by a FHA-approved HECM counselor. Any existing lien on the property must be small enough to be paid off at settlement of the reverse mortgage. Borrowers must not be delinquent on any federal debt.



**Legal Authority:** Section 255 of the National Housing Act (12 U.S.C. 1715z-20). Regulations are at 24 CFR part 200 and part 206.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/hecm/hecmabou](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hecm/hecmabou)

**Current Status:** Active.

## **Insurance for Adjustable Rate Mortgages (ARMs) (Section 251)**

Federal mortgage insurance for adjustable rate mortgages (ARMs).

**Nature of Program:** Under this HUD-insured mortgage, the interest rate and monthly payment may change during the life of the loan. The initial interest rate, discount points, and the margin are negotiated by the borrower and lender. This product is subject to all requirements of the Section 203(b) program (Mortgage Insurance for One- to Four-Family Homes), FHA's basic mortgage insurance program.

The one-year Treasury Constant Maturities Index is used for determining the interest rate changes. FHA lenders may offer ARMs that have interest rates that are fixed for the first one, 3, 5, 7, or 10 years of the mortgage. The interest rate for one-year and 3-year insured ARMs may not be increased or decreased by more than one percentage point per year after the fixed-payment period is over, with a maximum change of 5 percentage points over the life of the loan. For 5-year, 7-year, and 10-year ARMs, the interest rate may change a maximum of 2 percentage points annually and 6 percentage points over the life of the loan.

Lenders are required to disclose to borrowers the nature of the ARM loan at the time of loan application. In addition, borrowers must be informed at least 25 days in advance of any adjustment to the monthly payment.

**Applicant Eligibility:** All FHA-approved lenders may make adjustable rate mortgages; creditworthy applicants who will be owner-occupants may qualify for such loans.

**Legal Authority:** Section 251 of the National Housing Act (12 U.S.C. 1715z-16). Regulations are at 24 CFR 203.49.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/ins/251--df](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/ins/251--df)

**Current Status:** Active.

### **Insured Mortgages on Hawaiian Home Lands (Section 247)**

FHA insures loans made to Native Hawaiians to purchase one- to four-family dwellings located on Hawaiian Home Lands. Regulations pertaining to these loans are similar to Section 203(b) loans with certain exceptions as noted under Section 247. For example, Section 247 loans are only available to Native Hawaiians on Hawaiian Home Lands.

**Nature of Program:** FHA's mortgage insurance provides opportunities to low- to moderate-income Native Hawaiians to purchase a home on Hawaiian Home Lands. Because a mortgage on Hawaiian Home Land property is taken on a homestead lease granted by the Department of Hawaiian Home Lands, many lenders have been reluctant to finance housing on Hawaiian Home Lands. With FHA insurance, the lender's risk is minimized, and this program increases the availability of mortgage credit to Native Hawaiians to live on Hawaiian Home Lands. FHA's low downpayment requirements and flexible underwriting standards increase the ability of Native Hawaiians to meet the requirements for the loan. A "Native Hawaiian" means any descendant of not less than one-half part of the blood of the races inhabiting the Hawaiian Islands before January 1, 1778 (or, in the case of an individual who succeeds a spouse or parent in an interest in a lease of Hawaiian Home Lands, such lower percentage as may be established for such succession under Section 209 of the Hawaiian Homes Commission Act, 1920, or under the corresponding provision of the constitution of the state of Hawaii adopted under Section 4 of the Act entitled, "An Act to provide for the admission of the State of Hawaii into the Union," approved March 18, 1959).

**Applicant Eligibility:** Native Hawaiians wishing to live on Hawaiian Home Land and intending to use the mortgaged property as their primary residence are eligible to apply for mortgage insurance.

**Legal Authority:** Section 247 of the National Housing Act (12 U.S.C. 1715z-12). Regulations are at 24 CFR 203.43i.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/nsc/assn247](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/nsc/assn247)

**Current Status:** Active.

## Loss Mitigation

Prescribed set of default workout options that allow lenders to effectively work with delinquent borrowers of FHA single-family loans to find solutions to avoid foreclosure.

**Nature of Program:** FHA Loss Mitigation delegates to lenders both the authority and the responsibility to utilize certain actions and strategies to assist borrowers in default or imminent default to avoid foreclosure and, thereby, reduce losses to the insurance fund. There are several different kinds of loss mitigation options. The availability of and requirements for each type will vary according to the borrower's circumstances and the program under which it is offered.

After evaluating a delinquent mortgagor for Informal and Formal Forbearance Plans, FHA's loss mitigation options must be considered in the following order: (1) special forbearances; (2) loan modifications; and (3) FHA-HAMP (an option that involves the use of a loan modification and/or partial claim). If the borrower is unable or unwilling to support the mortgage debt, lenders/loan servicers must consider use of other loss mitigation tools, including a pre-foreclosure sale or a deed in lieu of foreclosure, before initiating legal action to foreclose the mortgage.

HUD encourages lenders/loan servicers to utilize loss mitigation by reimbursing administrative costs (title reports, recording fees) involved in these actions and by paying financial incentives. Though lenders have flexibility in selecting the loss mitigation strategy appropriate for each borrower, participation in the loss mitigation program for lenders is not optional. Prior to initiation of foreclosure, lenders are required to evaluate all defaulted borrowers for loss mitigation options eligibility, quickly activate appropriate loss mitigation options, provide housing counseling availability information, consider all reasonable means to assist the borrower in addressing the delinquency, and retain written documentation of compliance with loss mitigation requirements. Failure to comply may result in the loss of incentive compensation, interest curtailment, and other financial and administrative sanctions, including withdrawal of HUD's approval of a lender.

**Applicant Eligibility:** Borrowers in default or facing imminent default and who occupy the mortgaged property as a primary residence may be eligible for home retention loss mitigation.

**Legal Authority:** Sections 204(a) and 230 of the National Housing Act (12 U.S.C. 1710 and 12 U.S.C. 1715u). Regulations are at 24 CFR part 203.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** HUD's National Servicing Center (Oklahoma City).

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/nsc/lossmit](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/nsc/lossmit)

**Current Status:** Active.

## **Manufactured Homes Loan Insurance (Title I)**

Insures mortgage loans made by private lending institutions to finance the purchase of a new or used manufactured home.

**Nature of Program:** By protecting mortgage lenders against the risk of default, HUD encourages lenders to finance manufactured homes, which have traditionally been financed as personal property through comparatively high-interest, short-term consumer installment loans. The program increases the availability of affordable financing and mortgages for buyers of manufactured homes and allows such buyers to finance their home purchase at a longer term and lower interest rate than with conventional loans. The borrower must agree to make the required down payment and meet credit guidelines. The interest rate is negotiated between the borrower and the lender. The borrower pays an upfront insurance premium, along with an annual premium based on the declining balance of the loan. The maximum loan term is 20 years and 32 days from the date of the loan for a manufactured housing loan.

**Applicant Eligibility:** Any person who meets credit requirements and is able to make the cash investment and the loan payments; however, the home must be the principal residence of the borrower.

**Legal Authority:** Section 2 of Title I of the National Housing Act (12 U.S.C. 1703). Regulations are at 24 CFR part 201.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/title/manuf14](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/title/manuf14)

**Current Status:** Active.

### **Mortgage Insurance for Disaster Victims (Section 203(h))**

Federal mortgage insurance for victims of a major disaster who have lost their homes and are in the process of rebuilding or buying another home.

**Nature of Program:** This program helps victims in presidentially-designated major disaster areas recover by making it easier for them to obtain mortgage loans and become homeowners or reestablish themselves as homeowners. The program provides mortgage insurance to protect lenders against the risk of default on loans to qualified disaster victims. Individuals are eligible for this program if their homes are located in an area that was designated by the President as a major disaster area and were destroyed or damaged to such an extent that reconstruction or replacement is necessary. Insured loans may be used to finance the purchase or reconstruction of a one-family home that will be the principal residence of the homeowner. This program resembles the Section 203(b) program (Mortgage Insurance for One- to Four-Family Homes), FHA's basic mortgage insurance program.

Section 203(h) offers features that make homeownership easier. For example, no downpayment is required, the borrower is eligible for 100 percent financing, and closing costs and prepaid expenses must be paid by the borrower in cash or paid through premium pricing by the seller, subject to a limitation on seller concessions. Lenders also collect from the borrowers an up-front insurance premium (which may be financed) at the time of purchase, as well as monthly premiums that are not financed, but are added to the regular mortgage payment.

**Applicant Eligibility:** Any person whose home has been destroyed or severely damaged in a presidentially declared major disaster area is eligible to apply for mortgage insurance under this program, even if they were renting the property. The borrower's application for mortgage insurance must be submitted to an FHA-approved lending institution within one year of the President's declaration of the disaster.

**Legal Authority:** Section 203(h) of the National Housing Act (12 U.S.C. 1709(h)). Regulations are at 24 CFR part 203.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/ins/203h-dft](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/ins/203h-dft)

**Current Status:** Active.

## **Mortgage Insurance for One- to Four-Family Homes (Section 203(b))**

Federal mortgage insurance for purchasing or refinancing a primary residence.

**Nature of Program:** Homebuyers may obtain FHA-insured mortgages from FHA-approved lenders to purchase new or existing one- to four-family homes (including condominium units) with low down payments or to refinance existing debt on such properties. HUD insures loans made by private financial institutions. By insuring lenders against loss, FHA encourages them to invest capital in the home mortgage market. The loan may finance homes in both urban and rural areas. The maximum mortgage amounts are at least \$271,050 in all areas, with higher limits in areas with higher median house prices up to a maximum of \$938,250 for one-unit homes through December 31, 2015. Higher limits also exist for two- to four-family properties. The loan limits may change annually, based on home price estimates. The limits are benchmarked to the loan limits of the Government-Sponsored Enterprises, Fannie Mae and Freddie Mac. The lender collects from the borrower an up-front mortgage insurance premium payment, which may be financed, at the time of loan closing, as well as annual premiums that are not financed, but included in the regular mortgage payment.

**Applicant Eligibility:** Any person intending to use the mortgaged property as their primary residence is eligible to apply for an FHA-insured mortgage through FHA-approved lenders.

**Legal Authority:** Sections 203(b) and 214 of the National Housing Act (12 U.S.C. 1709(b) and 12 U.S.C. 1715d). Condominium units were authorized for FHA insurance under 203(b) by the Housing and Economic Recovery Act of 2008 (HERA) (Public Law 110-289, approved December 19, 2007). Regulations are at 24 CFR part 203, subpart A.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/ins/203b--df](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/ins/203b--df)

To locate a HUD-approved lender on the Web: [www.hud.gov/ll/code/llslcrit.html](http://www.hud.gov/ll/code/llslcrit.html)

Condominium program website:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/ins/sfh\\_ins\\_condominiums](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/ins/sfh_ins_condominiums)

To determine what the maximum mortgage amount by county:

<https://entp.hud.gov/idapp/html/hicostlook.cfm>

**Current Status:** Active.

## **Mortgage Insurance Programs on Indian Reservations and Other Restricted Lands (Section 248)**

FHA insures loans made to Native Americans to buy, build, or rehabilitate houses on Indian land. These loans are fundamentally the same as Section 203(b) loans except that they are only available to Native Americans on Indian land.

**Nature of Program:** FHA's mortgage insurance provides opportunities for low- and moderate-income Native Americans to purchase an existing home (including a manufactured or mobile home, providing it meets certain FHA requirements) or to build a new home in their communities on Indian land. A homeowner who purchases a house under this program can apply for financing through a FHA-approved lending institution.

Because of the complex title issues on Indian land, many lenders have been reluctant to provide financing for housing. With FHA insurance, the lender's risk is minimized, and this program increases the availability of mortgage credit to Native Americans living on Indian land. FHA's lower downpayment requirements as compared to the conventional lending market and flexible underwriting standards increase the ability of Native Americans to meet the requirements of NHA section 248.

**Applicant Eligibility:** Native Americans who meet FHA eligibility requirements, wish to live on Indian land and intend to use the mortgaged property as their principal residence.

**Legal Authority:** Section 248 of the National Housing Act (12 U.S.C. 1715z-13). Regulations are at 24 CFR 203.43h.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/ins/sfh248](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/ins/sfh248)

**Current Status:** Active.



## Property Improvement Loan Insurance (Title I)

Federal insurance of loans to finance property improvements.

**Nature of Program:** FHA insures loans to finance improvements, alterations, and repairs of individual homes, apartment buildings, and nonresidential structures, as well as new construction of nonresidential buildings. Loans on single family homes (except manufactured homes) and nonresidential structures may be for up to \$25,000 and may extend to 20 years and 32 days from the date of the loan. Loans on apartment buildings may be as high as \$12,000 per unit, but the total for the building cannot exceed \$60,000, and the loan term cannot exceed 20 years and 32 days from the date of the loan. These are fixed-rate loans, for which lenders charge interest at market rates. The interest rates are not subsidized by FHA, although some communities participate in local housing rehabilitation programs that provide reduced-rate property improvement loans through Title I lenders. A property improvement loan on a manufactured home that is classified as real property may be up to \$17,500, with the maximum term at 15 years and 32 days from the date of the loan, and property improvement loans on other manufactured homes (not classified as real property) are limited to \$7,500, with the maximum term limit at 12 years and 32 days from the date of the loan. FHA insures private lenders against the risk of default for up to 90 percent of any single loan. The annual premium for this insurance is 1.00 percent of the amount advanced multiplied by the number of years of the loan; although this fee may be charged to the borrower separately, it is sometimes covered by a higher interest charge.

**Applicant Eligibility:** To be eligible for a property improvement loan (other than a manufactured home improvement loan), the borrower must have at least a 50 percent ownership in the property to be improved. To be eligible for a manufactured home improvement loan, the borrower must have at least a 50 percent interest in the manufactured home, and the home must be the principle place of residence of the borrower.

**Legal Authority:** Section 2 of Title I of the National Housing Act (12 U.S.C. 1703). Regulations are at 24 CFR part 201.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/title/title-i](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/title/title-i)

**Current Status:** Active.

### **Rehabilitation Loan Mortgage Insurance (Section 203(k))**

Insures loans to finance the rehabilitation or purchase and rehabilitation of one- to four-family structures.

**Nature of Program:** This is HUD's primary program for the rehabilitation and repair of single family properties. A loan can be used to (1) finance rehabilitation of an existing property; (2) finance rehabilitation and refinancing of the outstanding indebtedness of a property; and (3) finance purchase and rehabilitation of a property. While the maximum repair threshold has been eliminated, the total loan amount must still fall within the FHA mortgage limit for the area. The loan amount is limited by the lesser of (1) the value of the property before rehab plus the cost of rehab, or (2) 110 percent of the appraised value of the property after rehab. In certain circumstances, a unit of local government may be able to demonstrate to the Commissioner that the loan limitations should not apply.

The Streamlined 203(k) Limited Repair program permits homebuyers to finance up to \$35,000 into their mortgage for simple home improvements. Unlike the standard 203(k) insurance program, the Streamlined 203(k) does not require oversight by a 203(k) consultant. With this product, homebuyers can quickly and easily tap into cash to pay for property repairs or improvements, such as those identified by a home inspector or FHA appraiser.

**Applicant Eligibility:** All homeowners that can make the monthly mortgage payments are eligible to apply. Cooperative units are not eligible. Currently, individual condominium units may be insured if they are in projects that have been approved by FHA and there are 4 or fewer units in the building. Rehabilitation is limited to only the interior of a unit. To be eligible, the property must be a one- to four-family dwelling that has been completed for at least one year. There are other eligibility requirements for the use of the 203(k) loan in a condominium unit.

**Legal Authority:** Section 203(k) of the National Housing Act (12 U.S.C. 1709(k)). Regulations are in 24 CFR 203.50.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/203k/203k--df](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/203k/203k--df) and [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/203k](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/203k)

**Current Status:** Active.

## Self-Help Housing Property Disposition

Makes surplus federal properties available through sale at less than fair market value to states, their subdivisions and instrumentalities, and nonprofit organizations.

**Nature of Program:** The property must be used for self-help housing for low-income persons. Residents of the property must make a substantial contribution of labor toward the construction, rehabilitation, or refurbishment of the property. HUD has the right to take the property back if it is not used in accordance with program requirements.

**Applicant Eligibility:** State, a political subdivision or instrumentality of a state, or a nonprofit organization that exists for the primary purpose of providing housing or housing assistance for low-income individuals or families.

**Legal Authority:** Public Law 105-50, approved October 6, 1997 (amending the Federal Property and Administrative Services Act of 1949 (40 U.S.C. 550(f)).

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and local HUD field offices. Information on a specific property is available from the General Services Administration.

On the web:

<http://portal.hud.gov/hudportal/HUD?src=/hudprograms/shhpd> and

<http://www.gsa.gov/portal/content/105035>

**Current Status:** Active.

### **Single Family Property Disposition Program (Section 204(g))**

Disposes of one- to four-family properties acquired by FHA through foreclosure of an insured or Secretary-held mortgage loan under the National Housing Act.

**Nature of Program:** The purpose of this program is to dispose of FHA-acquired single family properties containing one to four units in a manner that expands homeownership opportunities, strengthens neighborhoods and communities, and ensures a maximum return to the mortgage insurance funds. Listings of properties in inventory are available on the HUD Home Store website. Individual parties may submit an offer through the HUD Home Store website or a real estate broker registered with HUD. Nonprofit and government entities may purchase properties at a discount without a real estate broker.

**Applicant Eligibility:** Individual bidders are eligible if they can finance their home purchase and provide an earnest money deposit with their bids. Nonprofit and government entities are eligible for special programs, as detailed on HUD's website.

**Legal Authority:** Section 204(g) of the National Housing Act (12 U.S.C. 1710(g)). Regulations are at 24 CFR part 291.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD Homeownership Centers (Atlanta, Philadelphia, Denver, Santa Ana).

On the Web: [http://portal.hud.gov/hudportal/HUD?src=/hudprograms/sfpdp\\_section204g](http://portal.hud.gov/hudportal/HUD?src=/hudprograms/sfpdp_section204g)

For listings of properties in inventory: <http://www.hudhomestore.com/Home/Index.aspx>

**Current Status:** Active.

### **Single Family Distressed Asset Sale Stabilization Program (DASP)**

DASP is a program whereby FHA accepts assignment of eligible, defaulted single family mortgage loans in exchange for claim payment and then sells the loans, servicing released and without FHA insurance, in competitive auctions.

Nature of Program: Under DASP, lenders/loan servicers may assign defaulted FHA-insured mortgage loans to HUD if they satisfy certain eligibility criteria, including that the lender/loan servicer has evaluated the borrower for all FHA loss mitigation home retention options (special forbearance, loan modification, and FHA-HAMP) and non-retention options (pre-foreclosure sale and deed-in-lieu of foreclosure) and has determined that the borrower is ineligible for any loss mitigation or that such appropriate loss mitigation options have been attempted and failed. Upon claim payment for these loans, HUD sells the loans into two types of pools: (1) National pools; and (2) the Neighborhood Stabilization Outcome (NSO) pools, which are secured by properties in a limited geographic area and have specific servicing requirements designed to encourage outcomes that help stabilize neighborhoods.

Purchasers are generally prohibited from foreclosing on the purchased loans in the first 12 months, absent exigent circumstances, and must evaluate borrowers for a HAMP modification or for a proprietary modification with substantially similar terms as HAMP during the initial 12-month period. Purchasers of NSO pools are required to achieve neighborhood stabilization outcomes on no less than 50 percent of the loans in each NSO pool they purchase. The acceptable outcomes include, but are not limited to, re-performance, rental to a borrower, or sale to a nonprofit or governmental entity, or a loan payoff.

Applicant Eligibility: Interested purchasers must satisfy HUD's qualification requirements, as set forth in the applicable DASP Qualification Statement.

Legal Authority: Sections 204(a) and (g) of the National Housing Act (12 U.S.C. 1710). Regulations are at 24 CFR part 291.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

Information Sources: HUD's Office of Asset Sales.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/comp/asset/hsgloan](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/comp/asset/hsgloan)

Current Status: Active.

## Risk Management and Regulatory Affairs

### Manufactured Home Construction and Safety Standards

Mandates federal standards for design, construction, and installation of manufactured homes to assure the quality, durability, safety, and affordability of manufactured homes. The program also includes a dispute resolution component.

**Nature of Program:** HUD issues and enforces appropriate standards for the construction, design, performance, and installation of manufactured homes to assure their quality, durability, affordability, and safety. The construction and safety standards preempt state and local laws that are not identical to the federal standards; they apply to all manufactured homes produced after June 15, 1976. HUD may enforce these standards directly or through various states that have established state administrative agencies in order to participate in the program. Currently, 37 states administer their own manufactured housing inspection program supported by HUD, while HUD administers inspections in the remaining 13. HUD also reviews the administration of state dispute resolution programs in 23 states and administers a HUD dispute resolution program in the other 27 states. HUD may inspect factories and retailer lots and review records to enforce such standards. If a manufactured home does not conform to federal standards, the manufacturer must take certain actions, including possibly notifying the consumer and correcting the problem.

The statute generally prohibits selling, leasing, or offering for sale or lease homes that do not meet the standards. Civil and criminal penalties may be sought for violations of the statute.

**Applicant Eligibility:** The standards do not involve program participation, but they apply to all manufactured home producers and retailers that use any means of transportation or communication that affects interstate commerce in their operations.

**Legal Authority:** National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401-5426) (42 U.S.C. 5425 has been repealed). Regulations are at 24 CFR parts 3280, 3282, 3284, 3285, 3286, 3288, and 3800.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/rmra/mhs/mhshome](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/rmra/mhs/mhshome)

**Current Status:** Active.

## Multifamily Housing Programs

### Assisted-Living Conversion Program (ALCP)

Provides grants to private, nonprofit owners of eligible developments to convert some or all of the dwelling units in the development into an assisted living facility or service-enriched housing for the frail elderly.

**Nature of Program:** This program provides funding for the physical costs of converting some or all units in an eligible development into an assisted-living facility or service-enriched housing, including the unit configuration, common and services space, and any necessary remodeling consistent with HUD's or the state's statute or regulations (whichever is more stringent). These facilities are designed to accommodate frail elderly people with disabilities and elderly persons with functional limitations who can live independently, but need assistance with activities of daily living (e.g., assistance with eating, bathing, grooming, dressing, and home management activities). Under this program, funded facilities must provide supportive services, such as personal care, transportation, meals, housekeeping, or laundry. For housing being converted to an assisted-living facility, the facility must be licensed and regulated by the state (or, if there is no state law providing such licensing and regulation, by the municipality or other subdivision in which the facility is located).

**Applicant Eligibility:** Private nonprofit owners of Section 202, Section 8 project-based (including Rural Housing Services Section 515), Section 221(d)(3) Below Market Interest Rate, and Section 236 housing developments that are designated primarily for occupancy by the elderly. Furthermore, the existing project must be at least 5 years old.

**Legal Authority:** Section 202b of the Housing Act of 1959 (12 U.S.C. 1701q-2), as amended by the Section 202 Supportive Housing for the Elderly Act of 2010 (Public Law 111-372, approved January 5, 2011).

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web: [www.hud.gov/offices/hsg/mfh/progdesc/alcp.cfm](http://www.hud.gov/offices/hsg/mfh/progdesc/alcp.cfm)

**Current Status:** Active.

## Emergency Capital Repairs Program

Provides grants for substantial capital repairs to eligible multifamily projects that are owned by private nonprofit entities.

**Nature of Program:** This program provides grants for substantial capital repairs to eligible multifamily projects with elderly tenants that are needed to rehabilitate, modernize, or retrofit aging structures, common areas, or individual dwelling units. The capital repair needs must relate to items that present an immediate threat to the health, safety, and quality of life of the tenants. The intent of these grants is to provide one-time assistance for emergency items that could not be absorbed within the project's operating budget, and where the tenants' continued occupancy in the immediate future would be called into question by a delay in initiating the proposed cure.

**Applicant Eligibility:** Private, nonprofit owners of Section 202 direct loan projects with or without Section 8 rental assistance; Section 202 capital advance projects receiving rental assistance under their Project Rental Assistance Contract (PRAC); Section 515 rural housing projects receiving Section 8 rental assistance; projects subsidized with Section 221(d)(3) below-market interest mortgage; projects assisted under Section 236 of the National Housing Act; and other projects receiving Section 8 project-based rental assistance that are designated for occupancy by elderly tenants.

**Legal Authority:** Section 202b of the Housing Act of 1959 (12 U.S.C. 1701q-2) and the Department of Housing and Urban Development Appropriations Act, 2006 (Public Law 109-115, approved November 30, 2005).

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/ecrp](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/ecrp)

**Current Status:** Active.



## Mark-to-Market Program

Preserves long-term low-income housing affordability by restructuring FHA-insured or HUD-held mortgages for eligible multifamily housing projects.

**Nature of Program:** The Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) authorized a Mark-to-Market (M2M) program designed to preserve low-income rental housing affordability while reducing the long-term costs of federal rental assistance, including project-based assistance from HUD, for certain multifamily rental projects. The projects involved are projects with (1) FHA-insured or previously FHA-insured, now Secretary-held, mortgages; and (2) contracts for project-based rental assistance from HUD, primarily through the Section 8 program, for which the average rents for assisted units exceed the rent of comparable properties. The program objectives are to (1) preserve housing affordability while reducing the costs of project-based assistance; (2) restructure the HUD-insured or previously FHA-insured, now Secretary-held financing so that the monthly payments on the first mortgage can be paid from the reduced rental levels; (3) reduce the costs of insurance claims; and (4) ensure competent management of the project. In 2004, the M2M program expanded its objectives and took on a green initiative component, offering financial incentives to owners for greening their portfolio (such as making water and energy efficient improvements and using sustainable building materials and products to achieve reduced water and energy consumption). The restructured project is subject to long-term use and affordability restrictions.

**Legal Authority:** Multifamily Assistance and Housing Reform and Affordability Act of 1997 (42 U.S.C. 1437f note). Regulations are at 24 CFR parts 401 and 402.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office.

On the Web: <http://portal.hud.gov/hudportal/HUD?src=/hudprograms/mtmp>

**Current Status:** Active.

## **Mortgage Insurance for Cooperative Housing (Section 213)**

Federal mortgage insurance to finance cooperative housing projects.

**Nature of Program:** FHA insures mortgages made by private lending institutions on cooperative housing projects of five or more dwelling units to be occupied by members of nonprofit cooperative ownership housing corporations. These loans may finance new construction, rehabilitation, acquisition, improvement, or repair of a project already owned, and resale of individual memberships; construction of projects composed of individual family dwellings to be bought by individual members with separate insured mortgages; and construction or rehabilitation of projects that the owners intend to sell to nonprofit cooperatives.

**Applicant Eligibility:** Nonprofit cooperative ownership housing corporations or trusts organized to construct homes for members of the corporation or beneficiaries of the trust; and qualified sponsors who intend to sell the project to a nonprofit corporation or trust.

**Legal Authority:** Section 213 of the National Housing Act (12 U.S.C. 1715e). Regulations are at 24 CFR part 200, subpart A, and part 213.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; HUD Multifamily Hubs, Regional Centers, Satellite Offices, and Program Centers.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/progsec213](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/progsec213)

**Current Status:** Active.

### **Mortgage Insurance for Manufactured Home Parks (Section 207)**

Federal mortgage insurance to finance construction or rehabilitation of manufactured home parks.

**Nature of Program:** FHA insures mortgages made by private lending institutions to help finance construction or rehabilitation of manufactured home parks consisting of five or more spaces. The park must be located in an area approved by HUD in which market conditions show a need for such housing.

**Applicant Eligibility:** Investors, builders, developers, cooperatives, and others meeting HUD's requirements may apply to an FHA-approved lending institution after conferring with the local HUD office.

**Legal Authority:** Section 207 of the National Housing Act (12 U.S.C. 1713). Regulations are at 24 CFR part 200, subpart A, and part 207.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; HUD Multifamily Hubs, Regional Centers, Satellite Offices, and Program Centers.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/homepark207](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/homepark207)

**Current Status:** Active.

**Mortgage Insurance for Purchase or Refinance of Existing Multifamily Rental Housing  
(Sections 207 and 223(f))**

Federal mortgage insurance under Section 207 of the National Housing Act pursuant to Section 223(f) of the National Housing Act for the purchase or refinancing of existing apartment projects; to refinance an existing cooperative housing project; or for the purchase and conversion of an existing rental project to cooperative housing.

**Nature of Program:** FHA insures mortgages under Section 207 of the National Housing Act pursuant to Section 223(f) of the same Act to purchase or refinance existing multifamily projects originally financed with or without federal mortgage insurance. HUD may insure mortgages on existing multifamily projects under this program that do not require substantial rehabilitation. A project must contain at least five units, and construction or substantial rehabilitation must have been completed for 3 years or more.

**Applicant Eligibility:** Investors, builders, developers, and others who meet HUD requirements.

**Legal Authority:** Section 223(f) of the National Housing Act (12 U.S.C. 1715n(f)). Regulations are at 24 CFR part 200, subpart A, and part 207.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; HUD Multifamily Hubs, Regional Centers, Satellite Offices, and Program Centers.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/progsec207](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/progsec207)

and

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/purchrefi223f](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/purchrefi223f)

**Current Status:** Active.

### **Mortgage Insurance for Rental Housing for the Elderly (Section 231)**

Federal mortgage insurance to finance the construction or rehabilitation of multifamily rental housing for the elderly and/or persons with disabilities.

**Nature of Program:** To assure a supply of rental housing suited to the needs of the elderly or handicapped, FHA insures mortgages made by private lending institutions to build or rehabilitate multifamily projects consisting of five or more units. FHA may insure up to 100 percent of the Federal Housing Commissioner's estimate of value after completion for nonprofit and public mortgagors, but only up to 90 percent for private mortgagors. Congregate care projects with central kitchens providing food service are not eligible.

**Applicant Eligibility:** Investors, builders, developers, public bodies, and nonprofit sponsors may qualify for mortgage insurance. All elderly (62 or older) and/or persons with disabilities are eligible to occupy units in a project insured under this program.

**Legal Authority:** Section 231 of the National Housing Act (12 U.S.C. 1715v). Regulations are at 24 CFR part 200, subpart A, and part 231.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; HUD Multifamily Hubs, Regional Centers, Satellite Offices, and Program Centers.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/progsec231](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/progsec231)

**Current Status:** Active.

## **Mortgage Insurance for Rental Housing for Urban Renewal and Concentrated Development Areas (Section 220)**

FHA mortgage insurance is issued to finance mortgages for housing in urban renewal areas, areas in which concentrated revitalization activities have been undertaken by local government, or to alter, repair, or improve housing in those areas.

**Nature of Program:** FHA insures mortgages on new or rehabilitated homes or multifamily structures located in designated urban renewal areas and areas with concentrated programs of code enforcement and neighborhood development. Insured mortgages may be used to finance construction or rehabilitation of detached, semidetached, row, walk-up, or elevator-type rental housing or to finance the purchase of properties that have been rehabilitated by a local public agency. Properties must consist of two or more units and be located in an urban renewal area, an urban development project, code enforcement program area, urban area receiving rehabilitation assistance as a result of natural disaster, or area where concentrated housing, physical development, or public service activities are being carried out in a coordinated manner.

The program has statutory mortgage limits, which may vary according to the size of the unit, the type of structure, and the location of the project. There are also loan-to-replacement cost and debt service limitations. The maximum amount of the mortgage loan may not exceed 90 percent of the estimated replacement cost for new construction. For substantial rehabilitation projects, the maximum mortgage amount is 90 percent of the estimated cost of repair and rehabilitation and the estimated value of the property before the repair and rehabilitation project. The maximum mortgage term is 40 years, or not in excess of three-fourths of the remaining economic life of the project, whichever is less.

**Applicant Eligibility:** Investors, builders, developers, individual homeowners, and apartment owners.

**Legal Authority:** Section 220 of the National Housing Act (12 U.S.C. 1715k). Regulations are at 24 CFR part 200, subpart A, and part 220.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; HUD Multifamily Hubs, Regional Centers, Satellite Offices, and Program Centers.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/progsec220](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/progsec220)

**Current Status:** The Multifamily program is active. The Single Family program and Supplemental Loan program are not active.

### **Mortgage Insurance for Supplemental Loans for Multifamily Projects (Section 241)**

Federal mortgage loan insurance to finance improvements and additions to, and equipment for, multifamily rental housing and healthcare facilities.

**Nature of Program:** FHA insures loans made by lenders to pay for improvements or additions to apartment projects, nursing homes, hospitals, or group-practice facilities that already carry FHA-insured or FHA-held mortgages. Projects may also obtain FHA insurance on loans to preserve, expand, or improve housing opportunities, to provide fire and safety equipment, or to finance energy conservation improvements to conventionally financed projects. Major movable equipment for nursing homes, group practice facilities, or hospitals also may be covered by a mortgage under this program.

**Applicant Eligibility:** Qualified owners and purchasers of multifamily projects and owners of healthcare facilities (as specified above).

**Legal Authority:** Section 241 of the National Housing Act (12 U.S.C. 1715z-6). Regulations are at 24 CFR part 200, subpart A, and part 241.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering offices; HUD Multifamily Hubs, Regional Centers, Satellite Offices, and Program Centers for rental projects; Office of Healthcare Programs for healthcare facilities.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/progsec241a](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/progsec241a)

**Current Status:** Active.

## **Multifamily Housing Service Coordinators**

Provides assistance to elderly individuals and persons with disabilities living in federally assisted multifamily housing to obtain needed supportive services.

**Nature of Program:** This program provides funding for service coordinators who assist elderly individuals and persons with disabilities, living in federally assisted multifamily housing and in the surrounding area, to obtain needed supportive services from community agencies.

Independent living with assistance is a preferable, lower cost housing alternative to institutionalization for many frail older persons and persons with disabilities. HUD provides funding through three mechanisms: (1) a national competition with other properties for a limited amount of grant funding, (2) the use of the development's residual receipts or excess income, or (3) budget-based rent increases.

**Applicant Eligibility:** Owners of Section 202, Section 8 project-based (including Rural Housing Services Section 515), Section 221(d)(3) Below Market Interest Rate, and Section 236 housing developments that are designated primarily for occupancy by the elderly or persons with disabilities.

**Legal Authority:** Section 808 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8012), as amended by the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992) and the American Homeownership and Economic Opportunity Act of 2000 (Public Law 106-569, approved December 27, 2000).

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/scp/scphome](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/scp/scphome)

See also, the Supportive Service Demonstration Program

**Current Status:** Active.



### **Multifamily Mortgage Risk-Sharing Programs (Sections 542(b) and 542(c))**

Two multifamily mortgage credit programs under which Fannie Mae, Freddie Mac, and state and local housing finance agencies share the risk and the mortgage insurance premium on multifamily housing.

**Nature of Program:** Section 542(b) of the Housing and Community Development Act of 1992 authorizes HUD to enter into reinsurance agreements with Fannie Mae, Freddie Mac, qualified financial institutions (QFIs), and the Federal Housing Finance Board. The agreements provide for risk-sharing on a 50-50 basis. Currently, only Fannie Mae and Freddie Mac have active risk-sharing programs which encourage the development and preservation of affordable housing. This program was developed as a demonstration program to test innovative mortgage insurance and reinsurance products to provide affordable multifamily housing through a partnership between the Qualified Participating Entities (QPEs) and HUD. A QPE and/or its approved lenders may originate and underwrite affordable housing loans. If there is a default, the QPE will pay all costs associated with loan disposition and will seek reimbursement from HUD. The HUD risk share will be 50 percent pro rata. HUD's mortgage credit enhancements are used to support the underwriting and production strengths of Fannie Mae, Freddie Mac, and other qualified Federal, state, and local public financial and housing institutions.

Section 542(c) enables HUD to carry out a program in conjunction with qualified state and local housing finance agencies (HFAs) to provide federal credit enhancement for affordable multifamily housing loans through a system of risk-sharing agreements. Agreements provide for risk-sharing between 10 percent and 90 percent.

The Fiscal Year 2001 Appropriations Act changed the program from a pilot program into a permanent insurance authority.

**Applicant Eligibility:** Qualified Participating Entities and Housing Finance Agencies.

**Legal Authority:** Section 542 of the Housing and Community Development Act of 1992 (12 U.S.C. 1707 note). Regulations are at 24 CFR part 266 for the Section 542(c) program. Section 542(b) is implemented through a housing notice and negotiated agreements without regulations.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office, and for Section 542(c), state housing finance agencies.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/progsec542b](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/progsec542b)  
or

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/riskshare542c](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/riskshare542c)

**Current Status:** Active.

### **Multifamily Rental Housing for Moderate-Income Families (Section 221(d)(3) and (4))**

Mortgage insurance to finance rental or cooperative multifamily housing for moderate-income households, including projects designated for the elderly. Section 221(d)(3) and (4) are HUD's major insurance programs for new construction or substantially rehabilitated multifamily rental housing.

**Nature of Program:** FHA insures mortgages made by private lending institutions to help finance construction or substantial rehabilitation of multifamily (five or more units) rental or cooperative housing for moderate-income or displaced families. Projects in both cases may consist of detached, semi-detached, row, walk-up, or elevator structures. SRO projects may consist of units that do not contain a complete kitchen or bath.

Currently, the principal difference between the programs is that HUD may insure up to 100 percent of replacement costs in the case of new construction under Section 221(d)(3) for public, nonprofit and cooperative mortgagors, but only up to 90 percent under Section 221(d)(4), irrespective of the type of mortgagor. Beginning in Fiscal Year 2013, HUD suspended the Section 221(d)(3) program unless the project to be financed also receives Low Income Housing Tax Credits (LIHTC).

**Applicant Eligibility:** Section 221(d)(3) is available to public, nonprofit, and cooperative mortgagors. Section 221(d)(4) mortgages are available to profit-motivated sponsors.

**Legal Authority:** Section 221 of the National Housing Act (12 U.S.C. 17151). Regulations are at 24 CFR part 200, subpart A, and part 221, subparts C and D.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/rentcoophsg221d3n4](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/rentcoophsg221d3n4)

**Current Status:** Active.

## **Renewal of Section 8 Project-Based Rental Assistance**

Through Project-Based Section 8 Rental Assistance, HUD assists more than 1.2 million extremely low-, low- and very low-income families in obtaining decent, safe, and sanitary housing.

**Nature of Program:** HUD renews Section 8 project-based housing assistance payments (“HAP”) contracts with owners of multifamily rental housing. The project-based rental assistance makes up the difference between what an extremely low-, low-, or very low-income household can afford and the approved rent for an adequate housing unit in a multifamily project. Eligible tenants must pay the highest of 30 percent of adjusted income, 10 percent of gross income, or the portion of welfare assistance designated for housing or the minimum rent established by HUD.

Originally, the assistance was provided in connection with new construction or substantial rehabilitation or to support existing projects. Authority to use project-based rental assistance in connection with new construction or substantial rehabilitation was repealed in 1983. While funding is no longer available for new commitments, funding is available for the renewal of Section 8 HAP contracts for units already assisted with project-based Section 8 renewal assistance.

**Applicant Eligibility:** Owners are limited by statute to any private person or entity, including a cooperative, an agency of the federal government, or a public housing agency, having the legal right to lease or sublease the dwelling units. The income eligibility requirements limit occupancy to very low-income families (i.e. families whose incomes do not exceed 50 percent of the area median income), which includes extremely low-income families (i.e. families whose income does not exceed 30 percent of the area median income). A limited number of available units may be rented to low-income families (i.e. families whose incomes do not exceed 80 percent of area median income).

**Legal Authority:** For the renewal of Section 8 project-based assistance, see sections 515 and 524 of the Multifamily Assisted Housing Reform and Affordability Act of 1997 (42 U.S.C. 1437f note) and 24 CFR parts 401 and 402. For Section 8 procedures, see Section 8 regulations at 24 CFR parts 5, 880, 881, 883-884, and 886, and part 891 subpart E.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** HUD field offices.

On the Web: <http://portal.hud.gov/hudportal/HUD?src=/recovery/programs/project>.  
[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/mfhsec8](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/mfhsec8)

**Current Status:** Active. The program is active for administration and the renewal of existing project-based Section 8 contracts. Renewals are funded on an annual basis through appropriations acts.

### **Supportive Housing for the Elderly (Section 202) and the Supportive Service Demonstration Program**

Provides capital advances and contracts for project rental assistance to expand the supply of affordable housing with supportive services for very-low income elderly persons or provides funding for enhanced services and research on the supportive services model.

**Nature of Program:** To expand the supply of affordable housing with supportive services for very-low income elderly persons, the Section 202 program provides capital advances and project rental assistance contracts to eligible applicants. Section 202 capital advance funds must be used to finance the development of housing through new construction, rehabilitation, or acquisition with or without rehabilitation. Capital advance funds may be used in combination with other non-Section 202 funding sources leveraged by a single purpose and single-asset for-profit limited partnership (of which a private nonprofit organization or a corporation wholly owned and controlled by a private nonprofit organization is the sole general partner) to develop a mixed-finance project. Capital advance funds bear no interest and repayment is not required as long as the housing remains available for occupancy by very low-income elderly persons for at least 40 years.

To ensure affordability, project rental assistance funds are provided to cover the difference between the HUD-approved operating costs and the amount the residents pay (each resident pays 30 percent of adjusted income). Project rental assistance contracts are approved initially for three years and are renewable based on the availability of funds. Project rental assistance funds may also be used to provide supportive services and to hire a service coordinator. The supportive services must be appropriate to the varying needs of the elderly residents and must allow for persons to age-in-place and live independently.

The Supportive Service Demonstration Program makes funding available for private owners and agents to provide enhanced services (through an Enhanced Service Coordinator and Wellness Nurse) to extremely low-income persons and to participate in a research study. The funds will cover services for three to five years and must be used for persons aged 62 and older. At least 80 owner participants are provided a modest financial incentive to assist with the rigorous evaluation associated with the study.

**Applicant Eligibility:** Private, nonprofit organizations and consumer cooperatives may qualify for assistance, and may partner with private, for-profit entities so long as the sole general partner is a nonprofit organization that meets the statutory requirements. Occupancy is open to very low-income households which include at least one person 62 years of age or older.

**Legal Authority:** Section 202 of the Housing Act of 1959 (12 U.S.C. 1701q), as amended by section 210 of the Housing and Community Development Act of 1974 (Public Law 86-372); section 801 of the Cranston-Gonzalez National Affordable Housing Act (Public Law 101-625, approved November 28, 1990); the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992); the Rescissions Act (Public Law 104-19, approved July 27, 1995); the American Homeownership and Economic Opportunity Act of 2000 (Public Law 106-569, approved December 27, 2000); the Housing and Economic Recovery Act of 2008

(Public Law 110-289, approved December 19, 2007); and the Section 202 Supportive Housing for the Elderly Act of 2010 (Public Law 111-372, approved January 4, 2011). Regulations are at 24 CFR part 891. Consolidated Appropriations Act, 2014 (Public Law 113-76, approved January 17, 2014).

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/eld202](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/eld202) and

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/grants/section202ptl](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/grants/section202ptl)

**Current Status:** No new funding has been appropriated since 2012. HUD is currently only administering funding for project rental assistance under Section 202.

### **Supportive Housing for Persons with Disabilities (Section 811)**

Provides assistance to expand the supply of housing with the availability of supportive services for persons with disabilities and promotes and facilitates community integration for low- and extremely-low income people with disabilities.

**Nature of Program:** The Section 811 program helps expand the supply of affordable housing with supportive services for persons with disabilities. It provides very low- and extremely low-income persons with disabilities options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. Capital advances are made to eligible private, nonprofit sponsors and, in cases of mixed-finance, for-profit limited partnerships where the sole general partner is (i) a nonprofit organization or (ii) a for-profit corporation controlled by a nonprofit organization to finance the development of rental housing with supportive services for persons with disabilities. The advance is interest-free and does not have to be repaid so long as the housing remains available for very low- or extremely low-income persons with disabilities for at least 40 years. Project rental assistance covers the difference between the HUD-approved operating cost of the project and the tenants' contributions toward rent. The Section 811 program also provides project rental assistance to state housing agencies.

The Section 811 Project Rental Assistance (PRA) Program seeks to identify, stimulate, and support successful and innovative state approaches to providing integrated supportive housing for people with disabilities. PRA funds are awarded to state housing agencies that set aside units in affordable housing projects whose capital costs are funded through Federal Low-Income Housing Tax Credits, Federal HOME funds, or other state, Federal and local funding sources. State housing agency grantees are required to partner with state Medicaid and health and human services agencies that have developed methods for the identification, outreach, and referral of extremely low-income people with disabilities to PRA units and ensure their access to long-term services and supports in the community. See <https://www.hudexchange.info/programs/811-pra/>

**Applicant Eligibility:** Nonprofit organizations with a Section 501(c)(3) IRS tax exemption may qualify for assistance, and may partner with private, for-profit entities so long as the sole general partner is a nonprofit organization that meets the statutory requirements. Occupancy is open to very low- and extremely low-income persons with disabilities who are at least 18 years old and less than 62 years of age. For Project Rental Assistance-funded projects, residents must be very low or extremely low-income with at least one adult member with a disability.

**Legal Authority:** Section 811 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013), as amended by the Frank Melville Supportive Housing Investment Act of 2010 (Public Law 111-374, approved January 4, 2011). Regulations are at 24 CFR part 891.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/grants/section811ptl](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/grants/section811ptl)

**Current Status:** No new funding has been appropriated since 2012. HUD is currently only administering funding for project rental assistance under Section 811.

## Healthcare Programs

### Hospitals (Section 242)

FHA mortgage insurance to finance construction or rehabilitation of public or private nonprofit and proprietary hospitals, including major movable equipment.

**Nature of Program:** FHA insures mortgages made by private lenders to facilitate the construction or renovation of acute care hospitals. Clients range in size from large urban teaching hospitals to small rural hospitals. Critical Access Hospitals (hospitals with 25 beds or less which have received designation by states and the Department of Health and Human Services) are also eligible. Facilities must be properly licensed, provide primarily acute patient care, and be able to demonstrate the need for the project. Key program criteria include a maximum loan-to-value of 90 percent, a loan term of 25 years, and a mortgagor contribution to a mortgage reserve fund. The term of the HUD-insured mortgage for hospitals cannot exceed 25 years. Existing hospital projects are also eligible for refinancing.

**Applicant Eligibility:** Public, proprietary, and nonprofit acute care hospitals licensed or regulated by the state.

**Legal Authority:** Section 242 of the National Housing Act (12 U.S.C. 1715z-7) and the Hospital Mortgage Insurance Act of 2003 (12 U.S.C. 1701). Regulations are at 24 CFR part 200, subpart A, and part 242.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Office Healthcare Programs (877) 458-4342.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/federal\\_housing\\_administration/healthcare\\_facilities](http://portal.hud.gov/hudportal/HUD?src=/federal_housing_administration/healthcare_facilities)

and

<http://portal.hud.gov/hudportal/documents/huddoc?id=46151HSGH.pdf>

**Current Status:** Active.



**New Construction or Substantial Rehabilitation of Nursing Homes, Intermediate Care Facilities, Board and Care Homes, and Assisted Living Facilities (Section 232); Purchase or Refinancing of Existing Facilities (Section 232/223(f))**

FHA mortgage insurance to finance the purchase, construction, or rehabilitation of nursing, assisted-living, intermediate care, board and care facilities, and fire safety equipment.

**Nature of Program:** FHA insures mortgages made by private lending institutions to finance construction or renovation of facilities with patients requiring skilled nursing care and related medical services, or those in need of minimum but continuous care provided by licensed or trained personnel. Assisted living facilities and board and care facilities may contain no fewer than five one-bedroom or efficiency units. Nursing home, intermediate care, and board and care services may be combined in the same facility covered by an insured mortgage or may be in separate facilities. Major equipment needed to operate the facility may be included in the mortgage. Facilities for day care may be included. Existing projects are also eligible for purchase or refinancing with or without repairs (and not requiring substantial rehabilitation) under Section 232/Section 223(f). Nursing home operators are subject to new regulations adopted in 2012.

**Applicant Eligibility:** Developers, private owners, and private nonprofit corporations or associations, and public agencies (nursing homes only), or public entities that are licensed or regulated by the state to accommodate convalescents and persons requiring skilled nursing care or intermediate care, may qualify for mortgage insurance. Patients requiring skilled nursing, intermediate care, assisted living and/or board and care are eligible to live in these facilities.

**Legal Authority:** Section 232 of the National Housing Act (12 U.S.C. 1715w). Regulations are at 24 CFR part 200, subpart A, and part 232.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Office of Healthcare Programs.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/federal\\_housing\\_administration/healthcare\\_facilities](http://portal.hud.gov/hudportal/HUD?src=/federal_housing_administration/healthcare_facilities)

**Current Status:** Active.

## Public and Indian Housing

### Public Housing Programs

#### Choice Neighborhoods

A competitive grant program to transform neighborhoods of poverty into vibrant, mixed-income neighborhoods.

**Nature of Program:** Choice Neighborhoods is HUD's signature place-based initiative and is a central element of the White House's Promise Zones Initiative, which builds on a federal partnership to transform high poverty neighborhoods into places of opportunity and economic growth. The Choice Neighborhoods program provides competitive Planning Grants and Implementation Grants to enable communities to revitalize struggling neighborhoods with distressed public housing or HUD-assisted housing. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, create a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood. Through these grants, communities are replacing obsolete housing with vibrant mixed-income communities, leveraging investments to develop new businesses, bolstering educational and employment opportunities, preventing crime, improving transportation, and establishing basic neighborhood assets.

The program is focused on three core goals: replacing distressed public and assisted housing with high-quality, mixed-income housing; improving educational outcomes and intergenerational mobility; and creating the conditions necessary for public and private re-investment in distressed neighborhoods to offer basic neighborhood assets, such as safety, good schools, and commercial activity.

Planning Grants enable local leaders to undertake a comprehensive planning process, working closely with housing residents, broader community members, businesses, and a range of local stakeholders. Implementation Grants support communities that have undergone a comprehensive planning process and are ready to implement their plans.

**Applicant Eligibility:** Local governments, tribal entities, public housing authorities, non-profit organizations, and for profit organizations may apply. A unit of local government must be either the Lead Applicant or the Co-Applicant.

**Legal Authority:** Fiscal Year 2016 Consolidated Appropriations Act, 2016 (Public Law 114-113, approved December 18, 2015); Section 24 of the 1937 Act, 42 U.S.C. 1437v.

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office; Office of Public and Indian Housing.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/  
cn](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/cn)

**Current Status:** Active.

## Family Self-Sufficiency Program

Promotes the development of local strategies to coordinate public and private resources that help housing choice voucher program participants and public housing tenants obtain employment that will enable participating families to achieve economic independence.

**Nature of Program:** The Family Self-Sufficiency (FSS) program is administered by public housing agencies (PHAs) or tribes/Tribally Designated Housing Entities (TDHEs) that administer FSS programs with the help of program coordinating committees (PCCs). The PCC usually consists of representatives of local government, employment and job training agencies, welfare agencies, nonprofit providers, local businesses, and assisted families. Supportive services most commonly provided to FSS program participants are child care, transportation, remedial education, and job training. The major components of the FSS program are a contract of participation between the PHA and the family, an individualized training and services plan for each participating family member, and an interest bearing escrow account. Credits to a family's escrow account are based on increased income earned by family members during the term of their contract. On completion of the FSS contract, a family may claim its escrow account, if no family member is receiving welfare assistance.

Each PHA that received FSS bonus funding in the early 1990s or funding for additional public housing rental units or Housing Choice Vouchers (HCV) between October 1, 1992, and October 20, 1998, was required to establish an FSS program. PHAs may also establish voluntary FSS programs. Other than annual funding, by NOFA, for FSS program coordinators' salaries, no specific funding is provided by HUD.

**Applicant Eligibility:** Public housing agencies.

**Legal Authority:** Section 23 of the U.S. Housing Act of 1937 (42 U.S.C. 1437u). Regulations are at 24 CFR part 984.

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/hcv/fss](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/fss)

**Current Status:** Active.

## Homeownership Voucher Program

Help for Housing Choice Voucher families buying homes.

**Nature of Program:** Public housing agencies (PHAs) may elect to administer the Homeownership Voucher Program as a component of the broader Section 8 Housing Choice Voucher program, where eligible participants use the monthly housing assistance payment (HAP) provided by the voucher to help pay the homeownership expenses for a housing unit that they purchase in accordance with HUD regulations, rather than the traditional application of the voucher toward rent payments.

**Applicant Eligibility:** Public housing agencies.

**Legal Authority:** Section 8(y) of the U.S. Housing Act of 1937, as amended by the American Homeownership and Economic Opportunity Act of 2000 (Public Law 106-569, approved December 27, 2000) (42 U.S.C. 1437f(y)). Regulations are at 24 CFR part 982, subpart M.

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Local public housing agencies or HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/hcv/homeownership](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/homeownership)

**Current Status:** Active.

## **HOPE VI: Revitalization of Severely Distressed Public Housing**

Eradication of severely distressed public housing.

**Nature of Program:** In 1989, Congress established the National Commission on Severely Distressed Public Housing and charged this Commission with proposing a National Action Plan to eradicate severely distressed public housing by the year 2000. The Urban Revitalization Demonstration (URD) program, or HOPE VI, is a program that was born out of the Commission's work. Since 1993, this program has been an important part of the transformation of public housing by encouraging public housing agencies (PHAs) to seek new partnerships with private entities to create mixed-finance and mixed-income affordable housing. In 2003, the HOPE VI program was expanded to assist local governments in the production of affordable housing in Main Street rejuvenation projects. The activities permitted under HOPE VI include, but are not limited to: the capital costs of demolition, major reconstruction, rehabilitation, and other physical improvements; the provision of replacement housing; management improvements; planning and technical assistance; and the provision of supportive services (including the funding, beginning in Fiscal Year 2000, of an endowment trust for supportive services).

The program allows HUD to provide competitive grants to PHAs to carry out HOPE VI-eligible activities. PHAs provide matching contributions in amounts at least equal to five percent of the grant amount.

**Applicant Eligibility:** Public housing agencies and, for Main Street Grants only, "smaller communities" as defined in Section 24(n).

**Legal Authority:** Section 24 of the U.S. Housing Act of 1937 (42 U.S.C. 1437v).

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Public Housing Investments.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/hope6)

**Current Status:** No new funding has been appropriated since 2010. HUD is currently administering existing grants.

## **Housing Choice Voucher Program**

Provides rental subsidies for tenants who choose units in the private market.

### **Nature of Program:**

Targeting and Eligibility. At least 75 percent of the families admitted to a public housing agency's (PHA) Housing Choice Voucher (HCV) program during the PHA's fiscal year must have income at or below 30 percent of the area median income. According to Section 8(o)(4) of the United States Housing Act of 1937, eligibility for vouchers, at the time a family initially received voucher assistance, is limited to:

- Very low-income families;
- Low-income families previously assisted under the public housing, Section 23, or Section 8 project-based housing programs;
- Families that qualify to receive a voucher in connection with a homeownership program approved under title IV of the Cranston-Gonzalez National Affordable Housing Act;
- Families that qualify to receive a voucher under section 223 or 226 of the Low-Income Housing Preservation and Resident Homeownership Act of 1990.

Payment Standards. The subsidy amount is based on a payment standard set by the PHA between 90 percent and 110 percent of the fair market rent (FMR). HUD may approve payment standards lower than 90 percent of FMR and payment standards higher than 110 percent of FMR, and may require PHA payment standard changes because of instances of high rent burdens (see Sections 8(o)(1)(B), (D), and (E)).

Tenant Rent. A family renting a unit at or below the payment standard pays the highest of 30 percent of monthly adjusted income, 10 percent of monthly income, the welfare rent, or the PHA's minimum rent. A family renting a unit above the payment standard pays the highest of 30 percent of monthly adjusted income, 10 percent of monthly income, the welfare rent, or the PHA's minimum rent, plus the amount of rent above the payment standard (see Sections 8(o)(2)(A) and 8(o)(2)(B)). The rent to the owner in the voucher program must always be reasonable in relation to the rent charged for comparable unassisted units.

Maximum Initial Rent Burden. A family must not pay more than 40 percent of adjusted monthly income for rent when the family first receives voucher assistance in a particular unit. (This maximum rent burden requirement is not applicable at reexamination if the family stays in place.) (See Section 8(o)(3)).

The voucher program also has provisions that outline tenant and owner responsibility. In addition to the traditional tenant screening by owners, PHAs are permitted to screen applicants for assistance. In addition, PHAs can disapprove owners who refuse to evict tenants for drug-related or violent criminal activity, or for activity that threatens the health, safety or right of peaceful enjoyment of the premises by tenants, PHA employees or owner employees, or the residences of neighbors (see Section 8(o)(6)(C)). Finally, "Violent criminal activity on or near the premises" is also a statutory ground for termination of tenancy (see Section 8(o)(7)(D)).

Project-Based Vouchers. A PHA that runs a tenant-based housing choice voucher program may choose to use up to 20 percent of its voucher assistance to implement a project-based voucher program. For more information, please see the Project-Based Voucher Program section.

Homeownership Vouchers. A PHA may choose to use tenant-based housing choice voucher assistance to help eligible first-time homeowners with their monthly homeownership expenses. For more information, please see the Homeownership Voucher Assistance section.

Enhanced Vouchers. Enhanced Vouchers (EVs) are special vouchers available to tenants who would otherwise be adversely affected by HUD program decisions. EVs are generally issued to provide continued assistance for a family at the termination of project-based rental assistance. If the family stays in the same project, the voucher payment standard covers the full market rent. EVs have several special requirements, but in all other respects are subject to rules of the tenant-based voucher program. Differences include a special statutory minimum rent requirement and a special payment standard, applicable to a family receiving EV assistance that elects to stay in the same unit, which can sometimes result in a PHA approving a unit that would otherwise be unaffordable to a family with regular tenant-based assistance. If the family moves, all normal voucher rules apply.

Low-income residents of units in multifamily projects (5+ units) covered in whole or in part by a contract of project-based assistance are, in certain situations, eligible for EV assistance. These situations include owner opt-outs from specified programs.

HUD-Veterans Affairs Supportive Housing Vouchers (HUD-VASH). Housing Choice Voucher (HCV) rental assistance is combined with case management and clinical services provided by the Department of Veterans Affairs (VA) for very low-income homeless Veterans. HUD-VASH vouchers are awarded based on geographic need and public housing agency (PHA) administrative performance. The allocation process for HUD-VASH vouchers is a collaborative approach that relies on three sets of data: HUD's point-in-time data submitted by Continuums of Care (CoCs), Veterans Affairs Medical Center (VAMC) data on the number of contacts with homeless Veterans, and performance data from PHAs and VAMCs.

Tenant Protection Vouchers. Tenant Protection Vouchers (TPVs) are provided in connection with Housing Conversion Actions and provide families with either an EV or regular HCV. The specific triggering event determines which type of TPVs HUD must offer. EVs are provided only in response to an eligibility event. In cases where a regular voucher is provided, the rent subsidy paid on behalf of the family to the Owner is capped at the payment standard established by the administering PHA for each bedroom size, based on the Fair Market Rent published annually by HUD. The gross rent for regular vouchers must also be reasonable, as determined by the PHA, in comparison with other comparable unassisted units. A tenant may utilize a regular TPV to stay in the unit, or to move elsewhere but the tenant does not have the right to remain in the unit, and the owner is not required to enter into a voucher tenancy with the tenant.



Non-Elderly Disabled (NED) Vouchers. Enables the use of vouchers by non-elderly families where the head, spouse, or co-head is a person with disabilities not currently receiving housing assistance to obtain affordable housing.

Mainstream Voucher Program. The Mainstream Voucher Program provides housing assistance payments to private-sector landlords on behalf of elderly and non-elderly families with disabilities who are income-eligible and meet other program requirements. The program is administered by public housing agencies. Funds are awarded through a competitive process under which applicants must demonstrate the need for such vouchers by documenting the demand for housing for persons with disabilities.

Family Unification Program. The Family Unification Program (FUP) provides HCVs to two different populations: families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child or children in out-of-home care, or the delay in the discharge of the child or children to the family from out-of-home care; and youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who lack adequate housing. FUP funding is allocated through a competitive process; therefore, not all Public Housing Agencies (PHAs) administer the program.

**Applicant Eligibility:** Public housing agencies.

**Legal Authority:** Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f); section 8(o) for vouchers (tenant-based and project-based) and section 8(t) for enhanced vouchers. Regulations are at 24 CFR part 5 (certain cross-cutting requirements); 24 CFR part 982 (Tenant-based Housing Choice Voucher Program); 24 CFR part 983 (Project-Based Voucher Program); 24 CFR part 984 (Section 8 Family Self-Sufficiency Program); and 24 CFR part 985 (Section 8 Management Assessment Program (SEMAP)).

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Local public housing agencies or HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/hcv](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv)

**Current Status:** Active.

## **Neighborhood Networks (NN) Program**

Computer and job training activities.

**Nature of Program:** Under the NN program, a public housing agency (PHA) may use its Capital and Operating Funds for the purposes of providing computer and Internet access and job training to public housing residents. Capital Funds may be used for management improvements to establish initial operations and related modernization or development costs. Operating Funds may be used for operating a NN computer center. Such programs may include:

- The provision of program coordinators to manage job training activities, including classroom training as well as on-site job development activities and the overall operation of the NN computer centers;
- Work readiness and education activities;
- Purchase of computer equipment, including software;
- Internet access; and
- Physical improvements for the purpose of establishing a new NN center or expanding/upgrading an existing NN center.

**Applicant Eligibility:** PHAs only.

**Legal Authority:** Sections 9(d)(1)(E), 9(e)(1)(K), and 9(h)(8) of the U.S. Housing Act of 1937 (42 U.S.C. 1437g(d)(1)(E), 1437g(e)(1)(K), and 1437g(h)), and annual HUD appropriations acts.

**Administering Office:** Assistant Secretary for Public and Indian Housing,  
U.S. Department of Housing and Urban Development, Washington, DC 20410

**Information Sources:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/ross/aboutnn](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/ross/aboutnn)

**Current Status:** Active. This program is no longer a line item in the federal budget, but is an eligible use of a public housing agency's Capital and Operating Funds.

## Project-Based Voucher Program

Rental assistance for eligible families who live in specific housing developments or units.

**Nature of Program:** The project-based voucher program has replaced the project-based certificate program. Key features of the program include the following:

A public housing agency (PHA) may project-base up to 20 percent of its available assistance.

A PHA may provide project-based assistance for existing housing that does not need rehabilitation, as well as for newly constructed or rehabilitated housing. Additionally, HUD-VASH may also, under certain circumstances, be project-based.

After one year of assistance, a family may move from a project-based voucher unit. The family may switch to the PHA's tenant-based voucher program when the next voucher is available or to another comparable program if such a program is offered.

Except for units designated for families that are elderly, disabled, and/or receiving supportive services, no more than 25 percent of units in a multifamily project may have project-based voucher assistance.

The PHA may enter into a HAP contract with an owner for an initial term of up to 15 years and extensions of the initial term of up to 15 years. A PHA may agree to an extension at the time of initial HAP contract execution or any time before the expiration of the contract. In order to extend the initial contract term, the PHA must determine whether such an extension is appropriate to continue providing affordable housing for low-income families. Both the initial contract term and any contract extension are subject to the availability of appropriated funds.

**Applicant Eligibility:** Public housing agencies.

**Legal Authority:** Section 8(o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1473f(o)(13)). Regulations are at 24 CFR part 983.

**Administering Office:** Assistant Secretary for Public and Indian Housing,  
U.S. Department of Housing and Urban Development, Washington, DC 20410

**Information Sources:** Local public housing agencies or HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/hc\\_v](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hc_v)

**Current Status:** Active.

## Public Housing Capital Fund

Capital funding for public housing developed and managed pursuant to the United States Housing Act of 1937.

**Nature of Program:** The Capital Fund is available by formula distribution for capital and management activities, including development, financing, and modernization of public housing projects, which includes redesign, reconstruction, and reconfiguration of public housing sites and buildings (including accessibility improvements) and development of mixed-finance projects; vacancy reduction; addressing deferred maintenance needs and the replacement of obsolete utility systems and dwelling equipment; planned code compliance; management improvements, demolition and replacement; resident relocation; capital expenditures to facilitate programs to improve the empowerment and economic self-sufficiency of public housing residents, and improve resident participation; capital expenditures to improve safety and security of residents; homeownership activities, including programs under Section 32 of the U.S. Housing Act of 1937; improvement of energy and water-use efficiency by installing or changing fixtures and fittings; and integrated utility management and capital planning to maximize energy conservation and efficiency.

Not more than 20 percent (25 percent for FY15 Capital Funds only) of a public housing agency's (PHA) capital funds may be transferred to operations if the PHA's PHA plan provides for such use. However, non-troubled PHAs that own or operate fewer than 250 public housing units and that have also maintained their inventory in good condition have full flexibility in how they use Capital and Operating funds for eligible activities under Sections 9(d)(1) and 9(e)(1) of the U.S. Housing Act of 1937.

PHAs may request HUD approval to borrow funds from the private market to make improvements to and/or develop additional public housing through the Capital Fund Financing Program, by pledging a portion of their future annual Capital Fund grants to make debt service payments.

**Applicant Eligibility:** Public housing agencies.

**Legal Authority:** Section 9(d) and Section 30 of the U.S. Housing Act of 1937 (42 U.S.C. 1437g(d) and 1437z-2). Regulations are at 24 CFR part 905.

**Administering Office:** Office of Public Housing Investments (OPHI) within the Office of Public and Indian Housing (PIH),  
U.S. Department of Housing and Urban Development, Washington, DC 20410

**Information Sources:** Local public housing agencies or HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/capfund](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/capfund)

**Current Status:** Active.

### **Public Housing Homeownership (Section 32)**

Sale of public housing units to low-income families.

**Nature of Program:** This new public housing homeownership program was established by Section 32 of the U.S. Housing Act of 1937, which was added by the Quality Housing and Work Responsibility Act of 1998. The new public housing homeownership program (the Section 32 program) replaces the public housing homeownership program that was authorized by Section 5(h) of the U.S. Housing Act of 1937. The new statutory program was patterned largely after HUD's regulations that implemented the Section 5(h) program. The program offers public housing agencies (PHAs) a flexible way to sell public housing units to low-income families, with preference given to current residents of the unit(s) being sold. The program helps low-income families purchase homes through an arrangement that benefits both the buyer and the public housing agency that sells the unit. It gives the buyer access to an affordable homeownership opportunity and to the many tangible and intangible advantages it brings, while permitting PHAs to sell individual units and developments that may, due to their location or configuration, be more suitable for homeownership than for rental housing. PHAs can retain and reuse the proceeds of the sale of public housing units to meet other low-income housing needs.

**Applicant Eligibility:** Public housing agencies.

**Legal Authority:** Section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). Regulations are at 24 CFR part 906.

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office. Office of Public Housing Investments.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/homeownership](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/homeownership)

**Current Status:** Active. Section 32 public housing homeownership is now current and an active public housing homeownership program. Section 5(h) remains active for previously approved public housing home purchases.

## Public Housing Operating Fund

Annual subsidy to public housing agencies (PHAs) for operations and management.

**Nature of Program:** The Operating Fund is available by formula distribution to PHAs to cover operating and management costs. Funding eligibility is offset by the amount of expected tenant rental revenue. A PHA can use operating funds for operating and management costs, including administration, routine maintenance, anti-crime and anti-drug activities, resident participation in management, insurance costs, energy costs, and costs, as appropriate, related to the operation and management of mixed finance projects and repayment of debt service to finance rehabilitation and development of public housing units.

Non-troubled PHAs that own or operate fewer than 250 public housing units have full discretion in how they allocate these grants between the Capital and Operating funds.

PHAs may leverage Operating Funds to make capital improvements through the Operating Fund Financing Program by pledging a portion of their operating reserves to make future debt service payments. PHAs may also leverage Operating Funds to enter into Energy Performance Contracts, by pledging, in accordance with section 30 of the U.S. Housing Act of 1937 and with HUD's approval, to use energy savings for debt service payments.

**Applicant Eligibility:** Public housing agencies.

**Legal Authority:** Section 9(e) of the U.S. Housing Act of 1937 (42 U.S.C. 1437g(e)). Regulations are at 24 CFR part 990.

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Local public housing agencies or HUD field offices.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/am](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/am)

**Current Status:** Active.

## **Resident Opportunity and Self-Sufficiency (ROSS) Program**

Grants for supportive services and resident empowerment activities.

**Nature of Program:** Under the ROSS program, the Secretary may make grants to public housing agencies (PHAs), recipients under the Native American Housing Assistance and Self-Determination Act (NAHASDA), resident management corporations (RMCs), resident councils or resident organizations, and nonprofit organizations supported by residents for the purposes of providing supportive services and resident empowerment activities to public and Indian housing residents, or to assist such residents in becoming economically self-sufficient. Such programs may include activities relating to:

- Physical improvements to a public housing project in order to provide space for supportive services for residents;
- Service coordination or congregating of a housing services program for elderly or disabled individuals;
- Work readiness services, including education, job training and counseling, job search skills, business development training, tutoring, adult literacy, computer access, personal and family counseling, health screening and other health services, transportation, and child care;
- Economic and job development, including employer linkages and job placement, and the start-up of micro-enterprises, community credit unions, and revolving loan funds;
- Resident management activities and resident participation activities; and
- Other activities aimed at increasing the self-sufficiency of residents.

Grant applicants must provide a match of not less than 25 percent of the grant amount.

**Applicant Eligibility:** PHAs, Tribes/Tribally Designated Housing Entities, resident management corporations, resident councils, resident organizations, and nonprofit organizations.

**Legal Authority:** Section 34 of the U.S. Housing Act of 1937, as amended by Section 221 of Public Law 106-377, approved October 27, 2000 (42 U.S.C. 1437z-6).

**Administering Office:** Assistant Secretary for Public and Indian Housing,  
U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/ross](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/ross)

**Current Status:** Active.

## Section 8 Moderate Rehabilitation Program

The Moderate Rehabilitation (Mod Rehab) program provides project-based rental assistance for low-income families.

**Nature of Program:** The program is administered locally by public housing agencies (PHAs) to assist low-income families in obtaining decent, safe, and sanitary housing in privately-owned, rehabilitated buildings. Eligible families are placed on the PHA's housing choice voucher or separate Mod Rehab waiting list. When vacancies occur in Mod Rehab projects, the PHA refers eligible families for participation in the Mod Rehab program from its waiting list to the owner. Owners select families for occupancy of a particular unit after screening each family. The family pays 30 percent of its adjusted income towards the rent.

**Applicant Eligibility:** Assistance is limited to renewing properties previously rehabilitated pursuant to a housing assistance payments (HAP) contract between an owner and a Public Housing Agency (PHA).

**Legal Authority:** Section 524(a)(2) of the Multifamily Assisted Housing Reform and Affordability Act (MAHRA) (Public Law 105-65, approved October 27, 1997), amended by Section 524 (b)(3) of the Multifamily Assisted Housing Reform and Affordability Act of 1997, (Public Law 106-74, approved October 20, 1999) and Section 531 of Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 2000 (Public Law 106-74, approved October 20, 1999). Regulations are at 24 CFR part 882, subparts D and E.

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/modrehab](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/modrehab)

**Current Status:** No new rehabilitation commitments are authorized under the Mod Rehab program.



### **Public Housing/Section 8 Moving to Work Demonstration**

Allows public housing agencies (PHAs) to design and test ways to promote self-sufficiency among assisted families, achieve programmatic efficiency and reduce costs, and increase housing choice for low-income households. Only technical assistance funding was provided for this demonstration, and no funding has been appropriated since 1998.

**Nature of Program:** Moving to Work (MTW) is a demonstration program consisting of 39 PHAs. The demonstration provides MTW PHAs the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW gives PHAs exemptions from many existing public housing and voucher rules and more flexibility with how they use their Federal funds. MTW PHAs are expected to use the opportunities presented by MTW to inform HUD about ways to better address local community needs.

The Fiscal Year (FY) 2016 appropriations act expanded the MTW program by adding to the program 100 public housing agencies that are designated as high performing agencies under the Public Housing Assessment System (PHAS) or the Section Eight Management Assessment Program (SEMAP).

**Applicant Eligibility:** Public housing agencies.

**Legal Authority:** Section 204 of the Omnibus Consolidated Rescissions and Appropriations Act of 1996 (Public Law 104-134, approved April 26, 1996), additional MTW agencies authorized by Section 599H of the FY1999 Departments of Veterans Affairs and Housing and Urban Development Act (Public Law 105-276, approved October 21, 1998), Section 230 of the FY2008 Consolidated Appropriations Act, (Public Law 110-161, approved December 26, 2007), Section 232 of Fiscal Year 2010 Consolidated Appropriations Act (Public Law 111-117, approved December 16, 2009), Section 1101 of Fiscal Year 2011 Department of Defense and Full-Year Continuing Appropriations Act (Public Law 112-10, approved April 15, 2011), and section 239 of the Consolidated Appropriations Act, 2016 (Public Law 114-113, approved December 18, 2015).

**Administering Office:** Office of Public Housing Investments (OPHI), within the Office of Public and Indian Housing (PIH), U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/mtw](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/mtw)

**Current Status:** Active.

## Indian Housing Programs

### Tribal Housing Activities Loan Guarantee Program (Title VI)

HUD guarantees loans for financing eligible affordable housing activities and affordable housing-related community development activities.

**Nature of Program:** This program authorizes HUD, through the Office of Native American Programs, to guarantee obligations issued by tribes or tribally designated housing entities (TDHEs) with tribal approval, to finance eligible affordable housing activities under Section 202 of the Native American Housing Assistance and Self-Determination Act (NAHASDA) and housing-related community development activities consistent with the purposes of NAHASDA. No guarantee could be approved if the total outstanding obligations exceed five times the amount of the grant for the issuer, taking into consideration the amount needed to maintain and protect the viability of housing developed or operated pursuant to the U.S. Housing Act of 1937.

The program requires issuers to pledge current and future Indian Housing Block Grant (IHBG) appropriations to the repayment of the guaranteed obligations. The full faith and credit of the United States is pledged to the payment of all guarantees. HUD may enter into commitments to guarantee loans for any fiscal year only to the extent that funds have been appropriated.

**Applicant Eligibility:** Indian tribes and tribally designated housing entities that are IHBG recipients.

**Legal Authority:** Title VI of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4191 *et seq.*). Regulations are at 24 CFR part 1000, Subpart E.

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/ih/homeownership/titlevi](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/homeownership/titlevi)

**Current Status:** Active.

## **Indian Community Development Block Grant (ICDBG) Program**

Federal aid for Indian tribes and Alaska Native Villages to develop viable Indian and Alaska Native communities.

**Nature of Program:** Offers grants on a competitive basis to eligible Indian tribes and Alaska Native Villages to improve the housing stock, provide community facilities, make infrastructure improvements, fund microenterprises, and expand job opportunities. Eligible activities include housing rehabilitation, acquisition of land for housing, and assistance for homeownership opportunities for low- and moderate-income persons. Grantees may also use funds for construction of single- or multi-use facilities, streets, and public facilities, as well as for economic development projects, especially those sponsored by nonprofit tribal organizations or local development corporations. Funds may not be used for constructing or improving government facilities, for new housing construction (unless carried out by an eligible nonprofit organization), for general government or income expenses, for operating or maintenance expenses, for political activities, or to purchase equipment.

**Applicant Eligibility:** Indian tribes, bands, groups, or nations, including Alaskan Indians, Aleuts, and Eskimos and Alaska Native Villages, that are eligible for assistance under the Indian Self-Determination and Education Assistance Act or had been eligible under the state and local Fiscal Assistance Act of 1972.

**Funding Distribution:** Under Section 106 of the Housing and Community Development Act of 1974, one percent of the Title I CDBG appropriation, excluding amounts appropriated for use under Section 107, is allocated for grants to Indian tribes. This regional allocation, which goes to the Area Office of Native American Programs (ONAP) responsible for the program, consists of a base amount plus a formula share of the balance of the Indian CDBG program funds. The funds are distributed by the Area ONAP Offices to Indian tribes and Alaska Native Villages on a competitive basis, according to selection criteria set forth in a regulation and Notice of Funding Availability.

**Legal Authority:** Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.). Regulations are at 24 CFR part 1003.

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD Area ONAP offices in Chicago, Denver, Oklahoma City, Phoenix, Seattle, and Anchorage.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/ih/grants/icd bg](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/grants/icd bg)

**Current Status:** Active.

## **Indian Housing Block Grant (IHBG) Program**

Housing assistance to Indian tribes and tribally designated housing entities.

**Nature of Program:** The IHBG program authorizes housing assistance under a single block grant to eligible Indian tribes or their tribally designated housing entities (TDHEs). Eligible tribes include both federally recognized and those state-recognized Indian tribes formerly eligible under the U.S. Housing Act of 1937. The allocation is made under a needs-based formula. The tribe must submit, for HUD's review for compliance, an annual Indian housing plan containing the goals, mission, and methodology by which the recipient will accomplish its objectives during the grant period. The program began in Fiscal Year 1998.

The six categories of eligible activities for providing affordable housing (or related housing services) are:

- Indian housing assistance (modernization or operating assistance for housing previously developed or operated pursuant to a contract between HUD and an Indian housing authority);
- Development of additional affordable housing;
- Housing-related services for affordable housing;
- Management services for affordable housing;
- Safety, security, and law enforcement measures and activities appropriate to protect residents of affordable housing from crime; and
- Housing activities under model programs designed to carry out the purposes of the Act, if specifically approved by HUD, as appropriate.

A portion of each grant may also be used for housing activities wholly self-determined by the tribe.

**Applicant Eligibility:** Indian tribes and tribally designated housing entities.

**Legal Authority:** Titles I through V of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (Public Law 104-330, approved October 26, 1996) (25 U.S.C. 4101 et seq.). Regulations are at 24 CFR part 1000.

**Administering Office:** Assistant Secretary for Public and Indian Housing,  
U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/ih/grants/icd\\_bg](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/grants/icd_bg)

**Current Status:** Active.

### **Loan Guarantees for Indian Housing (Section 184)**

Home loan guarantees for Indian families, Indian housing authorities, and Indian tribes.

**Nature of Program:** Section 184 of the Housing and Community Development Act of 1992 established a loan guarantee program for Indian families, Indian housing authorities (IHAs), and Indian tribes. The purpose of the program is to provide access to private mortgage financing to Indian families, IHAs, and Indian tribes that could not otherwise acquire housing financing because of the unique legal status of Indian lands. The loans guaranteed under the program are used to construct, acquire, refinance, or rehabilitate single family housing located on trust land or land located in an Indian or Alaska Native area. The program authorizes Indian tribes to assume responsibility for federal environmental reviews. This guarantee authority is freestanding and has its own guarantee fund. HUD may enter into commitments to guarantee loans for any fiscal year only to the extent amounts have been provided in appropriations acts.

**Applicant Eligibility:** Indian families, Indian housing authorities, and Indian tribes.

**Legal Authority:** Section 184 of the Housing and Community Development Act of 1992, as amended by the Native American Assistance and Self-Determination Act of 1996 (NAHASDA) (12 U.S.C. 1715z-13a). Regulations are at 24 CFR part 1005.

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/ih/homeownership/184](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/homeownership/184)

**Current Status:** Active.

## **Loan Guarantees for Native Hawaiian Housing (Section 184A)**

Home loan guarantees for Native Hawaiians.

**Nature of Program:** This program is generally patterned after the Section 184 Indian Loan Guarantee program, but contains changes to address the housing needs and circumstances of Native Hawaiians. The purpose of the Loan Guarantee program is to provide access to sources of private mortgage financing to Native Hawaiian families who could not otherwise acquire housing financing because of the unique legal status of the Hawaiian Home Lands or as a result of a lack of access to private financial markets. Eligible borrowers include Native Hawaiian families who are eligible to reside on Hawaiian Home Lands, the Department of Hawaiian Home Lands (DHHL), the Office of Hawaiian Affairs, or private nonprofit organizations experienced in the planning and development of affordable housing for Native Hawaiians. Loans are to be used to construct, acquire, or rehabilitate housing located on the Hawaiian Home Lands.

This guarantee authority is freestanding and has its own guarantee fund. HUD may enter commitments to guarantee loans for any fiscal year only to the extent amounts have been provided in appropriations acts.

**Applicant Eligibility:** Native Hawaiian families, the Department of Hawaiian Homelands, the Office of Hawaiian Affairs, and private nonprofit organizations experienced in the planning and development of affordable housing for Native Hawaiians.

**Legal Authority:** Section 184A of the Housing and Community Development Act of 1992, as added by Section 514 of the American Homeownership and Economic Opportunity Act of 2000 (Public Law 106-569, approved December 27, 2000) and Section 204 of the Omnibus Indian Advancement Act (Public Law 106-568, approved December 27, 2000) (12 U.S.C. 1715z-13b). Regulations are at 24 CFR part 1007.

**Administering Office:** Assistant Secretary for Public and Indian Housing,  
U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office; Honolulu Field Office, 1132 Bishop Street, Suite 1400, Honolulu, HI 96813.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/ih/codetalk/nap/program184a](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/codetalk/nap/program184a)

**Current Status:** Active.

## **Native Hawaiian Housing Block Grant (NHHBG) Program**

Affordable housing activities for Native Hawaiians.

**Nature of Program:** The NHHBG program is patterned after the Indian Housing Block Grant (IHBG) program, but contains changes to address the housing needs and circumstances of Native Hawaiians. The NHHBG program authorizes HUD to make grants to the state of Hawaii's Department of Hawaiian Home Lands (DHHL) to carry out affordable housing activities for Native Hawaiian families who are eligible to reside on the Hawaiian Home Lands. The DHHL must submit for HUD review a one-year and a 5-year housing plan containing the goals, mission, and methodology by which DHHL will accomplish its objectives during the grant period.

The five categories of eligible activities for providing affordable housing (or related housing services) are:

- Development of affordable housing;
- Housing-related services for affordable housing;
- Management services for affordable housing;
- Safety, security, and law enforcement measures and activities appropriate to protect residents of affordable housing from crime; and
- Housing activities under model programs designed to carry out the purposes of the Act, if specifically approved by HUD, as appropriate.

**Applicant Eligibility:** Department of Hawaiian Home Lands.

**Legal Authority:** Title VIII of NAHASDA, as added by Section 513 of the American Homeownership and Economic Opportunity Act of 2000 (Public Law 106-569, approved December 27, 2000) and Section 203 of the Omnibus Indian Advancement Act (Public Law 106-568, approved December 27, 2000) (42 U.S.C. 4221). Regulations are at 24 CFR part 1006.

**Administering Office:** Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office; Honolulu Field Office, 1132 Bishop Street, Suite 1400, Honolulu, HI 96813.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/ih/codetalk/nap/nhhbgprogram](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/codetalk/nap/nhhbgprogram)

**Current Status:** Active.

## **Fair Housing and Equal Opportunity**

### **Equal Opportunity in HUD-Assisted Programs (Title VI, Section 504, Americans with Disabilities Act, Section 109, Age Discrimination Act, and Title IX)**

Assures equal opportunity to participate in and benefit from HUD-assisted programs or activities without regard to race, color, national origin, disability, or age, and, in some instances, religion or sex.

**Nature of Program:** HUD programs must comply with federal laws prohibiting discrimination in federally assisted programs or activities.

Title VI of the Civil Rights Act of 1964 and HUD's implementing regulations at 24 CFR Part 1 prohibit discrimination on the basis of race, color, and national origin in the administration of programs or activities receiving Federal financial assistance and impose affirmative obligations on such programs or activities to remedy the effects of past discrimination.

Section 504 of the Rehabilitation Act of 1973 and HUD's implementing regulations at 24 CFR parts 8 and 9 prohibit discrimination on the basis of disability and impose accessibility standards on housing and non-housing programs receiving Federal financial assistance.

Title II of the Americans with Disabilities Act of 1990, the Americans with Disability Amendments Act of 2008 and the Department of Justice's (DOJ) implementing regulations at 28 CFR Part 35 prohibit discrimination against persons with disabilities by states and local governments in administering all services, programs, and activities. The DOJ regulations extend the prohibition of discrimination in Federally-assisted programs established by Section 504 of the Rehabilitation Act of 1973 to all activities of states and local governments. In addition, HUD has jurisdiction over a state or local government activity when HUD has jurisdiction under Section 504 of the Rehabilitation Act of 1973.

The Age Discrimination Act of 1975 and HUD's implementing regulations at 24 CFR part 146 prohibit discrimination on the basis of age in the provision of services or programs receiving Federal financial assistance.

Section 109 of Title I of the Housing and Community Development Act of 1974 and HUD's implementing regulations at 24 CFR Part 6 prohibit discrimination on the basis of race, color, national origin, religion, and sex for any program or activity funded in whole or in part with Title I Federal financial assistance.

Title IX of the Education Amendments Act of 1972 and HUD's implementing regulations at 24 CFR Part 3 prohibit discrimination on the basis of sex in education programs or activities that receive Federal financial assistance.

The Housing for Older Persons Act of 1995 (HOPA) and HUD's implementing regulations at 24 CFR part 100 make several changes to the 55 and older exemption for those housing



developments that qualified as housing for persons age 55 and older under the Fair Housing Act. HOPA retains the requirement that housing must have one person who is 55 years of age or older living in at least 80 percent of its occupied units. It also still requires that housing publish and follow policies and procedures that demonstrate an intent to be housing for persons 55 and older (rather than housing for adults or singles, for example).

Technical assistance is available to state and local agencies with civil rights problems in HUD-assisted programs. Recipients that are in noncompliance are given the opportunity to achieve voluntary compliance. If this fails, Federal assistance for the program may be refused, terminated, or suspended. HUD may refer the matter to the Department of Justice for enforcement if efforts to achieve voluntary compliance are unsuccessful.

**Applicant Eligibility:** Any HUD-assisted program or activity, except contracts of insurance or guaranty, is subject to Title VI, Section 504, and the Age Discrimination Act. CDBG recipients are also subject to Section 109; HUD-assisted educational programs are also subject to Title IX. Any person or group suspecting discrimination in any HUD-assisted program because of race, color, national origin, age, or disability (and religion in the Community Development Block Grant program, and sex in HUD-assisted education programs or activities and the Community Development Block Grant program) may file a complaint.

**Legal Authority:** Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d); Section 109 of Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5309); Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794); Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.); Title II of the Americans with Disabilities Act (42 U.S.C. 12131); Title IX of the Education Amendments Act of 1972 (20 U.S.C. 1681 et seq.); and Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601).

**Administering Office:** Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Enforcement and Programs, Compliance and Disability Rights Division.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/progdesc/tit1e8](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/progdesc/tit1e8)

**Current Status:** Active.

## Fair Housing Act (Title VIII)

Investigates, conciliates, and charges cases of housing discrimination prohibited under the Fair Housing Act of 1968 (Title VIII).

**Nature of Program:** The Fair Housing Act prohibits discrimination in housing based on race, color, religion, sex, national origin, disability, or familial status (including individuals or families with children under 18 years of age and pregnant women). The Fair Housing Act does not specifically include sexual orientation and gender identity as prohibited bases for discrimination. However, a lesbian, gay, bisexual, or transgender (LGBT) person's experience with sexual orientation or gender identity housing discrimination may still be covered by the Fair Housing Act. In addition, housing and shelter providers that receive HUD funding, have loans insured by the Federal Housing Administration (FHA), as well as lenders insured by FHA, may be subject to HUD program regulations intended to ensure equal access of LGBT persons. The Fair Housing Act applies to almost all housing in the country.

The Fair Housing Act prohibits discrimination in residential real estate transactions and makes it illegal to coerce, intimidate, threaten, or interfere with people exercising their rights under the Act or assisting others in exercising their rights.

To comply with the Fair Housing Act, a seller, landlord, lender, insurance agent, realtor, etc., may not:

- Deny housing, offer different terms and conditions to an applicant, or refuse to rent, sell, or negotiate with an applicant because of one or more of the prohibited bases cited above;
- Use discriminatory advertising or make discriminatory statements in connection with housing;
- Falsely deny that housing is available;
- Deny access to or membership in a multiple-listing service or real estate broker's organization; or
- Discriminate in making loans for, or secured by, residential real estate.

In addition, landlords, condominium boards, homeowner associations, or other entities that exercise control over individual residences or common spaces within a development may not:

- Refuse permission for residents with disabilities or their families to make reasonable modifications to housing, at their own expense, if the changes are necessary for a resident to fully enjoy his or her premises. However, in some instances, the resident may be required to restore the property to its original condition before moving out;
- Refuse to make reasonable accommodations in rules, policies, practices, and services to provide equal opportunity to residents with disabilities to use and enjoy their homes, so long as it does not interfere with the rights of others to use and enjoy their homes.

The Fair Housing Act also prohibits the adoption and enforcement of discriminatory zoning and land use ordinances.

Familial status protections do not apply to certain housing for older people. Such housing is exempt under the law if it is intended for, and solely occupied by, residents 62 years of age or older, or if 80 percent of the units are occupied by at least one person 55 years of age or older, and the housing facility or community publishes and adheres to policies and procedures that demonstrate this intent to be housing for older persons.

Since March 13, 1991, most multifamily dwellings of four or more units have been required to be designed and built so that the units are accessible to persons with disabilities.

In addition to nondiscrimination, the Fair Housing Act also provides that HUD must administer all of its programs and activities in a manner that affirmatively furthers fair housing. Additionally, many recipients of HUD funding are required to affirmatively further fair housing and comply with HUD's Affirmatively Furthering Fair Housing Rule. The process under the rule includes conducting an assessment of fair housing, setting goals to overcome contributing factors and related fair housing issues, and ultimately taking meaningful actions to affirmatively further fair housing.

Anyone who believes that he or she has been discriminated against can file a complaint with any HUD office in person, by mail, on the Internet, or by telephone within one year after the alleged discrimination has occurred. HUD or an equivalent state or local agency will investigate and attempt to conciliate the complaint. If it is not conciliated and it appears that discrimination has occurred, then HUD will issue a charge. A HUD administrative law judge (ALJ) will hold a hearing unless either party chooses to take a case to federal district court.

If proceeding before a HUD ALJ, the complainant may receive access to the housing that was denied and may be awarded compensatory damages and as well as attorneys' fees. In such cases, the discriminating party may also be assessed a civil penalty of up to \$16,000 for a first offense. If a federal district court hears the case, the complainant may be awarded actual and punitive damages as well as attorney's fees.

When HUD finds that a complaint has merit and requires prompt court action, such as when an eviction is threatened or when a unit is about to be sold or rented to another person, HUD may direct the Department of Justice to file an action holding the unit off the market until the matter is resolved.

**Applicant Eligibility:** Any individual experiencing housing discrimination may file a complaint with any HUD office, in person, by mail, or by telephone, not later than one year after the alleged discriminatory act has occurred or terminated. An aggrieved person may also file suit in a federal court whether or not a complaint has been filed with HUD.

HUD has established a national toll-free housing discrimination hotline at: (800) 669-9777 (voice) or (800) 927-9275 (TTY).

**Legal Authority:** Fair Housing Act of 1968, as amended (42 U.S.C. 3601 *et seq.*). Regulations are at 24 CFR parts 100, 103, and 104

**Administering Office:** Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Enforcement, Enforcement Support Division.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/progdesc/titled8](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/progdesc/titled8)

**Current Status:** Active.

## **Fair Housing Assistance Program (FHAP)**

Provides funding to state and local agencies that enforce fair housing laws that are substantially equivalent to the Fair Housing Act.

**Nature of Program:** Assists state and local agencies that administer fair housing laws certified by HUD as “substantially equivalent” to the Fair Housing Act or Title VIII of the Civil Rights Act of 1968, as amended. This assistance includes support for complaint processing, training, technical assistance, data and information systems, and other fair housing projects. The program is designed to build coordinated intergovernmental enforcement of fair housing laws and provide incentives for states and localities to assume a greater share of the responsibility for administering fair housing laws.

For a state or local law to be certified as “substantially equivalent,” the Assistant Secretary for Fair Housing and Equal Opportunity must determine that it provides substantive rights, procedures, remedies, and the availability of judicial review comparable to the federal law. In addition, the agency’s performance must meet specific criteria established under the Fair Housing Act and the regulations set forth at 24 CFR part 115.

Substantial equivalence certification presents numerous advantages to state and local governments, parties to housing discrimination complaints and the general public. The advantages include funding availability, local complaint processing under a substantially equivalent law, and opportunities for partnership that affirmatively further fair housing.

**Applicant Eligibility:** Only governmental entities are eligible to participate in the FHAP. Participating agencies must (1) administer a state or local law certified as “substantially equivalent” and (2) execute a written “Interim Agreement” or “Memorandum of Understanding” with HUD, describing the working relationship between the agency and the appropriate HUD Regional Office of Fair Housing and Equal Opportunity.

**Legal Authority:** Section 817 of the Fair Housing Act of 1968, as amended (42 U.S.C. 3601 et seq.). Regulations are at 24 CFR part 115.

**Administering Office:** Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Enforcement, FHAP Division.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/partners/FHAP](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/partners/FHAP)

**Current Status:** Active.

## **Fair Housing Initiatives Program (FHIP)**

Provides funding to public and private entities formulating or carrying out programs to prevent or eliminate discriminatory housing practices.

**Nature of Program:** Provides funding to public and private nonprofits and state or local governments formulating or carrying out programs to prevent or eliminate discriminatory housing practices. Funds enable the recipients to carry out activities designed to inform the public about rights and obligations under federal, state, or local laws prohibiting housing discrimination, and to enforce those rights. There are four distinct categories of funding under FHIP:

**The Administrative Enforcement Initiative (AEI):** Helps state and local governments who administer laws that include rights and remedies similar to those in the Fair Housing Act. Helps implement specialized projects that broaden an agency's range of enforcement and compliance activities.

**The Education and Outreach Initiative (EOI):** Offers a comprehensive range of support for fair housing activities, provides funding to state and local government agencies and nonprofit organizations for initiatives that explain to and educate the general public and housing providers what equal opportunity in housing means and what housing providers must do to comply with the Fair Housing Act. Activities eligible for funding include developing education materials, analyzing local impediments to housing choice, providing housing counseling and classes, convening meetings that bring together the housing industry with fair housing groups, developing technical materials on accessibility, and mounting public information campaigns. National projects that demonstrate cooperation with the real estate industry or focus on resolving community tensions that arise as people expand their housing choices may be eligible to receive preference points.

**The Private Enforcement Initiative (PEI):** Offers a range of assistance to the nationwide network for fair housing groups. Funds nonprofit fair housing organizations to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices. Funds activities such as complaint-based and targeted testing and other investigations of housing discrimination, linking fair housing organizations in regional enforcement activities, and establishing effective means of meeting legal expenses in support of fair housing litigation.

**The Fair Housing Organizations Initiative (FHOI):** Provides funding that builds capacity and effectiveness of nonprofit fair housing organizations by providing funds to handle fair housing enforcement and education initiatives more effectively. It also encourages the growth of organizations that focus on the rights and needs of underserved groups, particularly persons with disabilities. Grants may be used flexibly to support the basic operation and activities of new and existing nonprofit fair housing organizations.

**Applicant Eligibility:** The AEI is limited to state and local government agencies that administer fair housing laws certified as “substantially equivalent” to the Fair Housing Act. The EOI is open to state or local governments, qualified fair housing enforcement organizations (with at least 2 years of experience), and public or private entities that are formulating or carrying out programs to prevent or eliminate discriminatory housing practices. The PEI is limited to certain fair housing enforcement organizations that meet certain requirements related to the length and quality of previous fair housing enforcement experience. The FHOI is limited to qualified fair housing enforcement organizations with at least 2 years of experience in complaint intake, complaint investigation, testing of fair housing violations, and meritorious claims in the three years prior to the filing of their application.

**Legal Authority:** Section 561 of the Housing and Community Development Act of 1987 (42 U.S.C. 3616a). Regulations are at 24 CFR part 125.

**Administering Office:** Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Programs, FHIP Division.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/partners/FHIP/fhip](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/partners/FHIP/fhip)

**Current Status:** Active. There is no funding for the Administrative Enforcement Initiative.

## Section 3 Program

Fosters local economic development, job opportunities, and self-sufficiency.

**Nature of Program:** Section 3 of the Housing and Urban Development Act of 1968, as amended, requires that, when new jobs or contracts are created as a result of the usage of certain HUD funds (including Public and Indian Housing funds), priority consideration is given, to the greatest extent feasible, to low- and very low-income persons residing in the community in which the funds are spent and to businesses that provide economic opportunities for these persons.

All direct recipients of HUD funds that are covered by Section 3 must document actions taken to comply with the regulatory requirements and submit reports annually. Pursuant to the regulation, HUD not only reviews this information for compliance, but also conducts periodic compliance reviews of recipients and contractors. Additionally, HUD investigates complaints filed by Section 3 residents and business concerns alleging noncompliance. Agencies that are found to be in noncompliance may be subject to sanctions including debarment, suspension, or limited denial of participation in HUD programs.

**Applicant Eligibility:** Direct recipients of HUD financial assistance, such as public housing agencies, nonprofit organizations, and state and local governments.

**Legal Authority:** Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u). Regulations are at 24 CFR part 135.

**Administering Office:** Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Programs, Economic Opportunity Division.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/section3/section3](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/section3/section3)

**Current Status:** Active.



## **Voluntary Compliance**

Promotes voluntary compliance with fair housing laws.

**Nature of Program:** HUD promotes voluntary compliance with fair housing laws through Voluntary Affirmative Marketing Agreements (VAMAs) jointly negotiated and executed with housing and lending industry associations and companies nationwide.

**Applicant Eligibility:** Trade and professional organizations in housing and related fields, including homebuilders, real estate brokers, mortgage lenders, and rental property managers.

**Legal Authority:** Fair Housing Act of 1968, as amended (42 U.S.C. 3601 et seq.).

**Administering Office:** Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Programs, Program Standards and Compliance Division.

**Current Status:** Active, though no new VAMAs are being signed.

## Policy Development and Research

### Policy Development and Research Initiatives

Advises the Secretary on HUD policy issues and supports the Department's efforts to help create cohesive, economically healthy communities.

**Nature of Program:** The purpose of the Office of Policy Development and Research (PD&R) is to support the mission of the Department and the policy agenda of the Secretary. PD&R is responsible for maintaining current information on housing needs, market conditions, and existing programs, as well as conducting research on priority housing and community developmental issues. The office performs policy analysis, research, surveys, studies, and evaluations, both short- and long-term, to assist the Secretary and other HUD principal staff to make informed decisions on HUD policies, programs, and budget and legislative proposals. This work is undertaken by in-house staff and through contracts with outside organizations. PD&R plays a key role in the development of HUD's Strategic Plan, and in helping the Department meet its responsibilities under the Government Performance and Results Act. Through an active program of publications and information clearinghouses, PD&R's work products are distributed widely to the housing research community and to the interested public. The Office of University Partnerships within PD&R administers grant programs to colleges and universities engaged in community building activities. PD&R's research and studies support the international exchange of information and data on housing and development topics. In addition to Headquarters staff, PD&R has field economists who provide intelligence on local economic and housing conditions and technical and analytical support to HUD clients and management in Headquarters and the field.

**Applicant Eligibility:** Not applicable.

**Legal Authority:** Title V of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1, et seq.).

**Administering Office:** Assistant Secretary for Policy Development and Research, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Source:** Administering office.

On the Web: <https://www.huduser.gov/portal/about/pdrabout.html>

**Current Status:** Active.

## Government National Mortgage Association (Ginnie Mae)

### Ginnie Mae I Mortgage-Backed Securities

Expands affordable housing in America by linking global capital markets to the nation's housing market.

**Nature of Program:** Ginnie Mae guarantees investors (security holders) the timely payment of principal and interest on securities issued by private lenders that are backed by pools of Federal Housing Administration (FHA), Veterans Affairs (VA), Rural Housing Service (RHS), and Public and Indian Housing (PIH) mortgage loans. The full faith and credit guarantee of the U.S. Government that Ginnie Mae places on mortgage-backed securities lowers the cost of, and maintains the supply of, mortgage financing for government-backed loans.

In the Ginnie Mae I program, the mortgage interest rates must be the same for each mortgage loan in the pool, and each mortgage loan must be the same pool type (e.g., a pool comprised entirely of single-family loans). In addition, the pool must be formed by a single lender. With the exception of Ginnie Mae I pools that are used as collateral for state or local bond financing programs (BFP) for which Ginnie Mae provides special consideration, Ginnie Mae I securities have a servicing and guarantee fee that totals 50 basis points, and the minimum pool size is \$1 million.

To issue a Ginnie Mae I security, an approved lender applies for a commitment from Ginnie Mae for the guaranty of securities. The lender originates or acquires mortgage loans and assembles them into a pool of mortgages. The Ginnie Mae I program permits lenders to issue securities backed by pools of single family, multifamily, and manufactured home loans (with an initial loan application date that occurs before June 1, 2009). The lender decides to whom to sell the security and then submits the documents to Ginnie Mae's pool processing agent. The agent prepares and delivers the Ginnie Mae guaranteed security to the investors designated by the lender. The lender is responsible for selling the securities and servicing the underlying mortgages. Issuers of Ginnie Mae I securities are also responsible for paying security holders on the 15th day of each month.

**Applicant Eligibility:** A firm must be approved as an issuer based on capital requirements, staffing, experience criteria, and infrastructure. The firm must also be an FHA-approved lender in good standing.

**Legal Authority:** Section 306(g) of the National Housing Act (12 U.S.C. 1721(g)).

**Administering Office:** Ginnie Mae, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Issuer & Portfolio Management.

On the Web: <http://www.ginniemae.gov>

**Current Status:** Active.

## **Ginnie Mae II Mortgage-Backed Securities**

Expands affordable housing in America by linking global capital markets to the nation's housing markets. The Ginnie Mae II program complements the Ginnie Mae I program.

**Nature of Program:** Ginnie Mae guarantees investors (security holders) the timely payment of principal and interest on securities issued by private lenders that are backed by pools of Federal Housing Administration (FHA), Veterans Affairs (VA), Rural Housing Service (RHS), and Public and Indian Housing (PIH) mortgage loans. The full faith and credit guarantee of the U.S. Government that Ginnie Mae places on mortgage-backed securities (MBS) lowers the cost of, and maintains the supply of, mortgage financing for government-backed loans.

In the Ginnie Mae II program, one or multiple lenders may pool mortgage loans in the same pool, which in turn allows for larger and more geographically dispersed pools. The Ginnie Mae II program also allows securities to be issued with smaller numbers of mortgage loans than the Ginnie Mae I program, and allows Adjustable Rate Mortgage (ARM) loans to be pooled. A wider range of mortgage interest rates is permitted in a Ginnie Mae II MBS pool. With the exception of Ginnie Mae II pools that are used as collateral for state or local bond financing programs (BFP), for which Ginnie Mae provides special consideration, Ginnie Mae II securities have servicing and guarantee fees ranging from 25 to 75 basis points and a minimum pool size of \$250,000 for multi-lender pools and \$1 million for single-lender pools.

To issue a Ginnie Mae II security, an approved lender applies for a commitment from Ginnie Mae for the guaranty of securities. The lender originates or acquires mortgage loans and assembles them into a pool of mortgages. The Ginnie Mae II program permits lenders to issue securities backed by pools of single family or manufactured home loans (with an initial application date that occurs on or after June 1, 2009), where the interest rates can vary within a fixed range. The lender decides to whom to sell the security and then submits the documents to Ginnie Mae's pool processing agent. The agent prepares and delivers the securities to the investors designated by the lender. The lender is responsible for selling the securities and servicing the underlying mortgages. Issuers of Ginnie Mae II securities are responsible for paying security holders on the 20th day of each month.

**Applicant Eligibility:** A firm must be approved as an issuer based on capital requirements, staffing, experience criteria, and infrastructure. The firm must also be an FHA-approved lender in good standing.

**Legal Authority:** Section 306(g) of the National Housing Act (12 U.S.C. 1721(g)).

**Administering Office:** Government National Mortgage Association,  
U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Issuer & Portfolio Management.

On the Web:

[http://www.ginniemae.gov/products\\_programs/products/single\\_class\\_securities/Pages/ginnie\\_mae\\_II.aspx](http://www.ginniemae.gov/products_programs/products/single_class_securities/Pages/ginnie_mae_II.aspx)

**Current Status:** Active.

## Ginnie Mae Multiclass Securities Program

In 1970, Ginnie Mae made history when it pooled government mortgage loans together and created the first mortgage-backed security (MBS). Ginnie Mae and the capital markets have evolved since 1970, and now play a pivotal role in improving the affordability of housing for all Americans by increasing the availability of investment capital to the housing sector. In 1994, Ginnie Mae broadened its investor base for MBSs with the introduction of an innovative and more efficient vehicle, the Real Estate Mortgage Investment Conduit (commonly known in the industry as a REMIC). The mortgage market has matured to include a variety of REMIC securities, each with a broad array of features and each with a different risk-return profile. In July 2004, Ginnie Mae complemented its REMIC product line with the launch of its stripped mortgage-backed securities (SMBS) Trust vehicle. The SMBS Trust product adds another investment type to sophisticated investors in Ginnie Mae MBSs seeking better market liquidity and management of MBS prepayment risk. Callable securities, another one of Ginnie Mae's Multiclass Securities products, give investors the option to redeem previously issued securities, allowing greater hedging flexibility.

**Nature of Program:** The Ginnie Mae Multiclass Securities program is a vehicle that increases the liquidity of Ginnie Mae MBSs and attracts new sources of capital for federally-insured or guaranteed loans. A REMIC is a type of pay-through bond characterized by a multiclass or multi-tranched serialized structure. REMICs are partitioned into several tranches of bonds of serialized priority by which the bonds are redeemed. Ginnie Mae REMICs are collateralized by Ginnie Mae MBSs, which are in turn backed by FHA, VA, RHS, and PIH mortgage loans.

Ginnie Mae REMICs direct principal and interest payments from the underlying MBSs to classes (tranches) with different principal balances, interest rates, average lives, prepayment characteristics, and final maturities. This enables investors with different investment horizons, risk-reward preferences, and asset-liability management requirements to purchase mortgage securities that are tailored to their needs.

While REMICs add the flexibility for dealers to tailor cash flows to investors with duration concerns, the SMBS Trust product allows sophisticated investors to reduce (or increase) prepayment risks by isolating and combining various interest only (IO) and principal only (PO) cash flow components.

Callable securities are structured through a Grantor Trust vehicle and consist of the following classes: Class A is the callable class that receives the pass-through cash flow, and Class B is the call class that can call Class A securities and exchange them for the underlying collateral at any time after the lockout period.

Ginnie Mae is a government-owned, publicly managed corporation that has never failed to fulfill its responsibility as guarantor of its securities. Ginnie Mae's obligations are backed by the full faith and credit of the United States Government. Nevertheless, investors considering an investment in a Ginnie Mae REMIC should read the related offering circular and offering circular supplement, and consult their investment advisors to ensure that they fully understand

the risks, particularly the prepayment and market risks associated with an investment in a REMIC security.

**Applicant Eligibility:** A dealer must meet the following six requirements to participate in the Ginnie Mae Multiclass Securities program:

- Apply and be approved;
- Demonstrate to Ginnie Mae's satisfaction its capacity to accumulate the eligible assets needed for a proposed structured securities issuance;
- Meet the minimum capital requirement of \$250 million in shareholders' equity or partnership capital, evidenced by the dealer's most recent audited financial statements, which must have been issued within the preceding 12 months;
- Demonstrate good standing with, and have been responsible for, at least one structured transaction with Fannie Mae or Freddie Mac, or demonstrate to Ginnie Mae's satisfaction the capability to consummate a structured transaction;
- Represent the structural integrity of the proposed issuance under all cash flow scenarios and demonstrate to Ginnie Mae's satisfaction its ability to indemnify Ginnie Mae for a breach of this representation; and
- Comply, and obtain compliance from the participants that it selects, with Ginnie Mae's participation requirements and policies regarding participation by minority- and women-owned businesses.

**Legal Authority:** Section 306(g) of the National Housing Act (12 U.S.C. 1721(g)).

**Administering Office:** Government National Mortgage Association (Ginnie Mae), U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Capital Markets.

On the Web:

[http://www.ginniemae.gov/doing\\_business\\_with\\_ginniemae/investor\\_resources/Pages/Multiclass-Securities-Guide.aspx](http://www.ginniemae.gov/doing_business_with_ginniemae/investor_resources/Pages/Multiclass-Securities-Guide.aspx)

**Current Status:** Active.

## **Ginnie Mae Platinum Securities Program**

Increases the marketability of Ginnie Mae Mortgage-Backed Securities (MBSs) by providing investors with an efficient mechanism for managing their Ginnie Mae securities.

**Nature of Program:** Ginnie Mae Platinum Securities allow investors to combine Ginnie Mae MBS pools with uniform mortgage interest rates and original terms to maturity into a single security, backed by the full faith and credit of the United States Government. Platinum securities are issued under the Ginnie Mae Multiclass Securities Program. Ginnie Mae requires that the pool of Ginnie Mae MBS underlying the Ginnie Mae Platinum pool consist entirely of Ginnie Mae I MBS or entirely of fixed-rate Ginnie Mae II MBS. For both, the securities must have the same pool type coupon rate, and delivery eligibility. Both 30-year and 15-year Ginnie Mae MBS Certificates are eligible for Ginnie Mae Platinum pools. Investors receive a single payment from the combined securities every month, rather than separate payments from each individual security. Because it lowers administrative costs and improves liquidity, particularly for small pools, this feature serves to make the Ginnie Mae Platinum Security attractive. Ginnie Mae Platinum Securities can be used in structured finance transactions, repurchase transactions, and general trading.

**Applicant Eligibility:** The depositor, who is an accredited investor, as defined in Rules 501(a)(1), 501(a)(2), 501(a)(3), or 501(a)(7) under the Securities Act of 1933, and is the owner, or is acting for the owner of Ginnie Mae MBSs, and executes the Deposit Agreement requesting the issuance of Ginnie Mae Platinum Securities.

**Legal Authority:** Section 306(g) of the National Housing Act (12 U.S.C. 1721(g)).

**Administering Office:** Government National Mortgage Association, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office; Office of Capital Markets.

On the Web:

[http://www.ginniemae.gov/products\\_programs/products/multiclass\\_securities/Pages/platinum\\_securities.aspx](http://www.ginniemae.gov/products_programs/products/multiclass_securities/Pages/platinum_securities.aspx)

**Current Status:** Active.

## Office of Housing Counseling

### Housing Counseling Program (Section 106 of the HUD Act of 1968)

HUD provides grant funding to HUD-approved housing counseling agencies to facilitate housing counseling services for clients experiencing financial and housing needs.

**Nature of Program:** HUD is authorized to provide grants to HUD-approved counseling agencies to counsel current and prospective homebuyers, homeowners, and tenants. The Housing Counseling Program enables anyone who wishes to rent or own housing—whether through a HUD program, a U.S. Department of Veterans Affairs program, other Federal programs, a state or local program, or the conventional market—to get the counseling they need to be a responsible homeowner or tenant. There are currently approximately 1,700 counseling agencies participating in HUD’s housing counseling program. There are three types of counseling agencies: Local Housing Counseling Agencies, Multi-State Organizations and Intermediaries. Counseling consists of information on the purchase and rental of housing, money management, budgeting, credit counseling, foreclosure or eviction prevention, home maintenance, fair housing laws, and requirements and guidance regarding the Home Equity Conversion Mortgage program. The objective of the counseling is to help homebuyers, homeowners, and tenants to improve their housing conditions and to meet their responsibilities.

HUD awards housing counseling grants on a competitive basis to its approved agencies. The funding helps the approved agencies partially meet their operating expenses.

In addition, the Office of Housing Counseling has an advisory committee to provide strategic planning and policy guidance; is responsible for certifying housing counselors and developing standards, materials, and training for the certifications; and certifying software systems for consumers to compare various mortgage products.

**Applicant Eligibility:** HUD-approved housing counseling agencies and their subgrantees and affiliates and state Housing Finance Agencies.

**Legal Authority:** Section 106(a) of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701x). Regulations are at 24 CFR part 214.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, Office of Housing Counseling, U.S. Department of Housing and Urban Development, Washington, DC 20410.

**Information Sources:** Administering office and HUD field offices. To locate a HUD-approved housing counselor in a specific area, call (800) 569-4287 or go online to <http://www.hud.gov/findacounselor>.

On the Web: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/hcc](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hcc)

**Current Status:** Active.



## Lead Hazard Control and Healthy Homes

General capacity building and technical assistance; grants for the development of local programs to address housing-related health hazards; demonstration projects and research, outreach, and education authority related to lead hazard control and healthy homes issues; enforcement of the Lead Safe Housing Rule and the Lead Disclosure Rule.

**Nature of Program:** This program addresses childhood lead-based paint poisoning and other childhood diseases associated with poor housing conditions, such as exposure to moisture, mold, poor air quality, lead paint, residential application of pesticides, the presence of allergens, vermin, dust, and other substances that contribute to asthma, and hazardous conditions that increase the risk of injury. It promotes preventive measures to correct multiple safety and health hazards in the home environment through several components:

- Authority to perform research and technical studies, including in cooperation with other federal agencies, to establish standards for such matters as performance of detection, mitigation and cleanup for lead-based paint and other residential health and safety hazards; to evaluate the effectiveness of methods and strategies for hazard evaluation and reduction; to gain knowledge to improve the cost-effectiveness and efficacy of evaluation and control; and to help communities use this knowledge to reduce these hazards in their housing.
- Grants to state and local governments and private organizations to evaluate and reduce lead-based paint hazards in privately-owned low-income housing; and grants to state and local governments and private organizations to develop methods to assess and reduce additional housing-related hazards with particular focus on low-income housing.
- Establishment of procedures to evaluate and reduce lead-based paint hazards in federally-owned housing and housing receiving federal assistance, including public housing.
- Oversight of the Lead Safe Home Rule (24 CFR 35, subparts B-R) for all HUD programs, and enforcement of the Rule for Multifamily Housing programs, the Single Family Asset Management program, and PIH programs.
- Enforcement of lead-based paint and lead-based paint hazard disclosure requirements (24 CFR 35, subpart A) upon rental or sale of housing built before 1978.

**Applicant Eligibility:** For lead hazard control grant programs, state, tribal, and local governments are eligible; for other programs, these government and nonprofit entities, for-profit entities that waive their fees, and universities are eligible.

**Legal Authority:** Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821 *et seq.*); Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992; 42 U.S.C. 4851 *et seq.*); Sections 501 and 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1 and 1701z-2). Regulations are at 24 CFR part 35.

**Information Sources:** Director of the Office of Lead Hazard Control and Healthy Homes, U.S. Department of Housing and Urban Development, Washington, DC 20410.

On the Web: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/healthy\\_homes](http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes)

**Current Status:** Active.

## Temporary Programs

### Housing and Economic Recovery Act of 2008 (HERA) Programs

(Public Law 110-289, approved July 30, 2008)

#### Low Income Housing Tax Credit Pilot (Tax Credit Pilot)

HERA established a pilot program to streamline FHA mortgage insurance applications for projects with equity from the Low Income Housing Tax Credit (LIHTC) program. The Tax Credit Pilot creates a distinct application platform and a separate processing track under the Section 223(f) program. The mission of the program is to design, test, and refine streamlined FHA application requirements and processing. The Tax Credit Pilot program and transaction requirements were announced by Mortgagee Letter 2012-1 on February 3, 2012. HUD's Office of Housing clarified and revised program policies in February 2014 in order to make the pilot more flexible and available to a wider array of projects. The initial announcement limited the pilot to Chicago, Detroit, Boston and Los Angeles. On September 12, 2012, the pilot was expanded to include Atlanta, Denver, Fort Worth, San Francisco, and Seattle.

#### On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/map/maphome/taxcredit](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/map/maphome/taxcredit)

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

### Dodd-Frank Wall Street Reform and Consumer Protection Act

(Public Law 111-203, approved July 21, 2010)

#### Neighborhood Stabilization Program III

The Dodd-Frank Act authorized \$1 billion for the Neighborhood Stabilization Program (commonly referred to as NSP3), as authorized in HERA. NSP3 provides formula grant awards to states and units of general local government to undertake eligible activities as provided under HERA, and HUD may make available up to 2 percent of the funds for technical assistance grants.

On the Web: <https://www.hudexchange.info/nsp/nsp-eligibility-requirements>

**Administering Office:** Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410.

### Consolidated Appropriations Act, 2010

(Public Law 111-117, approved December 16, 2009)

### **Energy Innovation Fund – Multifamily Pilot Program**

On December 16, 2009, the President signed the Consolidated Appropriations Act, 2010 (Pub L. 111-117). This legislation included an appropriation of \$50 million, to remain available until September 30, 2013, for an Energy Innovation Fund to catalyze innovations in the residential energy efficiency sector that have promise of replicability and to help create a standardized home energy efficient retrofit market. Of this amount, Congress directed that \$25 million shall be for the Multifamily Energy Pilot Program (the Program), directed at the multifamily housing market. This goal of the program was to support innovations in financing and conducting applied research to address primary barriers to the retrofitting of certain multifamily residential properties to be more energy efficient on a cost effective basis.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

On the Web:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/presrv/energy](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/presrv/energy)

### **Consolidated and Further Continuing Appropriations Act, 2012** (Public Law 112-55, approved November 18, 2011)

#### **Rental Assistance Demonstration Program (RAD)**

The Consolidated and Further Continuing Appropriations Act, 2012 authorized the creation of a demonstration designed to preserve and improve public housing and certain other multifamily housing through the voluntary conversion of properties assisted under section 9 of the United States Housing Act of 1937 (public housing), the moderate rehabilitation program (Mod Rehab), the Rent Supplement Program (Rent Supp), or the Rental Assistance Program (RAP) to assistance under a project-based subsidy contract under section 8 of the 1937 Act. The program has a competitive component and a non-competitive component, but no new funding is appropriated for these conversions.

The competitive component initially allowed conversion of up to 60,000 units from the section 9 account (for public housing conversions) or from the Project-Based Rental Assistance (PBRA) account (amounts appropriated for mod rehab) for Mod Rehab conversion to long-term section 8 rental assistance contracts or project-based voucher contracts. The Consolidated and Further Continuing Appropriations Act, 2015 (Public Law 113-235, approved December 16, 2014) increased the initial 60,000 cap to 185,000. The conversions are administered by public housing agencies and other qualified entities.

The non-competitive component allows Rent Supp, RAP, and Mod Rehab property owners to convert tenant-based vouchers (otherwise referred to as “tenant protection vouchers” or TPVs) issued upon contract expiration, or termination, to project-based vouchers or long-term section 8 rental assistance contracts. The Consolidated Appropriations Act, 2016 (Public Law 114-113,

approved December 18, 2015) made the authority for the non-competitive component permanent.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner and the Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410.

On the Web: [Programs of HUD 2-15-16.docx](http://portal.hud.gov/hudportal/HUD?src=/RAD)<http://portal.hud.gov/hudportal/HUD?src=/RAD>

### **Project Rental Assistance Demonstration (PRA Demo)**

The Consolidated and Further Continuing Appropriations Act, 2012 authorized the use of funds for a Project Rental Assistance Demonstration Program, (PRA Demo) for state housing finance agencies and other appropriate entities as authorized under section 811(b)(3) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013(b)(3)). Under this program, state housing agencies that have entered into partnerships with state health and human services and Medicaid agencies can apply for Section 811 Project Rental Assistance for new or existing affordable housing developments funded by Low-Income Housing Tax Credits (LIHTC), HOME, or other sources of funds. Under the state health care/housing agency partnership, the health care agency must develop a policy for referrals, tenant selection, and service delivery to ensure that this housing is targeted to a population most in need of deeply affordable supportive housing. This Section 811 assistance comes in the form of project rental assistance alone. No funds are available for construction or rehabilitation.

**Administering Office:** Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

On the Web: <https://www.hudexchange.info/programs/811-pra/>

## **Consolidated and Further Continuing Appropriations Act, 2015**

(Public Law 113-235, approved December 16, 2014)

### **Jobs-Plus Program**

The Consolidated and Further Continuing Appropriations Act, 2015, authorized the use of funds for the Jobs-Plus Program. Jobs-Plus is a place-based program that improves economic outcomes of public housing residents by combining employment-related services, rent-based financial incentives that reward work and community support for work. The program provides grants to Public Housing Agencies that partner with Workforce Investment Boards and other local service providers. The program leverages resources through a match requirement that can be met with cash or in-kind contributions.

Jobs-Plus targets all work-able adults residing in a public housing development. It attempts to improve earnings by increasing the number of employed residents, increasing hours worked, improving job retention, and improving wages. An Individualized Training and Services Plan (ITSP) is developed for each participant to establish goals and service strategies, and to track progress. Examples of employment-related services include job counseling, job placement, education and training referrals, transportation assistance, child care, and financial counseling. Work is rewarded through an earned income disregard that prevents rent increases due to increases in earned income. Jobs-Plus uses a neighbor-to-neighbor approach to promote work within the development on an ongoing basis. This is an intensive outreach effort designed to saturate the development with positive messages about work-related opportunities.

The Fiscal Year 2016 appropriations act extended the Jobs-Plus and provided funding through September 30, 2019.

**Administering Office:** Assistant Secretary for Public and Indian Housing,  
U.S. Department of Housing and Urban Development, Washington, DC 20410.

**On the Web:**

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/jppp](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/jppp)

## Related Agencies<sup>1</sup>

### **NeighborWorks America (formerly the Neighborhood Reinvestment Corporation)**

Provides financial support, technical assistance, and training for community-based revitalization efforts.

**Nature of Program:** NeighborWorks works to create opportunities for lower-income people to live in affordable homes in safe, sustainable neighborhoods that are healthy places for families to grow. NeighborWorks seeks to promote reinvestment in urban, suburban and rural communities by local financial institutions working cooperatively with residents and local government. It funds over 240 organizations, monitors their progress, and provides grants and consulting services.

The NeighborWorks Center for Homeownership Education and Counseling works with HUD to develop and provide training for housing counselors. NeighborWorks' board of directors is determined by statute and consists of the head of the financial regulatory agencies and HUD, who are presidential appointees subject to Senate confirmation, or their statutorily designated representatives. The Deputy Secretary for HUD is a member of the NeighborWorks Board of Directors.

**Legal Authority:** Title VI of the Housing and Community Development Amendments of 1978 Act (42 U.S.C. 8101 et seq.).

**Information Sources:** Neighborhood Reinvestment Corporation, doing business as NeighborWorks America, 999 North Capitol St., NE, Suite 900, Washington, DC 20002-4684.

On the Web: <http://www.neighborworks.org>

**Current Status:** Active.

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<sup>1</sup> The agencies included under this section are paired with HUD as "related agencies" in appropriations bills.

## **U.S. Interagency Council on Homelessness**

Promotes and coordinates Executive Branch activities to assist homeless persons.

**Nature of Program:** The U.S. Interagency Council on Homelessness is an independent establishment in the Executive Branch, consisting of 19 federal Cabinet secretaries and agency heads, and the positions of chairperson and vice chairperson rotate among the agencies on an annual basis.

The Council works with its partners to: establish and maintain effective, coordinated and supportive relationships with every agency; organize and support states and communities to effectively implement local plans to end homelessness; develop an effective portal to federal programs and initiatives; monitor, evaluate, and recommend improvements in serving those experiencing homelessness and disseminate best practices; and provide professional and technical assistance to states, local governments, and other public and private nonprofit organizations.

**Legal Authority:** Title II of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11311 et seq.)

**Location:** U.S. Interagency Council on Homelessness, 1275 First Street, NE, Suite 227, Washington, DC 20552. Telephone: (202) 708-4663.

**Information Sources:** Office of U.S. Interagency Council on Homelessness.

On the Web: <https://www.usich.gov/>

**Current Status:** Active.



## Tables

### Inactive Programs<sup>2</sup>

#### Community Planning and Development

**Community Development Work Study (CDWS) Program.** The CDWS program assisted colleges and universities, either directly or indirectly, or through area-wide planning organizations or states, in providing assistance to work study programs for economically disadvantaged and minority students in fields related to community development. Inactive as of FY2005.

**Community Outreach Partnership Centers (COPC) Program.** The COPC program assisted community colleges, colleges, and universities in establishing centers to carry out applied research and outreach activities addressing the problems of urban areas, in coordination with community-based organizations and local governments. Inactive as of FY2005.

**Economic Development Initiative (“Competitive EDI”) Grants.** Grants to directly enhance the security of Section 108 guaranteed loans or to improve the viability of the same Section 108 assisted project.

**Empowerment Zones.** Tax incentives for renewal of economically disadvantaged areas. Inactive as of December 31, 2011.

**Homelessness Prevention and Rapid Re-Housing Program (HPRP).** The Recovery Act funded the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The program provided formula grants to states, U.S. territories, metropolitan cities, and urban counties to provide temporary rental assistance and housing relocation and stabilization services to homeless families and individuals and low-income families and individuals at risk of homelessness. The three-year expenditure period for grantees ended in 2012.

**HOPE for Homeowners.** HERA established the HOPE for Homeowners program, under a new section 257 of the National Housing Act. HOPE for Homeowners was a voluntary program to help borrowers having difficulty paying their mortgages to refinance into FHA-insured mortgages they could afford. The HOPE for Homeowners program ended on September 30, 2011.

**Loan Guarantee Recovery Fund for Church Arson and Other Acts of Terrorism (Section 4).** No credit subsidy has been made available for this program since Fiscal Year 1996. That credit subsidy has been exhausted, the last loan having been made in 2011.

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<sup>2</sup> HUD has categorized as inactive those programs for which funding for new commitments or grants has not been appropriated in 5 years or funding has been appropriated only for renewal of existing grants or commitments.

**Neighborhood Stabilization Program (NSP1).** NSP1 grants were awarded on a formula basis to state, local, and territorial governments and could be used to: establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties; purchase and rehabilitate abandoned or foreclosed homes and residential properties; establish land banks for foreclosed homes; demolish blighted structures; and redevelop demolished or vacant properties. No new funds have been provided for NSP1.

**Neighborhood Stabilization Program (NSP2).** The Recovery Act included an additional \$2 billion appropriation for NSP2 for the redevelopment of abandoned and foreclosed homes and residential properties. The Recovery Act also authorized the establishment of the NSP Technical Assistance (NSP-TA) program to improve the capacities of NSP grantees and the implementation of their programs.

**Renewal Communities.** Tax incentives for renewal of economically disadvantaged areas. Inactive as of December 31, 2009.

**Tax Credit Assistance Program (TCAP).** The Recovery Act appropriated funds for the Tax Credit Assistance Program (TCAP), a grant program that provided funds for capital investments in stalled Low-Income Housing Tax Credit (LIHTC) projects, via a formula-based allocation to 52 state housing credit agencies (the 50 states plus the District of Columbia and the Commonwealth of Puerto Rico). The housing credit agencies in each state distributed these funds competitively and according to their qualified allocation plan. No new funds have since been provided for TCAP.

## **Housing/Federal Housing Administration**

### Single Family Housing Programs

**Emergency Homeowners Loan Program.** The Dodd-Frank Act reauthorized the emergency homeowners assistance program provided by the Emergency Housing Act of 1975 (12 U.S.C. 2701 et seq.). The program provided FHA the authority for 24-months to insure or make loans to, or emergency mortgage payments on behalf of, homeowners to defray mortgage expenses so as to prevent widespread mortgage foreclosures and distress sales of homes due to a substantial reduction of income resulting from a number of qualifying events.

**Mortgage Insurance for Older, Declining Areas (Section 223(e)).** Mortgage insurance to purchase or rehabilitate housing in older, declining urban areas. The insurance is still available, but there has been little activity in recent years.

**Mortgage Insurance for Condominium Units (Section 234(c)).** This provides mortgage insurance for the purchase only of individual condominium units constructed under a blanket mortgage under section 234(d). Almost all FHA insurance for individual condominiums is now provided under the section 203(b).

**Housing in Military Impacted Areas (Section 238).** Federal mortgage insurance for housing in areas affected by military installations. A final rule published on February 16, 2012 at 77

FR 9177, suspended the section 238(c) Single-Family Mortgage Insurance program. Borrowers that would have been served under the program are served equally well under the section 203(b) of the National Housing Act (12 U.S.C. 1709 (b)).

### Multifamily Housing Programs

**Congregate Housing Services Program (CHSP).** Federal grants to eligible housing projects for the elderly and disabled. HUD has neither solicited nor funded application for new grants under CHSP since 1995, but Congress has provided funds to extend expiring grants on an annual basis.

**Flexible Subsidy Fund (Section 201).** Federal aid for troubled multifamily housing projects, as well as capital improvement funds for both troubled and stable subsidized projects. No new commitments are being made.

**Green Retrofit Program for Multifamily Housing.** The Recovery Act included a \$250 million appropriation for the Assisted Housing Energy & Green Retrofit Program. Grants and loans were made available to eligible property owners to make energy and green retrofit investments in property and to maintain energy efficient technologies.

**Multifamily Rental Housing (Section 207).** Federal mortgage insurance to finance construction or rehabilitation of a broad cross section of rental housing. In fiscal year 2011, FHA did not insure any mortgages under this section. Privately-owned new construction and substantial rehabilitation of multifamily rental projects are generally insured under Section 221(d)(4), because it is more advantageous to the developer.

**Mortgage Insurance for Single Room Occupancy Projects (Section 221(d)) pursuant to Section 223(g).** Mortgage insurance for the new construction or substantial rehabilitation of single room occupancy (SRO) facilities. The SRO program without subsidies has not been used in recent years because funding is no longer available for new commitments beyond renewing expiring contracts. The more active program is Section 8 Moderate Rehabilitation Single Room Occupancy.

### **Public and Indian Housing**

**Homeownership and Opportunity for People Everywhere (HOPE I).** Grants to provide affordable homeownership to the residents of public housing. No funding has been appropriated since Fiscal Year 1995.

**Indian Housing Block Grants (Formula & Competitive).** The Recovery Act included funds for the Indian Housing Block grants (IHBG) to be disbursed based on a formula and competitively. IHBG (formula) funds could be used for new construction, acquisition, rehabilitation, including energy efficiency and conservation, and infrastructure development activities. IHBG (competitive), authorized by the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA), assisted tribes in developing, operating, maintaining, and supporting affordable housing for rental and homeownership housing. Both formula and competitive funds have all been obligated as of September 30, 2009.

**Moving to Opportunity for Fair Housing.** Assisted certain low-income families with children to move to areas of low concentrations of persons living in poverty. No funding has been appropriated since Fiscal Year 1992.

**Public Housing Capital Fund (Formula & Competitive).** The Recovery Act included funds for the Public Housing Capital Fund, to be used for capital and management activities for public housing agencies (PHAs), as authorized under Section 9 of the United States Housing Act of 1937. The Recovery Act requires that funds be distributed by both formula grants and competition. The use of funds varies based on each PHA's specific needs and its assessment of priorities. Fund could be used to rehabilitate, develop, and retrofit public housing units and provide employment for construction workers and skilled laborers. Both formula and competitive funds have all been obligated as of September 30, 2009.

**Section 8 Welfare to Work.** Assistance for families moving from welfare dependency to self-sufficiency. No funding has been appropriated since Fiscal Year 1999.

### **Policy Development and Research**

**Bridges to Work.** Grants to link low-income inner-city residents with suburban jobs. No funding has been appropriated since Fiscal Year 1996.

**HUD Urban Scholars Fellowship Program.** Competitive grants to Ph.D. candidates early in their academic careers to undertake research on issues related to HUD priorities. No funding has been appropriated since Fiscal Year 2004.

**Partnership for Advancing Technologies in Housing (PATH).** PATH was a public/private partnership with leaders of the home building, product manufacturing, insurance, and financial industries to develop and deploy innovative building technologies for the next generation of housing. No funding has been appropriated since Fiscal Year 2008.

### **Office of Lead Hazard Control and Healthy Homes**

**Healthy Homes Demonstration Grant Program and Technical Studies Grants.** The Recovery Act appropriated funds for the Healthy Homes Demonstration Grant Program and the Healthy Homes Technical Studies Grants. The demonstration program provided funding for developing, demonstrating, and evaluating cost-effective, preventive measures to correct multiple residential safety and health hazards that produce diseases and injuries in children and other sensitive subgroups such as the elderly. The technical studies grant provided funds for research to gain knowledge on improving the efficacy and cost-effectiveness of methods for evaluation and control of residential lead-based paint hazards.

**Lead-Based Paint Hazard Control Grant Program and Lead Hazard Reduction Demonstration Grant Program.** The Recovery Act appropriated funds for the Lead-Based Paint Hazard Control Grant Program and the Lead Hazard Reduction Demonstration Grant Program. The programs funded inspections, risk assessments, temporary relocations, workforce training, abatement, and interim control of lead-based paint hazards in eligible privately-owned,

single family housing units, and multifamily buildings that are occupied by low-income families. The Demonstration Grant Program assisted areas with the highest lead paint abatement needs.

<b>Key HUD Statutes</b>	
1934	<b>National Housing Act:</b> Created the Federal Housing Administration (FHA) “to encourage improvements in housing standards and conditions (and) to provide a system of mutual mortgage insurance.” (Public Law 73-479)
1937	<b>United States Housing Act of 1937:</b> Created the public housing program. (Public Law 75-412)
1949	<b>Housing Act of 1949:</b> Established grant programs to assist state and local governments with community planning and urban renewal. It also established the national “...goal of a decent home and a suitable living environment for every American family.” (Public Law 81-171)
1959	<b>Housing Act of 1959:</b> Established the Section 202 Direct Loan Program for Housing for the Elderly and the FHA Mortgage Insurance for Nursing Homes program. (Public Law 86-372)
1964	<b>Civil Rights Act of 1964:</b> Title VI prohibited discrimination based on race, color, or national origin for any program receiving Federal financial assistance. (Public Law 88-352)
1965	<b>Department of Housing and Urban Development Act:</b> Created the Department in order “...to achieve the best administration of the principal programs of the federal government which provide assistance for housing and for the development of the nation’s communities, to assist the President in achieving maximum coordination of the various Federal activities which have a major effect upon urban community, suburban, or metropolitan development...and to provide for full and appropriate consideration, at the national level, of the needs and interests of the Nation’s communities and of the people who live and work in them.” (Public Law 89-117)
1968	<b>Civil Rights Act:</b> Prohibited discrimination in housing and gave HUD responsibility for administering those provisions. (Public Law 90-284)
	<b>Housing and Urban Development Act of 1968:</b> Established rental and homeownership programs for lower-income families and provided for the partition of the Federal National Mortgage Association (Fannie Mae) into two separate and distinct corporate entities: (1) Fannie Mae, a private, government-sponsored enterprise; and (2) the Government National Mortgage Association (Ginnie Mae), a wholly owned government corporation whose powers and duties are vested in the Secretary of HUD. (Public Law 90-448)
1971	<b>Lead-Based Paint Poisoning Prevention Act:</b> Required the Secretary to establish procedures to eliminate, as far as practicable, the hazards of lead-based paint poisoning with respect to any existing housing that may present such dangers and which is covered by an application for mortgage insurance or housing assistance payments under a program administered by the Secretary. (Public Law 91-695)

<b>Key HUD Statutes</b>	
1973	<b>Rehabilitation Act of 1973:</b> Prohibited discrimination based on disability status in programs conducted by Federal agencies. (Public Law 93-112)
1974	<b>Housing and Community Development Act of 1974:</b> Created Community Development Block Grants for state and local governments “to promote the development of viable urban communities” and also established Section 8 rent subsidies for low-income families. (Public Law 93-383)
	<b>National Manufactured Housing Construction and Safety Standards Act of 1974:</b> Established federal construction and safety standards for manufactured homes. It also authorized the inspection of manufactured home plants and records, and required the notification and correction of certain defects. (Public Law 93-383)
1983	<b>Housing and Urban-Rural Recovery Act:</b> Created the housing voucher program as an addition to Section 8 rent certificates and repealed authority to make new commitments under the Section 8 project-based program. (Public Law 98-181)
1987/88	<b>Stewart B. McKinney Homeless Assistance Act and the Stewart B. McKinney Homeless Assistance Amendments Act of 1988:</b> Created new programs to assist the homeless. (Public Law 100-77, Public Law 100-628)
1988	<b>Housing and Community Development Act of 1987:</b> Made housing vouchers a permanent program; allowed sale of public housing to resident management corporations, giving residents the ability to manage and buy their developments; and authorized enterprise zones. (Public Law 100-242)
	<b>Fair Housing Amendments Act:</b> Expanded the scope of fair housing provisions of the Civil Rights Act of 1968 and gave HUD additional enforcement responsibilities. (Public Law 100-430)
	<b>Anti-Drug Abuse Act of 1988:</b> Established the Public Housing Drug Elimination program. (Public Law 100-690)
1989	<b>Department of Housing and Urban Development Reform Act:</b> Established over 50 legislative reforms to help ensure ethical, financial, and management integrity. (Public Law 101-235)
1990	<b>Americans with Disabilities Act of 1990:</b> Prohibited discrimination based on disability status. (Public Law 101-336)
	<b>Cranston-Gonzalez National Affordable Housing Act:</b> Created programs to empower the neediest through a variety of economic incentives, low-income homeownership opportunities, and other housing and economic development programs. Created the HOME, Housing Opportunities for Persons With AIDS (HOPWA), Shelter Plus Care programs, Section 202 Supportive Housing for the Elderly Program, and established the Section 811 Supportive Housing for Persons With Disabilities program and the HOPE programs. (Public Law 101-

<b>Key HUD Statutes</b>	
	625)
1992	<b>Housing and Community Development Act of 1992:</b> Established the Youthbuild and Low Income Housing Preservation and Homeownership programs and the Energy Efficient Mortgage program. Also created a comprehensive Lead Paint Hazards Reduction program, HUD risk-sharing programs with housing finance agencies and Government-Sponsored Enterprises (GSEs), and the Indian Housing Loan Guarantee program. (Public Law 102-550)
	<b>Residential Lead-Based Paint Hazard Reduction Act of 1992:</b> Authorized the Secretary to provide grants to eligible applicants to evaluate and reduce lead-based paint hazards in housing that is not federally assisted, federally owned, or public housing. Eligible applicants include a state or unit of general local government that has an approved comprehensive housing affordability strategy under Section 105 of the Cranston-Gonzalez National Affordable Housing Act. (Public Law 102-550, Title X)
	<b>Federal Housing Enterprises Financial Safety and Soundness Act (FHEFSSA):</b> Enacted by Title XIII of the Housing and Community Development Act of 1992, strengthened HUD's regulatory authority over Fannie Mae and Freddie Mac, the two housing Government-Sponsored Enterprises (GSEs) regulated by HUD to improve access to affordable housing to low- and moderate-income families. The Act provided, among other things, the framework by which HUD establishes, monitors, and enforces housing goals for these GSEs and expanded HUD's fair housing responsibilities over them. In addition, the Act established an independent Office of Federal Housing Enterprise Oversight within HUD to ensure that the GSEs are adequately capitalized and operating safely. (Public Law 102-550, Title XIII)
1994	<b>Multifamily Housing Property Disposition Reform Act of 1994:</b> Amended disposition requirements for multifamily mortgages. Created the Economic Development Initiative program. (Public Law 103-233)
1996	<b>Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA):</b> Established Indian Housing Block Grant and Loan Guarantee programs. (Public Law 104-330)
1997	<b>Multifamily Assisted Housing Reform and Affordability Act of 1997:</b> Established the Mark-to-Market program (M2M) and the Office of Multifamily Housing Assistance Restructuring (OMHAR) through the end of Fiscal Year 2001. Under this program, individual projects in HUD's multifamily portfolio of insured Section 8 housing projects would be restructured by resetting rents to market levels and reducing mortgage debt, if necessary, to permit a positive cash flow. (Public Law 105-65 (title V))
1998	<b>Quality Housing and Work Responsibility Act of 1998 (also known as the Public Housing Reform Act):</b> Made significant changes in the Public Housing



<b>Key HUD Statutes</b>	
	and Section 8 tenant-based programs. Substantially deregulated high-performing public housing authorities, decreased poverty concentrations in public housing and promoted mixed-income communities, ensured that a threshold share of units and housing vouchers would remain available for the truly needy and created incentives for residents to become self-sufficient. (Public Law 105-276 (Title V))
1999	<b>Preserving Affordable Housing for Senior Citizens and Families into the 21<sup>st</sup> Century Act:</b> Enabled HUD to develop a broad range of housing options to meet the changing housing needs of senior citizens, and authorized Mark-up-to-Market, which protects low-income renters by minimizing the number of owners that choose to “opt-out” of the project-based housing assistance program. (Public Law 106-74 (title V))
2000	<b>Community Renewal Tax Relief Act of 2000 (Including New Market Initiatives):</b> Encouraged economic development in low- and moderate-income rural and urban communities. Created the New Market Tax Credit and Renewal Communities program; expanded the Empowerment Zones program; and increased the supply of low-income housing tax credits and private activity bonds. (Public Law 106-554)
	<b>Omnibus Indian Advancement Act:</b> Established an American Indian Education Foundation to encourage and accept private gifts to help further education of Indian children attending BIA schools; offered increased economic development opportunities for Indian tribes; authorized new activities to help support and improve tribal governance; provided for settlement of a tribal land case in California; restored and re-established the federal trust relationship to two separate tribal groups, and improved housing assistance for American Indians and Native Hawaiians. (Public Law 106-568)
	<b>American Homeownership and Economic Opportunity Act of 2000:</b> Permitted local housing officials to allow families receiving Section 8 assistance to aggregate up to a year’s worth of assistance to use toward homeownership; modified provisions aimed at reducing regulatory barriers to affordable housing; assisted the elderly and persons with disabilities through enhanced construction and financing programs; revised the manufactured housing program to involve a private consensus committee in the establishment of construction and safety standards and in the issuance of interpretative rules and expanded such program to include requirements relating to installation and dispute resolution; and provided additional housing opportunities for Native Americans and Native Hawaiians, including the establishment of the Native Hawaiian housing grant and loan guarantee programs, among other things. (Public Law 106-569)
2002	<b>Native American Housing Assistance and Self-Determination Reauthorization Act of 2002:</b> Reauthorized, through Fiscal Year 2007, the NAHASDA program and the Section 184 Indian Housing Loan Guarantee program. It made miscellaneous amendments to NAHASDA related to planning,

<b>Key HUD Statutes</b>	
	regulations, and housing-related community development. (Public Law 107-292)
	<b>Downpayment Simplification Act of 2002:</b> Made the FHA single family downpayment simplification provisions permanent. The Act annually adjusted FHA multifamily housing loan limits, and it repealed the Ginnie Mae 3 percent guarantee fee increase that had been scheduled to take effect in Fiscal Year 2005. (Public Law 107-326)
2003	<b>The Hospital Mortgage Insurance Act of 2003:</b> Amended the requirements for mortgage insurance for hospitals under the National Housing Act. The Secretary must also conduct a study of the barriers that healthcare centers must overcome to obtain mortgage insurance. (Public Law 108-91)
	<b>American Dream Downpayment Act:</b> Authorized downpayment assistance to low-income, first-time homebuyers under HUD's HOME program; established a demonstration program for elderly housing for intergenerational families; amended the adjustable rate single family mortgages and loan limit adjustments; reauthorized the HOPE VI program; and changed the funding authorization for the CDBG Insular Areas program. (Public Law 108-186)
2004	<b>The Consolidated Appropriations Act, 2004:</b> Authorized HUD to access the National Directory of New Hires, which is administered by the Department of Health and Human Services. This directory allows HUD to conduct quarterly data matching of employment information in the National Directory of New Hires with employment information provided under HUD's public housing and Housing Choice Voucher programs. (Division G, Title II, Public Law 108-199)
2005	<b>Department of Defense Appropriations Act, 2006:</b> Provided supplemental funding through Section 8 for housing vouchers for victims of hurricanes Katrina and Rita and community development funds for disaster relief, long-term recovery, and restoration of infrastructure in the areas most impacted and distressed by the hurricanes. (Public Law 109-148)
2006	<b>Violence Against Women and Department of Justice Reauthorization Act of 2005:</b> Amended the United States Housing Act of 1937 by imposing new limitations on public housing authorities' ability to evict an entire public housing household whenever any member of the household or any household guest engages in drug-related or certain other criminal activity when domestic violence, or the threat thereof, is involved. (Public Law 109-162)
	<b>Fiscal 2006 Emergency Supplemental for Iraq/Hurricane Relief:</b> Provided \$4.5 billion under the Housing and Community Development Act of 1974 for disaster relief, long-term recovery, and restoration of infrastructure in the most impacted and distressed areas related to the consequences of Hurricanes Katrina, Rita, and Wilma. (Public Law 109-234)
	<b>Violence Against Women and Department of Justice Reauthorization Act</b>

<b>Key HUD Statutes</b>	
	<b>of 2005, Technical Amendments:</b> Revised the United States Housing Act of 1937 to allow PHAs and landlords to evict or terminate occupancy rights of assisted housing tenants who commit acts of domestic violence against family members or others. (Public Law 109-271)
	<b>YouthBuild Transfer Act:</b> Transferred the YouthBuild Program from HUD to the Department of Labor (DOL). The Act repealed the program's statutory authority in the Cranston-Gonzalez National Affordable Housing Act and transferred it to subtitle D of Title I of the Workforce Investment Act. (Public Law 109-281)
	<b>Department of Homeland Security Appropriations Act, 2007:</b> Required the implementation of the National Disaster Recovery Strategy. This Strategy requires that the Administrator of the Federal Emergency Management Agency, in coordination with the Secretary of Housing and Urban Development, heads of other appropriate Federal agencies, local government officials, and representatives of appropriate non-governmental organizations, to develop, coordinate, and maintain a Strategy to serve as a guide for recovery efforts after major disasters and emergencies. (Public Law 109-295)
2008	<b>Recovery Rebates and Economic Stimulus for the American People Act of 2008:</b> Raised the statutory ceiling on the maximum principal obligation of a mortgage originated between July 1, 2007 and December 31, 2008 that may be purchased by the Federal National Mortgage Association (Fannie Mae) or the Federal Home Loan Mortgage Corporation (Freddie Mac); established a temporary loan limit increase for FHA-insured mortgages in specified high-cost areas for which a borrower received credit approval by December 31, 2008; and granted the Secretary discretionary authority to increase loan limits in 2008 based upon the size and location of residences in particular areas. (Public Law 110-185)
	<b>Housing and Economic Recovery Act of 2008:</b> Overhauled regulation of the GSEs; made reforms and updates to FHA's insurance programs, primarily the single family insurance programs; amended the U.S. Housing Act of 1937 to address regulatory burden on small public housing agencies (PHAs); and made certain reforms to HUD's affordable housing preservation programs. HERA also introduced four new programs for HUD: the Neighborhood Stabilization Program, HOPE for Homeowners, the SAFE Mortgage Licensing Act, and the Housing Trust Fund. (Public Law 110-289)
	<b>Emergency Economic Stabilization Act of 2008:</b> Authorized the Secretary of Treasury to purchase and insure certain types of troubled assets for the purposes of providing stability to and preventing disruption in the U.S. economy and financial system and established the Troubled Assets Relief Program. The Secretary of HUD is a member of the oversight board for the program, the Financial Stability Oversight Board. (Public Law 110-343)

<b>Key HUD Statutes</b>	
	<p><b>The Native American Housing Assistance and Self-Determination Reauthorization Act of 2008:</b> Reauthorized NAHASDA through 2013 and made several amendments to the statutory requirements governing the Indian Housing Block Grant program and the NAHASDA Title VI Loan Guarantee Program. The Act amended section 106 of NAHASDA to provide that HUD shall “initiate a negotiated rulemaking in accordance with this section by not later than 90 days after enactment of the Act.” (Public Law 110-411)</p>
2009	<p><b>The American Recovery and Reinvestment Act of 2009:</b> The American Recovery and Reinvestment Act of 2009 made appropriations for job preservation and creation, infrastructure investment, energy efficiency and science, assistance to the unemployed, and state and local fiscal stabilization. With respect to HUD, appropriations were provided for the following areas: the Public Housing Capital Fund; Native American Housing Block Grants; the Community Development Fund, including additional funding for a second Neighborhood Stabilization Program; Low-Income Housing Tax Credits to be administered to state Housing Finance Agencies through the formula allocation of the HOME Investment Partnerships Program; Homelessness Prevention; Assisted Housing Stability and Energy and Green Retrofit Investments; and Lead Hazard Control grants. (Public Law 111-5)</p>
	<p><b>Helping Families Save Their Homes Act of 2009:</b> Authorized the Secretary of HUD to modify mortgages at risk of default and establish a program for payment of a partial claim to certain mortgagees; authorized new programs to prevent single and multifamily foreclosures; and modified the HOPE for Homeowners program. The Act also amended the McKinney-Vento Homeless Assistance Act to consolidate the separate competitive homeless assistance programs into the Continuum of Care program, expand the Emergency Shelter Grants program and rename it the Emergency Solutions Grants program, and establish the Rural Housing Stability Assistance Program. (Public Law 111-22)</p>
	<p><b>Consolidated Appropriations Act, 2010:</b> Appropriated funds for the Choice Neighborhoods Initiative, the Energy Innovation Fund, and the Sustainable Communities Initiative. (Public Law 111-117)</p>
2010	<p><b>Dodd-Frank Wall Street Reform and Consumer Protection Act:</b> Created the Consumer Financial Protection Bureau (CFPB), and transferred functions from HUD relating to the Real Estate Settlement Procedures Act of 1974 (RESPA), the Secure and Fair Enforcement for Mortgage Licensing Act of 2008 (SAFE), and the Interstate Land Sales Full Disclosure Act. The Act created within HUD the Office of Housing Counseling and directed the Secretary and the Director of the new CFPB to maintain a public database of information on foreclosures and defaults on mortgage loans for one- to four-unit residential properties. It required HUD to develop a program to protect tenants of at-risk multifamily properties and a competitive grant program to provide foreclosure legal assistance to low- and moderate-income homeowners and tenants related to</p>

<b>Key HUD Statutes</b>	
	home ownership preservation, home foreclosure prevention, and tenancy associated with home foreclosure. It also authorized funding for the Emergency Homeowners' Relief Fund and a third round of the Neighborhood Stabilization Program. (Public Law 111-203)
	<b>Section 202 Supportive Housing for the Elderly Act of 2010:</b> Amended the statutory authority for the refinancing of Section 202 loans for supportive housing for the elderly under section 202 of the Housing Act of 1959. The new authority allowed the refinancing of certain low-interest Section 202 loans on a continuing basis, and required an additional 20-year affordability period in connection with the refinancing of any Section 202 loan. It further authorized new 20-year Section 8 project-based contracts for the project rental assistance for supportive housing for the elderly. (Public Law 111-372)
	<b>Frank Melville Supportive Housing Investment Act of 2010:</b> Amended section 811 of the Cranston-Gonzalez National Affordable Housing Act to revise the requirements for supportive housing for persons with disabilities. It repealed the authority of the Secretary to provide tenant-based rental assistance directly to eligible persons with disabilities, and instead authorized appropriations for such assistance under section 8 (rental voucher program) of the United States Housing Act of 1937. It also modified the requirements for the project rental assistance contract, including renewal of, and increases in, annual contract amounts, revised tenant selection procedures, required a lease between a tenant and a housing owner to be for at least one year, and revised the application of cost limitations developed by the Secretary to supportive housing. (Public Law 111-374)
2011	<b>Consolidated and Further Continuing Appropriations Act, 2012:</b> Authorized the Rental Assistance Demonstration (RAD) Program and the Project Rental Assistance Demonstration. (Public Law 112-55)
2013	<b>Reverse Mortgage Stabilization Act of 2013:</b> Amended section 255 of the National Housing Act to allow the Secretary to establish, by notice or mortgagee letter, any additional or alternative requirements that the Secretary determines to be necessary to improve the fiscal safety and soundness of the reverse mortgage program. (Public Law 113-29)
2014	<b>Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2014:</b> Revised flat rent amount in public housing to be no less than 80 percent of the area Fair Market Rent; amended definition of a PHA to include consortium of such entities; allowed PHAs to comply with the requirement to inspect assisted dwelling units during the term of a housing assistance payment (HAP) contract by conducting biennial housing quality inspections instead of annual inspections; established cap on the utility allowance for families leasing oversized units; amended Rental Assistance Demonstration (RAD) authority in FY2012 appropriations act to extend the deadline for the second component conversions through December 31, 2014.

<b>Key HUD Statutes</b>	
	(Public Law 113-76)
	<b>Workforce Innovation and Opportunity Act of 2014:</b> Overhauled various federal job training programs administered by agencies other than HUD, also making several technical conforming changes to HUD statutes and containing a few provisions referencing HUD programs. (Public Law 113-128)
	<b>Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2015:</b> Amended section 24 of the United States Housing Act of 1937 by extending the HOPE VI Program through the end of Fiscal Year 2015 and extended the Multifamily Assisted Housing Reform and Affordability Act through the end of Fiscal Year 2017. The law also amended the Rental Assistance Demonstration (RAD) authority to include under the first component of RAD an increase in the cap of units converted under to 185,000 and an extension of the application period until September 30, 2018. The second component of RAD was amended to allow for conversions to long-term project-based subsidy contracts under section 8 and an extension of the deadline for such conversions. (Public Law 113-235)
	<b>Carl Levin and Howard P. “Buck” McKeon National Defense Authorization Act for Fiscal Year 2015:</b> Provided a pilot program to rehabilitate and modify homes of disabled and low-income veterans. The law directed the Secretary to establish a pilot program that awards grants to qualified organizations to rehabilitate and modify the primary residences of these eligible veterans. (Public Law 113-291)
2015	<b>Tax Increase Prevention Act of 2014:</b> Extended three tax provisions relevant to HUD. First, it extended the provision that prevents the amount of principal forgiven in a short sale or foreclosure from being counted as ordinary income through January 1, 2015. Second, it extends through January 1, 2015 the provision that allows borrowers to factor in their mortgage insurance premiums into their mortgage interest deductions. Third, it extends a provision that provides the minimum 9 percent credit to Low-Income Housing Tax Credit (LIHTC) projects allocated tax credits before January 1, 2015, but not necessarily placed in service. (Public Law 113-295)
	<b>The Fixing America’s Surface Transportation Act (FAST Act):</b> Created a Federal Permitting Improvement Steering Council, comprised of members from specified Executive branch agencies, including HUD, for the purpose of expediting required environmental decisions. The FAST Act also amends the Low-Income Housing Preservation and Resident Homeownership Act of 1990 to allow property owners to refinance properties and to distribute surplus cash and funds accumulated in a residual receipts account, under certain circumstances. Further, the act amends the public housing and Section 8 authorizing statute to no longer require annual reexaminations when at least 90 percent of the income of the family consists of “fixed income. The FAST Act also amends the McKinney-Vento Homeless Assistance Act by authorizing

<b>Key HUD Statutes</b>	
	<p>nonprofit organizations to administer permanent housing rental assistance, and by reducing the frequency of required reallocations of Emergency Solutions Grant assistance under the minimum allocation requirements. Further, the act directs the Secretary to establish a demonstration program to reduce energy and water costs through the execution of agreements with entities to carry out projects for energy or water conservation improvements in multifamily units.</p>
	<p><b>Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2016:</b> Waived the 30-day waiting period for the termination or refusal to renew of a tenant when the termination or refusal to renew involves a direct threat to the safety of the tenants or employees of the housing or an imminent and serious threat. The Act permits exceptions for alternative water systems that meet State and local building codes that ensure health and safety standards.</p> <p>The Act directs the Secretary to increase the number of MTW agencies by 100, adding public housing agencies designated as high performing agencies. The law also allows the Secretary to authorize the transfer of existing subsidies and liabilities from obsolete housing for person with disabilities to housing that complies with local Olmstead requirements</p> <p>The authority for the Rental Assistance Demonstration is amended to make permanent the eligibility of owners of properties assisted under Rent Supplement, Rental Assistance Payments, or Moderate Rehabilitation, to convert to section 8 assistance under the second component of the demonstration.</p>

### Programs Frequently Identified by Statutory Title or Section Number

Title Number	Program Name	Statute
I	Community Development Block Grants	Housing and Community Development Act of 1974
I	Property Improvements Loans and Manufactured Home Loans	National Housing Act
VI	Equal Opportunity in HUD-Assisted Programs	Civil Rights Act of 1964
VI	Title VI Loan Guarantee Program	Native American Housing and Self-Determination Act of 1996
VIII	Fair Housing	Civil Rights Act of 1964
XI	Group Practice Medical Facilities	Title XI of the National Housing Act

Section Number	Program Name	Statute
3	Economic Opportunities for Low- and Very Low-Income Persons	Housing and Urban Development Act of 1968
8	Lower-income Rental Assistance	U.S. Housing Act of 1937
107	Section 107 Grants	Housing and Community Development Act of 1974
108	Section 108 Loan Guarantees	Housing and Community Development Act of 1974
184	Indian Housing Loan Guarantees	Housing and Community Development Act of 1992
202	Supportive Housing for the Elderly	Housing Act of 1959
203(b)	One- to Four-Family Home Mortgage Insurance	National Housing Act
203(k)	Rehabilitation Mortgage Insurance	National Housing Act
207	Multifamily Rental Housing	National Housing Act
213	Cooperative Housing	National Housing Act
221(d)(2)	Homeownership Assistance for Low- and Moderate-Income Families	National Housing Act
221(d)(3)	Multifamily Rental Housing for Moderate-Income Families	National Housing Act
223(f)	Existing Multifamily Rental Housing	National Housing Act
231	Mortgage Insurance for Housing for the Elderly	National Housing Act
232	Nursing Homes, Intermediate Care Facilities, and Board and Care Homes	National Housing Act
234	Condominium Housing	National Housing Act
242	Hospitals	National Housing Act
255	Home Equity Conversion Mortgage (HECM)	National Housing Act



Section Number	Program Name	Statute
811	Supportive Housing for Persons with Disabilities	Housing Act of 1959

### HUD Regional and Field Offices

(See [www.hud.gov/localoffices.cfm](http://www.hud.gov/localoffices.cfm) and <http://portal.hud.gov/portal/HUD?src=/states>)

State	Office Name/Address	Phone/Fax/TTY	Region/Regional Office
<b>AK</b>	<b>Anchorage Field Office</b> 3000 C Street Suite 401 Anchorage, AK 99503	(907) 677-9800 Fax (907) 677-9803 TTY (907) 677-9825	Region X Seattle WA
<b>AL</b>	<b>Birmingham Field Office</b> 950 22nd St North Suite 900 Birmingham, AL 35203-5302	(205) 731-2617 Fax (205) 731-2593 TTY (800) 548-2546	Region IV Atlanta GA
<b>AR</b>	<b>Little Rock Field Office</b> 425 West Capitol Avenue Suite 1000 Little Rock, AR 72201-3488	(501) 918-5700 Fax (501) 324-6142	Region VI Ft. Worth TX
<b>AZ</b>	<b>Phoenix Field Office</b> One N. Central Avenue Suite 600 Phoenix, AZ 85004	(602) 379-7100 Fax (602) 379-3985 TTY (602) 379-7181	Region IX San Francisco CA
<b>CA</b>	<b>San Francisco Regional Office</b> 1 Sansome Street, Suite 1200 San Francisco, CA 94104	(415) 489-6400 Fax (415) 489-6419 TTY (415) 489-6771	Region IX San Francisco CA
	<b>Los Angeles Field Office</b> 611 W. Sixth Street Suite 801 Los Angeles, CA 90017	(213) 894-8000 Fax (213) 894-8110 TTY (213) 894-8133	Region IX San Francisco CA
	<b>Santa Ana Field Office</b> Santa Ana Federal Building Room 7015 34 Civic Center Plaza Santa Ana, CA 92701-4003	(714) 796-5577 Fax (714) 796-1285 TTY (213) 894-8133	Region IX San Francisco CA

<b>State</b>	<b>Office Name/Address</b>	<b>Phone/Fax/TTY</b>	<b>Region/Regional Office</b>
<b>CO</b>	<b>Denver Regional Office</b> 1670 Broadway Denver, CO 80202-4801	(303) 672-5440 Fax (303) 672-5004 TTY (303) 672-5022	Region VIII Denver CO
<b>CT</b>	<b>Hartford Field Office</b> One Corporate Center 20 Church Street 10th Floor Hartford, CT 06103-3220	(860) 240-4800 Fax (860) 240-4850 TTY (860) 240-4665	Region I Boston MA
<b>DC</b>	<b>Washington, DC Field Office</b> 820 First Street NE Suite 300 Washington, DC 20002-4205	(202) 275-9200 Fax (202) 275-6381 TTY (202) 275-6388	Region III Philadelphia PA
<b>DE</b>	<b>Wilmington Field Office</b> 920 North King Street Suite 404 Wilmington, DE 19801-3016	(302) 573-6300 Fax (302) 573-6259 TTY (302) 573-6058	Region III Philadelphia PA
<b>FL</b>	<b>Miami Field Office</b> Brickell Plaza Federal Building 909 SE First Avenue, Room 500 Miami, FL 33131-3028	(305) 520-5026 Fax (305) 536-5765 TTY (305) 536-4743	Region IV Atlanta GA
	<b>Jacksonville Field Office</b> Charles E. Bennett Federal Building 400 W. Bay Street Suite 1015 Jacksonville, FL 32202	(904) 232-2627 Fax (904) 232-3759	Region IV Atlanta GA
<b>GA</b>	<b>Atlanta Regional Office</b> Five Points Plaza Building 40 Marietta Street Atlanta, GA 30303	(404) 331-5136 Fax (404) 730-2392 TTY (404) 730-2654	Region IV Atlanta GA
<b>HI</b>	<b>Honolulu Field Office</b> 1132 Bishop Street Suite 1400 Honolulu, HI 96813-4918	(808) 457-4662 Fax (808) 457-4694 TTY (808) 522-8193	Region IX San Francisco CA
<b>IA</b>	<b>Des Moines Field Office</b> 210 Walnut Street Room 239 Des Moines, IA 50309-2155	(515) 284-4512 Fax (515) 284-4743 TTY (515) 284-4728	Region VII Kansas City KS

<b>State</b>	<b>Office Name/Address</b>	<b>Phone/Fax/TTY</b>	<b>Region/Regional Office</b>
<b>ID</b>	<b>Boise Field Office</b> Suite 220 800 Park Boulevard Boise, ID 83712-7743	(208) 334-1990 Fax (208) 334-9648 TTY (208) 334-9094	Region X Seattle WA
<b>IL</b>	<b>Chicago Regional Office</b> Ralph Metcalfe Fed Building 77 West Jackson Boulevard Chicago, IL 60604	(312) 353-5680 Fax (312) 913-8293 TTY (312) 353-7143	Region V Chicago IL
<b>IN</b>	<b>Indianapolis Field Office</b> Minton-Capehart Federal Building 575 North Pennsylvania Street Room 655 Indianapolis, IN 46204-1555	(317) 226-6303 Fax (317) 957-7382 TTY (800) 743-3333	Region V Chicago IL
<b>KS</b>	<b>Kansas City Regional Office</b> 400 State Avenue Room 200 Kansas City, KS 66101-2406	(913) 551-5462 Fax (913) 551-5469 TTY (913) 551-6972	Region VII Kansas City KS
<b>KY</b>	<b>Louisville Field Office</b> Gene Snyder Courthouse 601 West Broadway, Rm. 110 Louisville, KY 40202	(502) 582-5251 Fax (502) 582-6074 TTY (800) 648-6056	Region IV Atlanta, GA
<b>LA</b>	<b>New Orleans Field Office</b> Hale Boggs Federal Building 500 Poydras Street, 9th Floor New Orleans, LA 70130	(504) 671-3001 Fax (504) 671-3751 TTY (504) 589-7277	Region VI Ft. Worth TX
<b>MA</b>	<b>Boston Regional Office</b> Thomas P. O'Neill, Jr. Federal Building 10 Causeway Street, 3 <sup>rd</sup> Floor Boston, MA 02222-1092	(617) 994-8200 Fax (617) 565-6558 TTY (617) 565-5453	Region I Boston MA
<b>MD</b>	<b>Baltimore Field Office</b> 5th Floor 10 South Howard Street Baltimore, MD 21201-2505	(410) 962-2520 Fax (410) 209-6670 TTY (410) 209-6681	Region III Philadelphia PA

<b>State</b>	<b>Office Name/Address</b>	<b>Phone/Fax/TTY</b>	<b>Region/Regional Office</b>
<b>ME</b>	<b>Bangor Field Office</b> 202 Harlow Street Suite D2000 Bangor, ME 04401-4901	(207) 945-0467 Fax (207) 945-0533 TTY (207) 945-0401	Region I Boston MA
<b>MI</b>	<b>Detroit Field Office</b> McNamara Federal Building 477 Michigan Avenue Detroit, MI 48226	(313) 226-7900 Fax (313) 226-5611 TTY (313) 226-6899	Region V Chicago IL
<b>MN</b>	<b>Minneapolis Field Office</b> International Centre 920 Second Avenue South Suite 1300 Minneapolis MN 55402-4012	(612) 370-3000 Fax (612) 370-3218 TTY (612) 370-3186	Region V Chicago IL
<b>MO</b>	<b>St. Louis Field Office</b> 1222 Spruce Street Suite 3.203 St. Louis, MO 63103-2836	(314) 418-5400 Fax (314) 539-6384 TTY (314) 418-5219	Region VII Kansas City KS
<b>MS</b>	<b>Jackson Field Office</b> Dr. A.H. McCoy Federal Building 100 W. Capitol Street Room 910 Jackson, MS 39269-1096	(601) 965-4757 Fax (601) 965-4773 TTY (601) 965-4171	Region IV Atlanta GA
<b>MT</b>	<b>Helena Field Office</b> Paul G. Hatfield US Courthouse 901 Front Street Suite 1300 Helena, MT 59626	(406) 449-5050 Fax (406) 449-5052 TTY (406) 449-5050	Region VIII Denver CO
<b>NC</b>	<b>Greensboro Field Office</b> Asheville Building 1500 Pinecroft Road Suite 401 Greensboro, NC 27407-3838	(336) 547-4000 Fax (336) 547-4138 TTY (336) 547-4054	Region IV Atlanta GA
<b>ND</b>	<b>Fargo Field Office</b> 657 2nd Avenue North Room 366 Fargo, ND 58108-2483	(701) 239-5136 Fax (701) 239-5249 TTY (406) 239-5668	Region VIII Denver CO

<b>State</b>	<b>Office Name/Address</b>	<b>Phone/Fax/TTY</b>	<b>Region/Regional Office</b>
<b>NE</b>	<b>Omaha Field Office</b> Edward Zorinsky Federal Building 1616 Capitol Avenue Suite 329 Omaha, NE 68102-4908	(402) 492-3100 Fax (402) 492-3150 TTY (402) 492-3183	Region VII Kansas City KS
<b>NH</b>	<b>Manchester Field Office</b> Norris Cotton Federal Building 275 Chestnut Street 4th Floor Manchester, NH 03101-2487	(603) 666-7510 Fax (603) 666-7667 TTY (603) 666-7518	Region I Boston MA
<b>NJ</b>	<b>Newark Field Office</b> One Newark Center 1085 Raymond Boulevard 13th Floor Newark, NJ 07102-5260	(973) 622-7900 Fax (973) 645-2323 TTY (973) 645-3298	Region II New York NY
<b>NM</b>	<b>Albuquerque Field Office</b> 500 Gold Avenue SW 7 <sup>th</sup> Floor, Suite 7301 Albuquerque, NM 87103-0906	(505) 346-6463 Fax (505) 346-6927 TTY (800) 877-8339	Region VI Ft. Worth TX
<b>NV</b>	<b>Las Vegas Field Office</b> 302 East Carson Street 4 <sup>th</sup> Floor Las Vegas, 89101-5911	(702) 366-2100 Fax (702) 388-6244	Region IX San Francisco CA
	<b>Reno Field Office</b> 745 West Moana Lane Suite 360 Reno, Nevada 89509-4932	(775) 824-3700 Fax (775) 824-4978	Region IX San Francisco CA
<b>NY</b>	<b>New York Regional Office</b> Jacob K. Javits Federal Building 26 Federal Plaza Suite 3541 New York, NY 10278-0068	(212) 264-8000 Fax (212) 264-0246 TTY (212) 264-0927	Region II New York NY
	<b>Albany Field Office</b> 52 Corporate Circle Albany, NY 12203-5121	(518) 464-4200 Fax (518) 464-4300	Region II New York NY

<b>State</b>	<b>Office Name/Address</b>	<b>Phone/Fax/TTY</b>	<b>Region/Regional Office</b>
	<b>Buffalo Field Office</b> Lafayette Court 2nd Floor 465 Main Street Buffalo, NY 14203-1780	(716) 551-5755 Fax (716) 551-5752 TTY (716) 551-5787	Region II New York NY
<b>OH</b>	<b>Columbus Field Office</b> Bricker Federal Building 200 North High Street, 7 <sup>th</sup> Fl. Columbus, OH 43215-2463	(614) 469-2540 Fax (614) 469-2432 TTY (614) 469-6694	Region V Chicago IL
	<b>Cleveland Field Office</b> US Bank Centre Building 1350 Euclid Avenue Suite 500 Cleveland, OH 44115-1815	(216) 357-7900 Fax (216) 357-7920 TTY (216) 522-2261	Region V Chicago IL
<b>OK</b>	<b>Oklahoma City Field Office</b> 301 NW 6th Street Suite 200 Oklahoma City, OK 73102	(405) 609-8400 Fax (405) 609-8982	Region VI Ft. Worth TX
	<b>Tulsa Field Office</b> Williams Center Tower II 2 West Second Street Suite 400 Tulsa, OK 74103	(918) 292-8900 Fax (918) 292-8993	Region VI Ft. Worth TX
<b>OR</b>	<b>Portland Field Office</b> Edith Green-Wendell Wyatt Federal Office Building 1220 SW Third Avenue Suite 400 Portland, OR 97204-2825	(971) 222-2600 Fax (971) 222-0357 TTY (800) 877-8339	Region X Seattle
<b>PA</b>	<b>Philadelphia Regional Office</b> The Wanamaker Building 100 Penn Square, East Philadelphia, PA 19107-3380	(215) 656-0500 Fax (215) 656-3445 TTY (215) 656-3452	Region III Philadelphia PA
	<b>Pittsburgh Field Office</b> William Moorhead Federal Building 1000 Liberty Avenue, Suite 1000 Pittsburgh, PA 15222	(412) 644-6428 Fax (412) 644-6499 TTY (412) 644-5747	Region III Philadelphia PA

<b>State</b>	<b>Office Name/Address</b>	<b>Phone/Fax/TTY</b>	<b>Region/Regional Office</b>
<b>PR</b>	<b>San Juan Field Office</b> 235 Federico Costa Street Suite 200 San Juan, PR 00918	(787) 766-5400 Fax (787) 766-5995 TTY (787) 274-5898	Region IV Atlanta GA
<b>RI</b>	<b>Providence Field Office</b> 121 South Main Street Suite 300 Providence, RI 02903-7104	(401) 277-8300 Fax (401) 277-8398 TTY (401) 277-8391	Region I Boston MA
<b>SC</b>	<b>Columbia Field Office</b> Strom Thurmond Federal Building 1835 Assembly Street 13th Floor Columbia, SC 29201-2480	(803) 765-5592 Fax (803) 765-5925	Region IV Atlanta GA
<b>SD</b>	<b>Sioux Falls Field Office</b> 4301 West 57th Street Suite 101 Sioux Falls, SD 57108	(605) 330-4223 Fax (605) 330-4465	Region VIII Denver CO
<b>TN</b>	<b>Nashville Field Office</b> 235 Cumberland Bend Suite 200 Nashville, TN 37228-1803	(615) 515-8510 Fax (615) 736-7848 TTY (866) 503-0264	Region IV Atlanta GA
	<b>Knoxville Field Office</b> John J. Duncan Federal Building 710 Locust Street, SW Third Floor Knoxville, TN 37902-2526	(865) 545-4370 Fax (865) 545-4579 TTY (865) 545-4559	Region IV Atlanta GA
	<b>Memphis Field Office</b> 200 Jefferson Avenue Suite 300 Memphis, TN 38103-2389	(901) 544-3367 Fax (901) 544-3697 TTY (800) 855-1155	Region IV Atlanta GA
<b>TX</b>	<b>Ft. Worth Regional Office</b> 801 Cherry Street, Unit #45 Suite 2500 Ft. Worth, TX 76102	(817) 978-5965 Fax (817) 978-5569	Region VI Ft. Worth TX
	<b>Houston Field Office</b> 1301 Fannin Suite 2200 Houston, TX 77002	(713) 718-3199 Fax (713) 718-3225	Region VI Ft. Worth TX

<b>State</b>	<b>Office Name/Address</b>	<b>Phone/Fax/TTY</b>	<b>Region/Regional Office</b>
	<b>San Antonio Field Office</b> Hipolito Garcia Federal Building 615 East Houston Street Suite 347 San Antonio, Texas 78205-2001	(210) 475-6806 Fax (210) 472-6804	Region VI Ft. Worth TX
<b>UT</b>	<b>Salt Lake City Field Office</b> 125 South State Street Suite 3001 Salt Lake City, UT 84138	(801) 524-6070 Fax (801) 524-3439 TTY (801) 524-6909	Region VIII Denver CO
<b>VA</b>	<b>Richmond Field Office</b> 600 East Broad Street Third Floor Richmond, VA 23219-4920	(804) 822-4805 Fax (804) 822-4984 TTY (804) 771-2038	Region III Philadelphia PA
<b>VT</b>	<b>Burlington Field Office</b> 95 Saint Paul Street Suite 440 Burlington, VT 05401-4486	(802) 951-6290 Fax (802) 951-6298	Region I Boston MA
<b>WA</b>	<b>Seattle Regional Office</b> Seattle Federal Office Building 909 First Avenue Suite 200 Seattle, WA 98104-1000	(206) 220-5101 Fax (206) 220-5108 TTY (206) 220-5254	Region X Seattle WA
<b>WI</b>	<b>Milwaukee Field Office</b> 310 West Wisconsin Avenue Suite 950 Milwaukee, WI 53203-2289	(414) 297-3214 Fax (414) 935-6775 TTY (414) 297-1423	Region V Chicago IL
<b>WV</b>	<b>Charleston Field Office</b> 405 Capitol Street Suite 708 Charleston, WV 25301-1795	(304) 347-7000 Fax (304) 347-7050 TTY (304) 347-5332	Region III Philadelphia PA
<b>WY</b>	<b>Casper Field Office</b> 150 East B Street Room 1010 Casper, WY 82601-7005	(307) 261-6250 Fax (307) 261-6245 TTY (307) 261-6258	Region VIII Denver CO



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