



U.S. Department of Housing and Urban Development

Programs of HUD

Programs of HUD



2003

(Major Grant, Assistance, and Regulatory Programs)

Our mission at the Department of Housing and Urban Development is to expand homeownership, increase access to affordable housing free from discrimination, support community development, and address the housing needs of society's most vulnerable. We, at HUD, have worked hard to implement President Bush's housing agenda and to fulfill our obligations to the American people.



For many families, the American Dream means owning their own home. HUD has made a priority of helping more families, especially minorities, realize the dream for themselves. We are breaking down the barriers that lock too many families out of homeownership. We have taken significant steps to make the homebuying process itself less confusing and less expensive for all families.

We are passionate about our mission to increase the ranks of America's homeowners, but HUD's agenda is broad and covers every aspect of single family and multifamily housing, the special needs of vulnerable citizens, and urban and economic development. Each year, millions of Americans—including low-income families; the elderly; individuals with disabilities; homeless men, women, and children; and persons with AIDS—turn to HUD for assistance in meeting their housing needs. State and local governments depend upon HUD and its system of grants to support community development projects that revive troubled neighborhoods and spark economic development.

Programs of HUD describes the major grant, assistance, and regulatory programs of the Department. It is through these programs that the Department offers new opportunities for families and individuals to lift themselves toward self-sufficiency and achieve the American Dream; offers new opportunities for communities nationwide to generate renewal; and strives to ensure equal housing opportunities for all Americans regardless of race, color, religion, sex, national origin, age, disability, and familial status.

Programs of HUD is designed to be an informative resource for you, and we hope you will find it helpful.

A handwritten signature in cursive script that reads "Mel Martinez". The signature is written in dark ink and is positioned above the printed name.

Mel Martinez,
Secretary
Department of Housing and Urban Development

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Community Planning and Development

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 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 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; 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, but not to exceed three years, must be used for activities that benefit low- and moderate-income persons.

Grantee Eligibility: Metropolitan cities and urban counties are entitled to receive annual grants. Metropolitan cities are central 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 its 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), specified other grants, and Indian Tribes, 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.). Regulations are in 24 CFR part 570.

Administering Office: Assistant Secretary for Community Planning and

Development, U.S. Department of Housing and Urban Development, Washington, DC 20410-7000.

Information Sources: Local officials and HUD field offices. On the Web: www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/index.cfm

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. Applicants must give maximum feasible priority to activities that will benefit low- and moderate-income families, or aid in the prevention or elimination of slums and blight. Funds may also be used to meet other community development needs that present a serious and immediate threat to the health or welfare of the community. 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, but not to exceed three years.

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 states, which distribute them as grants to the 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.

Only Hawaii has not elected to administer funding under the state CDBG program. In Hawaii, HUD continues to administer the funding; funds are awarded to non-entitled units of general local government using statutorily determined formula factors.

Applicant Eligibility: Fifty states and Puerto Rico are eligible to apply to distribute funds to non-entitlement units of government, generally under 50,000 in population that are not metropolitan cities or part of an urban county.

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 by HUD under the option described above.

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

Administering Office: Assistant Secretary for Community Planning and

Development, U.S. Department of Housing and Urban Development, Washington, DC 20410-7000.

Information Sources: States and HUD field offices. On the Web: www.hud.gov/offices/cpd/communitydevelopment/programs/stateadmin/index.cfm

Current Status: Active.

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. It offers communities a source of financing for 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 facilities in colonias, (8) debt service reserves for repayment of the Section 108 loan, (9) other related activities including demolition and clearance, relocation, payment of interest, and insurance costs. When determining eligibility, the CDBG rules and requirements apply. As with the CDBG program, all projects and activities must meet the CDBG primary objective (use of 70 percent of funds must benefit low- and moderate-income persons) and one of the following three national objectives: (a) principally benefit low- and moderate-income persons, (b) assist in eliminating or preventing slums or blight, or (c) assist with 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.

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 from the appropriate agency. 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 obligation itself, or it may designate a local public agency with the necessary legal authority to do so.

Legal Authority: Section 108 of the Housing and Community Development Act of 1974 (42 U.S.C. 5308). Regulations are in 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 and HUD field offices. On the Web: www.hud.gov/offices/cpd/communitydevelopment/programs/108/index.cfm

Current Status: Active.

Community Development Block Grants (Disaster Recovery Assistance)

Nature of Program: HUD provides flexible grants to help cities, counties, and states recover from Presidentially-declared disasters, especially in low- and moderate-income areas. Funds are subject to availability of supplemental appropriations. CDBG requirements apply unless modified by appropriations statute or waived.

When disasters occur, Congress may appropriate additional funding for the CDBG (or HOME) program as Disaster Recovery grants to rebuild the affected areas and bring crucial seed money to stimulate the recovery process. Because CDBG may fund a broader range of recovery activities than most other federal programs, CDBG Disaster Recovery assistance helps communities and neighborhoods that otherwise might not recover due to limits on other resources. Disaster Recovery grants supplement disaster programs of the Federal Emergency Management Agency, the Small Business Administration, and the U.S. Army Corps of Engineers. (HOME Disaster Recovery grants also can provide an important resource for providing affordable housing to disaster victims.)

Examples of eligible activities include:

1. Buying damaged properties in a flood plain and relocating residents to safer areas;
2. Relocation payments for people and businesses displaced by the disaster;
3. Debris removal not covered by FEMA;
4. Rehabilitation of homes and buildings damaged by the disaster;
5. Buying, constructing, or rehabilitating public facilities such as streets, neighborhood centers, and water, sewer and drainage systems;
6. Code enforcement;
7. Homeownership activities such as downpayment assistance, interest rate subsidies, and loan guarantees for disaster victims;
8. Public services;
9. Helping businesses retain or create jobs in disaster impacted areas; and
10. Planning and administration costs.

Applicant Eligibility: CDBG Disaster Recovery funds go to states and local governments in places that have been designated by the President of the United

States as major disaster areas. Some supplemental appropriations may restrict funding solely to states. Applicant state or local governments must have significant unmet recovery needs and the capacity to carry out a disaster recovery program (usually these are governments that already receive HOME or Community Development Block Grant allocations).

Legal Authority: Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301, et seq.). Public Laws: 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 20410-7000.

Information Sources: Administering office and HUD field offices. On the Web: www.hud.gov/offices/cpd/communitydevelopment/programs/dri/index.cfm

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.

Applicant Eligibility: Community Development Block Grants (CDBG) for Insular Areas: Guam, the Virgin Islands, American Samoa, and the Northern Mariana Islands. Fund allocations to Insular Areas are based on population size. When the amount has been determined, the areas are notified and invited to apply.

Technical Assistance: 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 unit.

Community Development Work-Study (CDWS): Colleges and universities, either directly or indirectly, or through area-wide planning organizations or states for work-study programs for economically disadvantaged and minority students in fields related to community development.

Historically Black Colleges and Universities (HBCUs): HBCUs are determined by the Department of Education in accordance with Executive Order 12677 and are eligible to participate in the program.

Community Outreach Partnership Centers (COPC) Program Grants: Community colleges, colleges, and universities to assist 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.

Other Colleges and Universities: Grants have been specified in recent appropriations acts for Alaska Native serving institutions, Native Hawaiian serving institutions, Hispanic serving institutions, and tribal colleges and universities.

Funding Distribution: The amount appropriated for the Section 107 Grants is allocated among the Insular Areas, university, and other programs as directed by the appropriations act.

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

Administering Offices: For CDBG Insular Areas and Technical Assistance, Assistant Secretary for Community Planning and Development, U.S. Department

of Housing and Urban Development, Washington, DC 20410-7000; For grants to colleges and universities, Assistant Secretary for Policy Development and Research, U.S. Department of Housing and Urban Development, Washington, DC 20410-6000; For Indian CDBG, Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Sources: Administering offices.

On the Web, Community Outreach Partnerships:

www.hud.gov/oup.org/about/copcapps.html Historically Black Colleges and Universities: www.hud.gov/oup.org/about/hbcuapps.html

Community Development Work Study Program:

www.hud.gov/oup.org/about/cdapps.html

Current Status: Active.

The HOME Program: HOME Investment Partnerships

Grants to states and units of general local government to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low- and very low-income Americans.

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 homeownership downpayment (American Dream Downpayment Initiative); tenant-based assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site 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, 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 developed with HOME funds must serve low- and very low-income families. For rental housing, at least 90 percent of the families benefited must have incomes at or below 60 percent of the area median income; the remaining 10 percent of the families benefited must have incomes at or below 80 percent of area median income. Assistance to homebuyers and homeowners must be to families with incomes at or below 80 percent of the area median income.

Participating jurisdictions must match 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 community housing development organizations.

Applicant Eligibility: States, cities, urban counties, and consortia (contiguous units of local governments with a binding agreement).

Funding Distribution: HOME funds are allocated using a formula designed to reflect relative housing need. Forty percent of the funds are allocated to states, and 60 percent is allocated to units of general local government. All states are eligible for HOME funding. The remaining funds are allocated using a formula designed to reflect relative housing need. Units of general local government that receive a formula allocation of \$750,000 are eligible to receive HOME funds. To participate, jurisdictions that receive more than \$500,000 but less than \$750,000 must use local or state funds (including state HOME funds) to fill the “gap” between the formula allocation and \$750,000. Jurisdictions that receive less than \$500,000 by formula may not receive HOME funds from HUD directly, but may receive HOME funding from their states. All participating jurisdictions must have a HUD-approved Consolidated Plan.

Legal Authority: Cranston-Gonzalez National Affordable Housing Act, Title II (1990)(42 U.S.C. 12701 et seq.). Regulations are in 24 CFR part 92.

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

Information Sources: HUD local field offices and state and local community development agencies. On the Web: www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm

Current Status: Active.

Shelter Plus Care (S+C)

Grants for rental assistance, in combination with support services to homeless persons with disabilities.

Nature of Program: 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. Each dollar of rental assistance must be matched by dollar provided by the grantee from federal or private sources to be used for supportive services. Funds are awarded by a nationwide competition. Program participants must be homeless.

Rental assistance is provided through four S+C components. (1) Moderate Rehabilitation for Single Room Occupancy (SRO) provides grants for rental assistance. Assistance is provided for 10 years. (2) Sponsor-based Rental Assistance (SRA) provides rental assistance through contracts between the grant recipient and a private nonprofit sponsor or community health agency established as a public nonprofit who owns or leases dwelling units in which participants reside. The terms of the grants under SRA are five years. (3) 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. (4) Project-based Rental Assistance (PBA) 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. A grant is for 5 years of assistance, but an owner may get 10 years of assistance if the owner rehabilitates the property.

Applicant Eligibility: States and units of general local government.

Legal Authority: The Cranston-Gonzalez National Affordable Housing Act (Public Law 101-625), which amended Title IV of the McKinney-Vento Homeless Assistance Act by adding subtitle F authorizing the Shelter Plus Care Program. Regulations are in 24 CFR part 582.

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 and local HUD field offices. On the Web: www.hud.gov/offices/cpd/homeless/programs/splusc/index.cfm

Current Status: Active.

Emergency Shelter Grants (ESG) Program

Provides grants to help increase both the number and quality of emergency shelters for homeless individuals and families, to operate these facilities and provide essential supportive services, and to help prevent homelessness.

Nature of Program: Offers grants to states, metropolitan cities, urban counties, and territories based on the formula used for Community Development Block Grants (CDBG).

Eligible activities include renovation, major rehabilitation, or conversion of buildings for use as emergency shelters for the homeless.

With certain limits, grantees may spend funds on essential social services for the homeless, and for homeless prevention efforts. Funds may also be spent on operating costs such as maintenance, insurance, utilities, and furnishings. Each grantee must have an approved Consolidated Plan, including an action plan with new ESG projects.

Applicant Eligibility: States, Puerto Rico, formula cities, urban counties, and territories are eligible. Metropolitan cities and urban counties are eligible if, after applying the formula, their allocation is greater than .05 percent of the funds appropriated.

Funding Distribution: Program funds are awarded to grantees in proportion to their previous year's CDBG allocation. If metropolitan cities and urban counties do not meet the grant minimum, their funds are added to their state's allocation.

Legal Authority: Title IV, McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371-11378), as amended by Public Law 100-77, Public Law 101 -625, Public Law 104-330, and Public Law 106-377. Regulations are in 24 CFR part 576.

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 and local HUD field offices. On the Web: www.hud.gov/offices/cpd/homeless/programs/esg/index.cfm

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, McKinney-Vento Homeless Assistance Act, Section 501 of Title V, Public Law 101-645 (42 U.S.C. 11411). Regulations are in 24 CFR parts 581 and 586.

Administering Office: Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development, Washington, DC 20410-07000.

Information Sources: Administering office, local HUD field offices, 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 the HUD toll-free number: 1-800-927-7588. On the Web: www.hud.gov/offices/cpd/homeless/programs/t5/index.cfm

Current Status: Active.

**Supportive Housing Program -
Transitional Housing Component**

Grants for new construction, acquisition, rehabilitation, or leasing of buildings to house and provide supportive services to homeless persons; grants to fund a portion of annual operating costs and supportive services; and grants for technical assistance.

Nature of Program: The grants defray the cost of providing housing and supportive services for homeless persons. Projects are designed to assist homeless persons to move into independent living. Residents may live in transitional housing for up to 24 months.

Applicant Eligibility: Any state, local government, other governmental entity, or private nonprofit organization or community mental health association that is a public nonprofit organization.

Legal Authority: Subtitle C of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381).

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; Local HUD field offices.
On the Web: www.hud.gov/offices/cpd/homeless/programs/shp/index.cfm

Current Status: Active.

**Supportive Housing Program -
Permanent Housing Component**

Grants for new construction, acquisition, rehabilitation, or leasing for buildings for permanent housing for homeless persons with disabilities; grants to fund a portion of annual operating costs and supportive services; and grants for technical assistance.

Nature of Program: HUD assists in developing community-based, long-term housing with support services for homeless persons with disabilities.

Applicant Eligibility: Any state, unit of general local government, governmental entity, or private nonprofit organization or community mental health associations that are public nonprofit organizations.

Legal Authority: Subtitle C of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381). Regulations are in 24 CFR part 583.

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; local HUD field offices.
On the Web: www.hud.gov/offices/cpd/homeless/programs/shp/index.cfm

Current Status: Active.

Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program

Assists very low-income, single, homeless individuals in obtaining decent, safe, and sanitary housing in privately owned, rehabilitated buildings.

Nature of 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 in which some or all of the dwelling units may contain either food preparation or sanitary facilities. These PHAs make Section 8 rental assistance payments to participating landlords on behalf of homeless individuals who rent the rehabilitated dwellings. The rental assistance payments cover the difference between 30 percent of the tenant's income and the unit's rent, which must be within the fair market limit established by HUD.

Rental assistance for SRO units is provided by HUD for a period of 10 years. Owners are compensated for the cost of rehabilitation (as well as the other costs of owning and maintaining the property) through the housing assistance payments; the amount to be compensated cannot exceed \$19,000 per SRO unit in 2003. At the same time, each unit must need a minimum of \$3,000 of eligible rehabilitation to qualify for the program.

Applicant Eligibility: HUD selects PHAs for funding on the basis of a national continuum of care competition in which applicants must demonstrate a need for the assistance and the ability to undertake and carry out the SRO Program. In their applications, PHAs are required to identify the sponsors of proposed projects, specific structures to be rehabilitated, prospective sources of acquisition and/or rehabilitation financing, and a plan for providing supportive services for the homeless individuals in the units. Very low-income, single, homeless individuals are eligible to occupy the assisted units.

Legal Authority: Title IV, subtitle E, McKinney-Vento Homeless Assistance Act (42 U.S.C. 11401). Regulations are in 24 CFR part 882, subpart H.

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

Information Sources: Headquarters Office of Special Needs Assistance Programs, local public housing agencies, or HUD field offices.
On the Web: www.hud.gov/offices/cpd/homeless/programs/sro/index.cfm

Current Status: Active.

Brownfields Economic Development Initiative (BEDI)

Grants for redevelopment of brownfields, related to Section 108 Loan Guarantee assistance for the same project.

Nature of Program: BEDI provides competitive economic development grants to 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 are used to redevelop industrial or commercial sites known as brownfields due to the presence or potential presence of environmental contamination. Eligible activities for which BEDI funds may be used are the same as those under the Section 108 Loan Guarantee Program, and BEDI funds are added to other CDBG funds (including Section 108 Loan Guarantee proceeds) for purposes of determining the grantee and project's compliance with the CDBG primary and national objectives. The BEDI and Section 108 funds must assist the same project.

Applicant Eligibility: Community Development Block Grant (CDBG) recipients.

Legal Authority: Section 108(q) of the Housing and Community Development Act of 1974 (42 U.S.C. 5308(q)).

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:

www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm

Current Status: Active.

Economic Development Initiative (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.

Nature of Program: HUD may make economic development grants to CDBG recipients in connection with notes or other obligations guaranteed under Section 108 for the purpose of enhancing either the security of the guaranteed loans or the viability of the projects financed by those loans. EDI enables localities to carry out eligible economic development activities where public and private dollars can be leveraged to create jobs and other benefits, especially for low- and moderate-income persons, and reduce the risk of potential future defaults on Section 108 loan guarantee-assisted projects. Eligible activities for which EDI funds may be used are the same as those under the Section 108 Loan Guarantee Program, and EDI funds are added to other CDBG funds (including Section 108 Loan Guarantee proceeds) for purposes of determining the grantee and the project's compliance with the CDBG primary and national objectives. The EDI and Section 108 funds must assist the same project.

Applicant Eligibility: CDBG recipients.

Legal Authority: Section 108(q) of the Housing and Community Development Act of 1974, as added by Section 232(a)(1) of the Multifamily Property Disposition Reform Act of 1994 (42 U.S.C. 5308(q)).

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:

www.hud.gov/offices/cpd/economicdevelopment/programs/edi/index.cfm

Current Status: No funds have been appropriated for this EDI program under Section 108(q) since Fiscal Year 2000.

Renewal Communities

Tax incentives for renewal of economically disadvantaged areas.

Nature of Program: The HUD Secretary is authorized to designate up to 40 "renewal communities" from areas nominated by states and local governments; at least 12 must be in rural areas. The eligibility criteria for such designations include the following: (1) each census tract within the nominated area must have a poverty rate of at least 20 percent; (2) in urban areas, at least 70 percent of the households must have incomes below 80 percent of the median income for households within the local government jurisdiction; (3) the unemployment rate must be at least 1.5 times the national rate; and (4) the area must be one of pervasive poverty, unemployment, and general distress. In general, the areas with the highest average ranking of factors (1), (2), and (3) would be designated renewal communities. For the first 20 designations, preference would be given to nominated areas that are enterprise communities and empowerment zones under present law and that otherwise meet the above criteria.

State and local governments in which a renewal community is located must promise to take at least four of the following actions: (1) reduce taxes or fees; (2) make local services more efficient; (3) implement crime reduction strategies; (4) remove or streamline governmental requirements; (5) involve private entities, organizations, neighborhood organizations, and community groups in the program and elicit commitments from such private entities to provide jobs and job training, and technical, financial, or other assistance to employers, employees, and residents from the renewal community; and (6) give (or sell at a price below fair market value) surplus realty to neighborhood organizations, community development corporations, or private companies. In return, the following tax incentives would be available for the renewal communities: (1) a zero-percent capital gains rate; (2) renewal community employment tax credits; (3) commercial revitalization; (4) additional Section 179 expensing; and (5) extension of work opportunity tax credits.

Applicant Eligibility: States and local governments.

Legal Authority: Section 101 of the Community Renewal Tax Relief Act of 2000, as included in the Consolidated Appropriations Act, 2001 (Public Law 106-554).

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: www.hud.gov/cr

Current Status: Active.

Empowerment Zones & Enterprise Communities

Grants and/or tax incentives to locate businesses in, and hire residents of, economically disadvantaged areas.

Nature of Program:

Round I and Round II Empowerment Zones (EZs)

The Omnibus Budget Reconciliation Act of 1993 (OBRA 1993) authorized the designation of nine empowerment zones (Round I EZs) and 95 enterprise communities (ECs) (65 urban and 30 rural) and provided tax incentives for businesses to locate within targeted areas designated by the Secretaries of HUD and Agriculture. The Taxpayer Relief Act of 1997 (1997 Act) authorized the designation of two additional Round I urban EZs. The 1997 Act also authorized the designation of 20 additional EZs (Round II EZs), of which 15 are located in urban areas, and five are located in rural areas. Pursuant to the Consolidated Appropriations Act, 2001, designations of Round I and Round II EZs are extended through December 31, 2009. In addition, the Consolidated Appropriations Act, 2001, conformed and enhanced the tax incentives contained in the earlier laws for the Round I and Round II EZs.

To be selected, EZs and ECs had to meet specified criteria to establish their relative need with respect to poverty, unemployment, and general economic distress. The state and local governments that nominated the areas for designation were required to submit a strategic plan detailing the way in which they intended to achieve the purposes of this program by addressing a set list of criteria. Written assurances were required that this strategic plan would be implemented.

Businesses in Round I and Round II EZs now qualify for the following tax incentives:

- (1) A 20-percent wage credit for qualifying wages for each employee who (a) is an EZ resident, and (b) performs substantially all employment services within the EZ in a trade or business of the employer (qualified zone businesses located in Round I EZs are currently eligible to claim this credit; businesses in Round II EZs can claim the credit for qualifying wages paid or incurred after December 31, 2001);
- (2) An additional \$35,000 of expensing is allowed for certain depreciable business property (excludes buildings) under Section 179 of the Internal Revenue Code of 1986 for qualifying zone property in taxable years beginning after December 31, 2001 (not applicable to the DC EZ); and
- (3) Tax-exempt bonds for qualifying zone facilities are not subject to the state private activity bond volume caps (but are subject to separate per-zone volume limitations) or the per unit size limitations (i.e., \$3 million for each qualified business

with a maximum of \$20 million for each principal user for all zones and communities). (This benefit applies to both ECs and Ezs. It is currently available only to Round II EZs; it will be extended to Round I EZs for tax-exempt bonds issued after December 31, 2001.)

Round III Empowerment Zones

In addition to conforming and enhancing the tax incentives for the Round I and Round II EZs and extending their designations through December 31, 2009, the Consolidated Appropriations Act, 2001, also authorized the Secretaries of HUD and Agriculture to designate nine new EZs (Round III EZs). Seven of the Round III EZs were to be located in urban areas, and two were to be located in rural areas. The eligibility and selection criteria for the Round III EZs are the same as the criteria that applied to the Round II EZs. The Round III EZs were to be designated by January 1, 2002, and the tax incentives with respect to the Round III EZs generally are available during the period beginning on January 1, 2002, and ending on December 31, 2009. Businesses in the Round III EZs are eligible for the same tax incentives that are available to Round I and Round II EZs (i.e., a 20 percent wage credit, an additional \$35,000 of Section 179 expensing, and the enhanced tax-exempt financing benefits presently available to Round II EZs).

The Consolidated Appropriations Act, 2001, also provided that the Secretaries of HUD and Agriculture are authorized to designate a replacement EZ for each EZ that becomes a renewal community. The replacement empowerment zone will have the same urban or rural character as the EZ that it is replacing.

Applicant Eligibility: States and local governments.

Legal Authority: Sections 13301-03 of the Omnibus Budget Reconciliation Act of 1993 (Public Law 103-66); Sections 951-956 of the Taxpayer Relief Act of 1997 (Public Law 105-34); and Sections 111-117 of the Community Renewal Tax Relief Act of 2000, as contained in the Consolidated Appropriations Act, 2001 (Public Law 106-554). Regulations are in 24 CFR parts 597 and 598.

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: www.hud.gov/cr

Current Status: Active for Round II empowerment zones. No recent funding has been provided for Round I EZs and ECs. No funds have been appropriated to date for the Round III EZs, authorized by the Consolidated Appropriations Act, 2001.

Youthbuild

Grants to expand opportunities for economically disadvantaged young adults.

Nature of Program: The Youthbuild program provides economically disadvantaged young adults with opportunities to obtain education, employment skills and meaningful on-site work experience, and to expand the supply of affordable housing for homeless and low- and very low-income persons.

Public or private nonprofit agencies eligible to apply for Youthbuild grants include community-based organizations, administrative entities designated under the Job Training Partnership Act, community action agencies, state or local housing development agencies, community development corporations, state or local youth service and conservation corps, and any other entities eligible to provide education and employment training under other federal employment training programs.

Eligible participants in the Youthbuild program include individuals ages 16 through 24, at least 75 percent of whom are either very low-income individuals or members of very low-income families, and who have dropped out of high school. Up to 25 percent of the participants need not meet the income or educational requirements, but must have educational needs despite having attained a high school diploma or its equivalent. Any individual selected for full-time participation in the program may be offered full-time participation for a period of 6-24 months.

Applicant Eligibility: Public and private nonprofit entities.

Legal Authority: Subtitle D of title IV of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12899 *et seq.*). Regulations in 24 CFR part 585.

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:

www.hud.gov/offices/cpd/economicdevelopment/programs/youthbuild/index.cfm

Current Status: Active.

Rural Housing and Economic Development Program

Grants to meet rural communities' economic and housing needs.

Nature of Program: Recent appropriations acts have provided funding for this program that is used to encourage new and innovative approaches to serving the housing and economic development needs of the nation's rural communities.

Applicant Eligibility: State housing finance agencies, state economic development and/or federally recognized community development agencies, Indian tribes, local rural nonprofits, and community development corporations.

Legal Authority: The "Rural Housing and Economic Development" heading in the Fiscal Years 1999, 2000, 2001, 2002, and 2003 appropriations acts.

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:
www.hud.gov/offices/cpd/economicdevelopment/programs/rhed/index.cfm

Current Status: Active.

Self-Help Homeownership Opportunity Program (SHOP)

Grants for self-help housing.

Nature of Program: SHOP authorizes HUD to make competitive grants to national and regional organizations and consortia that have experience in providing or facilitating self-help housing opportunities. Grants are to 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 purchase a house. Eligible expenses for grants include land acquisition (including financing and closing costs) and infrastructure improvement (installing, extending, constructing, rehabilitating, or otherwise improving utilities and other infrastructure). Under the program, homebuyers and volunteers contribute a significant amount of sweat equity toward home construction.

Applicant Eligibility: National and regional organizations.

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 20410-7000.

Information Sources: Administering office.
On the Web:
www.hud.gov/offices/cpd/affordablehousing/programs/shop/index.cfm

Current Status: Active.

Capacity Building for Community Development and Affordable Housing

Grants to develop the capacity and ability of community development corporations and community housing development organizations to undertake community development and affordable housing projects and programs.

Nature of Program: Section 4 of the HUD Demonstration Act of 1993 authorizes HUD to provide assistance through the National Community Development Initiative (NCDI) to the Local Initiatives Support Corporation (LISC), The Enterprise Foundation, Habitat for Humanity, and YouthBuild USA to develop the capacity and ability of community development corporations and community housing development organizations to undertake community development and affordable housing projects and programs. Private sources must provide a match three times the amount of any assistance provided under this section.

Applicant Eligibility: LISC, The Enterprise Foundation, Habitat for Humanity, and YouthBuild USA.

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

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: www.hud.gov/offices/cpd/about/cpdta/index.cfm

Current Status: Active.

Housing Opportunities for Persons With AIDS (HOPWA)

Grants to eligible states and cities to provide housing assistance and related supportive services to meet the needs of low-income persons with HIV/AIDS or related diseases and their families.

Nature of Program: The HOPWA program was established by the AIDS Housing Opportunity Act. The program gives states and localities resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with HIV/AIDS or related diseases and their families

HUD awards funds appropriated for any fiscal year for the program through a formula allocation and a competitive grant process. Applicants for formula awards are the eligible states and the most populous city in each eligible Metropolitan Statistical Area that qualifies (90 percent of appropriated amounts are allocated by formula). Recent appropriations acts have adjusted the HOPWA formula to grandparent certain states that would not otherwise qualify. Applicants for a competitive grant may be a state, unit of general local government, or a nonprofit organization (10 percent of appropriated funds are awarded by competition).

Grants may be used to provide a variety of forms of housing assistance, including emergency housing, shared housing arrangements, apartments, community residences, and single room occupancy dwellings (SRO). Appropriate supportive services must be provided as part of any assisted housing, but grants may also be used to provide services independently of any housing activity. Numerous activities may be carried out with grant funds, including housing information and resource identification; acquisition, rehabilitation, conversion, lease, and repair of facilities to provide short-term shelter 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; technical assistance for community residences; administrative expenses; and supportive services. Recent appropriations acts have provided additional funding for training, oversight, and technical assistance activities.

Eligible persons receiving rental assistance under the program or residing in rental housing assisted under this program must pay as rent, including utilities, the highest of: 30 percent of the family's monthly adjusted income, 10 percent of the family's monthly income, or the applicable portion of the family's welfare payment that is designated for housing costs.

Applicant Eligibility: States, units of local governments, and nonprofit organizations.

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

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: www.hud.gov/offices/cpd/aidshousing/programs/index.cfm

Current Status: Active.

Loan Guarantee Recovery Fund for Church Arson and Other Acts of Terrorism

Guarantees for loans to certain nonprofit organizations damaged by arson or terrorism.

Nature of Program: Section 4 of the Church Arson Prevention Act of 1996 establishes the Loan Guarantee Recovery Fund under which HUD guarantees loans made by financial institutions to assist certain nonprofit organizations (those described in Section 501(c)(3) of the Internal Revenue Code of 1986) that have been damaged as a result of arson or terrorism.

Guaranteed loan funds may be used for activities necessary to address damage caused by acts of arson or terrorism.

For the cost of loan guarantees under Section 4, the Secretary was authorized to use up to \$5,000,000 of the amounts made available for Fiscal Year 1996 for the credit subsidy provided under the General Insurance Fund and the Special Risk Insurance Fund. Funds are available to subsidize total loan principal, any part of which is to be guaranteed, not to exceed \$10,000,000.

Applicant Eligibility: Certain nonprofit organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986.

Legal Authority: Section 4 of the Church Arson Prevention Act of 1996 (Public Law 104-155). Regulations are in 24 CFR part 573.

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

Information Source: Administering office.

Current Status: No credit subsidy has been made available for this program since Fiscal Year 1996; however, funds are still available from the 1996 subsidy for new applicants.

Neighborhood Initiatives Program

Grants to improve conditions in distressed and blighted areas and neighborhoods.

Nature of Program: Recent appropriations acts have provided funding for neighborhood initiatives that are utilized to improve the conditions of distressed and blighted areas and neighborhoods, to stimulate investment, economic diversification, and community revitalization in areas with population out migration or a stagnating or declining economic base, or to determine whether housing benefits can be integrated more effectively with welfare reform initiatives. The most recent appropriations acts have provided that all these initiative grants must be made in accordance with the terms and conditions specified in the conference report for the appropriations act.

Applicant Eligibility: Specified in the conference reports accompanying appropriations acts.

Legal Authority: The appropriations acts for Fiscal Years 1998, 1999, 2000, 2001, 2002, and 2003.

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

Information Source: Administering office.

Current Status: Active.

Housing/Federal Housing Administration (FHA)

Secretary's Regulation of Fannie Mae and Freddie Mac

Nature of Program: The Secretary has general regulatory power over the Federal National Mortgage Association (Fannie Mae) and the Federal Home Loan Mortgage Corporation (Freddie Mac) (Government-Sponsored Enterprises or GSEs) to make necessary rules and regulations to ensure that the GSEs accomplish their public purposes in accordance with the GSEs' Charter Acts and the Federal Housing Enterprises Financial Safety and Soundness Act (FHEFSSA) of 1992. The Secretary also carries out specific regulatory authorities over the GSEs under FHEFSSA.

These specific responsibilities include establishing, monitoring, and enforcing housing goals for the GSEs' purchase of mortgages on housing for low- and moderate-income families, housing located in central cities, rural areas, and other underserved areas, and housing meeting the needs of, and affordable to, low-income families in low-income areas and very low-income families; reviewing new programs; implementing Fair Housing requirements applicable to the GSEs; establishing and maintaining a public use database concerning GSE activities; and performing other regulatory functions.

The GSEs are stockholder-owned, privately managed corporations created by Congress to fulfill various public purposes by providing a secondary market for home mortgages. They receive significant public benefits to carry out their purposes. The Secretary's regulatory powers over the GSEs are distinct from the authority of the Director of the HUD Office of Federal Housing Enterprise Oversight (OFHEO) -- OFHEO regulates the financial safety and soundness of the GSEs.

Applicant Eligibility: Not applicable.

Legal Authority: The Fannie Mae Charter Act, Title III of the National Housing Act, Section 301 *et seq.*, (12 U.S.C 1716 *et seq.*); the Freddie Mac Act, Title III of the Emergency Home Finance Act of 1970, Section 301 *et seq.* (12 U.S.C. 1451 *et seq.*); and the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, Title XIII of the Housing and Community Development Act of 1992, (12 U.S.C. 4501 *et seq.*). Regulations are in 24 CFR part 81.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000. (The Assistant Secretary for Housing administers the Secretary's delegated authority for GSE oversight in cooperation with the Offices of General Counsel, Policy Development and Research, and Fair Housing and Equal Opportunity within HUD.)

Information Sources: Administering office.

On the Web: <http://www.hud.gov/offices/hsg/gse/gse.cfm>

Current Status: Active.

Single Family Housing Programs

One- to Four-Family Home Mortgage Insurance (Sections 203(b))

Federal mortgage insurance to finance homeownership and the construction and financing of housing.

Nature of Program: By insuring commercial lenders against loss, HUD encourages them to invest capital in the home mortgage market. HUD insures loans made by private financial institutions for up to 97 percent of the sales price. The terms for the loan can be extended for up to 30 years. The loan may finance homes in both urban and rural areas. The maximum mortgage amounts are at least \$154,896 in all areas, with higher limits in areas with higher median house prices up to a maximum of \$280,749. The loan limits 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. Less rigid construction standards are permitted in rural areas.

Applicant Eligibility: Any person able to meet the cash investment, the mortgage payments, and credit requirements. The program is generally limited to owner-occupants.

Legal Authority: Section 203, National Housing Act (12 U.S.C. 1709 (b)). Regulations are in 24 CFR part 203.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/progdesc/203b—df.cfm

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 disaster areas recover by making it easier for them to get 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 disaster area and if their homes are 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. Like the basic FHA mortgage insurance program, this program resembles the Section 203(b) program (Mortgage Insurance for One- to Four-Family Homes).

Section 203(h) offers features that make homeownership easier. For example, no downpayment is required. The borrower is eligible for 100 percent financing, including closing costs. Prepaid expenses must be paid by the borrower in cash or paid through premium pricing by the seller, subject to the 6 percent limitation on seller concessions. Mortgagees 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 instead are added to the regular mortgage payment.

Applicant Eligibility: Any person whose home has been destroyed or severely damaged in a Presidentially-declared disaster area is eligible to apply for mortgage insurance under this program. 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, National Housing Act (12 U.S.C. 1709, 1715(b)). Regulations are in 24 CFR part 203.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices. On the Web: www.hud.gov/progdesc/203h—dft.cfm

Current Status: Active.

Rehabilitation Mortgage Insurance (Section 203(k))

Mortgage insurance to finance the rehabilitation of one- to four-family properties.

Nature of Program: HUD insures rehabilitation loans up to approximately 98 percent of the lesser of appraised value before rehabilitation plus rehabilitation costs or 110 percent of appraised value after rehabilitation. The loans 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. An eligible rehabilitation loan must involve a principal obligation not exceeding the amount allowed under Section 203(b) home mortgage insurance.

Applicant Eligibility: Any person able to make the cash investment and the mortgage payments.

Legal Authority: Section 203(k), 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 20410-8000.

Information Sources: Administering office and HUD field offices. On the Web: www.hud.gov/progdesc/203k—df.cfm

Current Status: Active.

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

Disposes of one- to four-family FHA properties in a manner targeted to expanding homeownership opportunities.

Nature of Program: The purpose of this program is to dispose of FHA single family properties, acquired through foreclosure or an insured or Secretary-held mortgage or loan in a manner that is designed to expand homeownership opportunities and strengthen neighborhoods and communities, while also striving to ensure maximum return to the mortgage insurance fund. The Department makes its inventory available for purchase by providers either through the competitive, sealed-bid process or direct sale. In both types of sales, nonprofit providers as well as states and local governments are offered at least a 10 percent discount below fair market value.

The terms and conditions for all methods of sale will be announced on a case-by-case basis.

Applicant Eligibility: Depending upon the terms of the sale, individual purchasers, nonprofit organizations, states, and local governments.

Legal Authority: Section 204(g), National Housing Act (12 U.S.C. 1710). Regulations are in 24 CFR part 291.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/offices/hsg/sfh/reo/reo_home.cfm

Current Status: Active.

Housing in Declining Neighborhoods (Section 223(e))

Mortgage insurance to purchase or rehabilitate housing in older, declining urban areas.

Nature of Program: Section 223(e) is not a separate program. Section 223(e) supplements other HUD mortgage insurance programs. In consideration of the need for adequate housing for low- and moderate-income families, HUD insures lenders against loss on mortgage loans to finance the purchase, rehabilitation, or construction of housing in older, declining, but still viable urban areas where conditions are such that normal requirements for mortgage insurance cannot be met. The property must be in a reasonably viable neighborhood and an acceptable risk under the mortgage insurance rules. The terms of the loans vary according to the HUD/FHA program under which the mortgage is processed and insured. HUD determines if the loan should be insured under Section 223(e) and become an obligation of the Special Risk Insurance Fund. This allows HUD to more effectively manage the greater expected risk in these loans. The insurance premium is 0.5 percent per year on the outstanding loan balance.

Applicant Eligibility: Home or project owners ineligible for FHA mortgage insurance because property is located in an older, declining urban area.

Legal Authority: Section 223(e), National Housing Act (12 U.S.C. 1715n(e)). Regulations are in 24 CFR 200.23 (for multifamily dwellings) and 24 CFR 203.43a (for single family homes).

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/progdsc/223e—df.cfm

Current Status: Active.

Condominium Housing (Section 234(c))

Federal mortgage insurance to finance the construction or rehabilitation of multi-family housing by sponsors who intend to sell individual units and to finance acquisition costs of individual units in proposed or existing condominiums.

Nature of Program: HUD insures mortgages made by private lending institutions for the purchase of individual family units in multifamily housing projects under Section 234(c). Sponsors may also obtain FHA-insured mortgages to finance the construction or rehabilitation of housing projects that they intend to sell as individual condominium units under Section 234(d). A project must contain at least four dwelling units; they may be in detached, semi-detached, row, walk-up, or elevator structures. The maximum mortgage amount for a unit mortgage insured under Section 234(c) is the same as the limit for a Section 203(b) mortgage in the same area.

A condominium is defined as joint ownership of common areas and facilities by the separate owners of single dwelling units in the project.

Applicant Eligibility: Any qualified profit-motivated or nonprofit sponsor may apply for a blanket mortgage covering the project after conferring with his or her local HUD-FHA Field Office. Any creditworthy person may apply for a mortgage on individual units in a project; however, it is generally limited to owner-occupants.

Legal Authority: Section 234, National Housing Act (12 U.S.C. 1715y). Regulations are in 24 CFR parts 234 and 200.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8-000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/progdsc/234c—df.cfm

Current Status: Active. Almost all new insurance activity is under Section 234(c). Projects are infrequently insured under Section 234(d) because such insurance is no longer required in order for an individual unit to be eligible for HUD insurance under Section 234(c).

Graduated Payment Mortgages (Section 245)

Federal mortgage insurance for graduated payment mortgages.

Nature of Program: HUD insures mortgages to finance early homeownership for households that expect their incomes to rise substantially. These “graduated payment” mortgages allow homeowners to make smaller monthly payments initially and to increase their size gradually over time.

Five different plans are available, varying in length and rate of increase. Larger than usual downpayments are required to prevent the total amount of the loan from exceeding the statutory loan-to-value ratios. In all other ways, the graduated payment mortgage is subject to the rules governing ordinary HUD-insured home loans.

Applicant Eligibility: All FHA-approved lenders may make graduated payment mortgages; creditworthy owner-applicants with reasonable expectations of increasing income may qualify for such loans.

Legal Authority: Section 245, National Housing Act (12 U.S.C. 1715z-10). Regulations are in 24 CFR 203.45.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/progdsc/245—dft.cfm

Current Status: Active.

Growing Equity Mortgage Insurance (Section 245(a))

Enables a household with a limited income that is expected to rise to buy a home sooner by making mortgage payments that start small and increase gradually over time.

Nature of Program: Like HUD's Graduated Mortgage Payment Insurance (Section 245), Section 245(a) targets early homeownership by helping first time homebuyers and others with limited incomes, particularly young families who expect their income to rise but may not yet be able to handle all of the upfront and monthly costs involved in home buying. Section 245(a) allows mortgage payments to be tailored to their expanding incomes and allows homebuyers the opportunity to buy a home sooner than they could with regular financing. This program adds an innovative twist to this basic product: growing equity mortgages (GEMS) enable the homeowner to apply scheduled increases in monthly payments to the outstanding principal balance of their mortgage and thereby to considerably shorten the term of the mortgage. This reduced term and the faster repayment of principal make GEMS more attractive to lenders and investors than other fixed-rate investments.

GEMS are eligible for insurance under Section 203(b) for one- to four-family homes, Section 203(k) for home purchase or refinancing and rehabilitation, Section 203(n) for shares in cooperative housing, and Section 234(c) for units in condominiums. GEMS must meet all the requirements of the section under which they are being insured with certain exceptions. (The Section 245(b) program, which permitted negative amortization, has been terminated.)

Applicant Eligibility: All FHA-approved lenders may make GEMS available to anyone who intends to use the mortgage property as their primary residence and who expects to see their income rise appreciably in the future.

Legal Authority: Section 245(a), National Housing Act (12 U.S.C. 1715z-10(a)). Regulations are in 24 CFR 203.47.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/progdesc/245a—df.cfm

Current Status: Active.

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 negotiable between the buyer and lender.

The one-year Treasury Constant Maturities Index is used for determining the interest rate changes. One percentage point is the maximum amount the interest rate may increase or decrease in any one year. Over the life of the loan, the maximum interest rate change is 5 percentage points from the initial rate of the mortgage.

Lenders are required to disclose to the borrower 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, National Housing Act (12 U.S.C. 1715z-16). Regulations are in 24 CFR 203.49.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/progdesc/251—df.cfm

Current Status: Active.

Home Equity Conversion Mortgage (HECM) Program (Section 255)

Federal mortgage insurance to allow borrowers, who are 62 years of age and older, to convert the equity in their homes into a monthly stream of income or a line of credit.

Nature of Program: Under the HECM program, FHA insures reverse mortgages that allow older homeowners to convert their home equity into spendable dollars. Reverse mortgages provide a valuable financing alternative for older homeowners who wish to remain in their homes but have become “house-rich and cash-poor.” Any lender authorized to make HUD-insured loans may originate reverse mortgages.

Borrowers may choose from among five payment options: (1) tenure, by which the borrower receives 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 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; (5) modified term, by which the term option is combined with a line of credit.

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. A 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 need not be repaid until the borrower moves, sells, or dies. 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. FHA insurance will cover any balance due the lender.

Applicant Eligibility: All borrowers must be at least 62 years of age. Any existing lien on the property must be small enough to be paid off at settlement of the reverse mortgage.

Legal Authority: Section 417 of the Housing and Community Development Act of 1987, which added Section 255 to the National Housing Act (12 U.S.C. 1715z-20). Regulations are in 24 CFR parts 200 and 206.

Administering Office: Assistant Secretary for Housing-Federal Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/progdesc/hecm—df.cfm

Current Status: Active.

Manufactured Homes Loan Insurance (Title I)

Federal insurance of loans to finance the purchase of manufactured homes.

Nature of Program: HUD insures loans to finance the purchase of manufactured homes and/or lots. The loans are made by private lending institutions. The maximum loan amount is \$48,600 for a manufactured home, \$64,800 for a manufactured home and a suitably developed lot, and \$16,200 for a developed lot. The maximum limits for combination home and lot loans may be increased up to 85 percent in designated high-cost areas. The maximum loan term varies from 15 to 25 years, depending on the type of loan.

Applicant Eligibility: Any person able to make the cash investment and the loan payments; however, the program is generally limited to owner-occupants.

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

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office.
On the Web: www.hud.gov/progdesc/manuf14.cfm

Current Status: Active.

Property Improvement Loan Insurance (Title I)

Federal insurance of loans to finance property improvements.

Nature of Program: HUD 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. 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. A loan on a manufactured home that is classified as real property may be for up to \$17,500 with a maximum loan term of 15 years. Loans on other manufactured homes are limited to \$7,000 and a maximum term of 12 years.

Loans over \$5,000 require a mortgage or deed of trust on the improved property. Loans over \$15,000 require that the borrower have equity in the property at least equal to the loan amount.

Applicant Eligibility: Any person who is able to make the cash investment and the mortgage payments.

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

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office.
On the Web: www.hud.gov/progdesc/title-i.cfm
See also: www.hud.gov/progdesc/manuf146.cfm

Current Status: Active.

Counseling for Homebuyers, Homeowners, and Tenants (Section 106)

Housing counseling for homebuyers, homeowners, and tenants under HUD programs and for homeowners with conventional mortgages or mortgages insured or guaranteed by other government agencies, including the Department of Veterans Affairs (VA) and the Rural Housing Service (RHS).

Nature of Program: The Department is authorized to counsel homebuyers, homeowners, and tenants under HUD programs and homeowners with conventional mortgages or Department of Veterans Affairs guaranteed loans or Rural Housing Service mortgages. HUD provides the service through approximately 1,700 HUD-approved counseling agencies. These agencies are public and private nonprofit organizations with housing counseling skills and knowledge of HUD, VA, and conventional housing programs. HUD awards housing counseling grants on a competitive basis to its approved agencies when the Congress appropriates funds for this purpose. The funding helps the approved agencies partially meet their operating expenses.

Counseling consists of housing information on purchase and rental of housing, Home Equity Conversion Mortgage application guidance, money management, budgeting, and credit counseling to avoid mortgage default and rent delinquencies that lead to foreclosure or eviction, home maintenance, and fair housing laws and requirements. The objective of the counseling is to help homebuyers, homeowners, and tenants to improve their housing conditions and to meet their responsibilities.

Applicant Eligibility: Homebuyers, homeowners, and tenants under programs indicated are eligible to receive the counseling services from HUD-approved housing counseling agencies. Public and private nonprofit entities may apply through a local HUD office for HUD approval as a counseling agency.

Legal Authority: Section 106, Housing and Urban Development Act of 1968 (12 U.S.C. 1701x).

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.

Current Status: Active.

Officer Next Door

Provides law enforcement officers with the opportunity to purchase homes in revitalization areas at significant discount.

Nature of Program: The Department wants to make American communities stronger and to build a safer nation. Public safety improves when police officers live in a neighborhood. This program makes homes in revitalization areas available to law enforcement officers. Homes are available at a 50 percent discount from the list price. To make these homes even more affordable for law enforcement officers, the officers may apply for an FHA-insured mortgage with a downpayment of only \$100, and all closing costs may be financed. Because homes sold through this program are located in revitalization areas there may be additional assistance from state or local government sources. If the home needs repairs, the purchasing officer may also use FHA's 203(k) mortgage program. The Section 203(k) program provides financing for both the purchase of the home and cost of needed repairs.

Applicant Eligibility: Purchasers must be a full-time, sworn law enforcement officer who is employed full-time by federal, state, county, or municipal government; or a public or private college or university. The eligible officer must be sworn to uphold and make arrests for violations of federal, state, county, or municipal law. The officer's employer must certify that the officer is a full-time law enforcement officer with the general power of arrest. The eligible officer does not need to be a first time homebuyer. However, the officer cannot own another home at the time the officer closes on a home under this program, and the officer must agree to live in the HUD home as the principal residence for three years after move-in.

Legal Authority: Section 204(g), National Housing Act (12 U.S.C. 1710(g)). Regulations are in 24 CFR 291.500.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.

Current Status: Active.

Teacher Next Door

Provides teachers with the opportunity to purchase homes in low- and moderate-income neighborhoods at significant discount.

Nature of Program: The Teacher Next Door program, like the Officer Next Door program, is designed to help make American communities stronger by encouraging teachers to purchase homes in low- and moderate-income neighborhoods. Homes are available at a 50 percent discount from the list price. To make these homes even more affordable for teachers, the teachers may apply for an FHA-insured mortgage with a downpayment of only \$100, and all closing costs may be financed. Because homes sold through this program are located in revitalization areas there may be additional assistance from state or local government sources. If the home needs repairs, the teacher may also use FHA's 203(k) mortgage program. The Section 203(k) program provides financing for both the purchase of the home and cost of needed repairs.

Applicant Eligibility: Purchasers must be employed full-time by a public school, private school, or federal, state, county, or municipal educational agency as a state-certified classroom teacher or administrator in grades K-12. Participants must certify that they are employed by an educational agency that serves the school district/jurisdiction in which the home they are purchasing is located. Teachers also must be in good standing with their employer. Eligible teachers do not have to be a first time homebuyer to participate but the teacher cannot own any other home at the time of the closing of the HUD home. The teacher must agree to live in the HUD home as the principal residence for three years after move-in.

Legal Authority: Section 204(g), National Housing Act (12 U.S.C. 1710(g)).

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.

Current Status: Active.

Regulatory Affairs and Manufactured Housing

Real Estate Settlement Procedures Act (RESPA)

Protects homebuyers by requiring advance estimates of settlement costs, limiting the size of escrow accounts, and prohibiting referral fees and kickbacks.

Nature of Program: RESPA seeks to reduce unnecessarily high settlement costs through disclosures to homebuyers and sellers, and prohibition of abusive practices in the real estate settlement process.

RESPA requires that lenders give all borrowers of federally related purchase mortgage loans a HUD-prepared booklet with information about real estate transactions, settlement services, cost comparisons, and relevant consumer protection laws. When applying for a loan, all borrowers must receive a good faith estimate of the settlement costs they are likely to incur. One day before settlement, the borrower may request that the person conducting the settlement provide information on the actual settlement costs. At settlement, both the buyer and the seller are entitled to a settlement statement that itemizes the costs they paid in connection with the transaction.

RESPA prohibits certain abusive practices. Kickbacks and referral fees are outlawed, sellers may not designate borrowers' title insurance companies, and excessively large escrow accounts cannot be established or maintained.

The 1990 RESPA amendments provide for disclosures of the possibility of mortgage servicing being transferred, and they also create certain borrower rights if the loan servicer makes errors in paying escrow account expenditures. In addition, the amendments require initial and annual escrow account statements for each borrower.

Applicant Eligibility: Not applicable.

Legal Authority: Real Estate Settlement Procedures Act of 1974 (12 U.S.C. 2601 et seq.). Regulations are at 24 CFR parts 3500 and 3800.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office.
On the Web: www.hud.gov/office/hsg/sfh/res/respa_hm.cfm

Current Status: Active.

Manufactured Home Construction and Safety Standards

Uses federal standards for design and construction of manufactured homes to assure the quality, durability, safety, and affordability of manufactured homes. By 2006, the program also will include installation standards and a dispute resolution component.

Nature of Program: HUD issues and enforces appropriate standards for the construction, design, and performance 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. These standards may be enforced by HUD directly or by various states that have established state administrative agencies in order to participate in the program. 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.

Recent statutory amendments substantially expanded the program to include establishment and enforcement of installation standards (by the end of 2005), establishment of a dispute resolution program (by the end of 2005), and creation of a consensus committee to make recommendations to HUD on certain aspects of the program.

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

Legal Authority: National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401-5426), as amended by the Manufactured Housing Improvement Act of 2000 (Title VI, Public Law 106-569). Regulations are in 24 CFR parts 3280, 3282, 3284, and 3800.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office
On the Web: www.hud.gov/offices/hsg/sfh/mhs/mchss.cfm

Current Status: Active.

Interstate Land Sales Registration

Protects subdivision lot purchasers by requiring full disclosure and prohibiting fraudulent practices by land developers and promoters.

Nature of Program: HUD is responsible for administering the laws governing land sales registration. The Interstate Land Sales Full Disclosure Act prohibits developers and their agents from selling or leasing, by mail or by means of interstate commerce, any lot in any subdivision of 100 or more nonexempt lots unless two conditions are met:

- (1) A Statement of Record must be filed with HUD, containing full and current disclosure and documentation about the ownership of the land, the state of title, physical characteristics, planned availability of roads, services, utilities, and other matters.
- (2) A printed Property Report, the disclosure instrument provided for by the Act that describes the items mentioned in (1) above, must be delivered to each purchaser or lessee in advance of signing the contract or agreement.

Antifraud provisions apply to subdivisions containing 25 or more lots. Willful violation is subject to criminal penalties of imprisonment for not more than five years or a fine of not more than \$10,000, or both. A suit for damages may be brought by a purchaser in any state or federal court for the district in which the defendant may be found or in which the transaction took place. HUD may seek an injunction against any developer that it can show is violating or about to violate the law and may obtain restitution for aggrieved purchasers. HUD may also impose civil money penalties for violations and suspend the registration of a developer whose Statement of Record or Property Report contains misrepresentation or omits material facts.

Applicant Eligibility: The Interstate Land Sales program does not involve program participation; it applies to all developers and agents who sell or lease or offer to sell or lease lots in subdivisions using the mail or means of interstate commerce, unless the offering is exempt.

Legal Authority: Interstate Land Sales Full Disclosure Act (15 U.S.C. 1701 *et seq.*). Regulations are in 24 CFR parts 1710-1720 and 3800.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office
On the Web: www.hud.gov/office/hsg/sfh/ils/ilshome.cfm

Current Status: Active.

Multifamily Housing Programs

Supportive Housing for the Elderly (Section 202)

Provides assistance to expand the supply of housing with supportive services for the elderly.

Nature of Program: Capital advances, rather than direct loans as previously provided under Section 202, are made to eligible private, nonprofit sponsors to finance the development of rental housing with supportive services for the elderly. The advance is interest free and does not have to be repaid so long as the housing remains available for very low-income elderly persons 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 (usually 30 percent of monthly adjusted income).

Applicant Eligibility: Private, nonprofit organizations and consumer cooperatives may qualify for assistance. Occupancy is open to very low-income households which include at least one person 62 years of age or older.

Legal Authority: Section 202, Housing Act of 1959 (12 U.S.C. 1701q), as amended under Section 801 of the Cranston-Gonzalez National Affordable Housing Act. Regulations are in 24 CFR part 891.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/offices/hsg/mfh/progdsc/eld202.cfm

Current Status: Active.

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 for the frail elderly.

Nature of Program: This program provides funding for the physical costs of converting some or all of units in an eligible development into an assisted-living facility (ALF), including the unit configuration, common and services space, and any necessary remodeling consistent with HUD or the state's statute or regulations (whichever is more stringent). ALFs are designed to accommodate frail elderly and people with disabilities 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 ALFs must provide supportive services such as personal care, transportation, meals, housekeeping, and laundry. 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, Section 236 housing developments that are designated primarily for occupancy by the elderly for at least five years.

Legal Authority: Section 202(b), Housing Act of 1959 (12 U.S.C. 1701q).

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/offices/hsg/mfh/progdsc/alcp.cfm

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, 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 or special rent adjustments.

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

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

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices.
On the Web: www.hud.gov/offices/hsg/mfh/progdsc/servicecoord.cfm

Current Status: Active.

Manufactured Home Parks (Section 207)

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

Nature of Program: HUD insures mortgages made by private lending institutions to help finance construction or rehabilitation of manufactured home parks consisting of five or more spaces. Mortgages are limited to \$11,250 per individual manufactured home space within each park. In high-cost areas, this maximum may be increased up to 240 percent on a case-by-case basis. 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 requirements may apply to an FHA-approved lending institution after conferring with the local HUD office.

Legal Authority: Section 207, National Housing Act (12 U.S.C. 1713). Regulations are in 24 CFR 207.33.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office; HUD Multifamily Hubs and Program Centers.

On the Web: www.hud.gov/offices/hsg/mfh/progdesc/homepark207.cfm

Current Status: Active.

Cooperative Housing (Section 213)

Federal mortgage insurance to finance cooperative housing projects.

Nature of Program: HUD 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 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, National Housing Act (12 U.S.C. 1715e). Regulations are in 24 CFR part 213.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Source: Administering office; HUD Multifamily Hubs and Program Centers.

On the Web: www.hud.gov/offices/hsg/mfh/progdesc/coop213.cfm

Current Status: Active. New construction and substantial rehabilitation cooperative projects are also insured under Section 221(d)(3), which requires appropriated credit subsidy and a higher mortgage insurance premium.

Mortgage and Major Home Improvement Loan Insurance for Urban Renewal Areas (Section 220)

Federally-insured loans used 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: HUD 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. HUD insures supplemental loans to finance improvements that will enhance and preserve salvageable homes and apartments in designated urban renewal areas.

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

Legal Authority: Section 220(a) and (h), National Housing Act (12 U.S.C. 1715k(a), (h)). Regulations are in 24 CFR parts 200 and 220.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office; HUD Multifamily Hubs and Program Centers.

On the Web: www.hud.gov/offices/hsg/mfh/progdesc/renturbanhsg220.cfm

Current Status: Active. The Multifamily program is active but few new projects are currently insured each year. The Single Family program and Supplemental Loan program are not 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. Single Room Occupancy (SRO) projects are also eligible for mortgage insurance. Section 221(d)(3) and (4) are HUD's major insurance programs for new construction or substantially rehabilitated multifamily rental housing.

Nature of Program: The Department 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 cost 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.

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. Tenant occupancy is not restricted by income limits.

Legal Authority: Section 221(d)(3) and (4), National Housing Act (12 U.S.C. 17151(d)(3), (4)). Regulations are in 24 CFR part 221, subparts C and D.

Administering Office: The Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office; HUD Multifamily Hubs and Program Centers.

On the Web: www.hud.gov/offices/hsg/mfh/progdesc/rentcoopshg221d3n4.cfm

Current Status: Active.

Existing Multifamily Rental Housing (Section 207/223(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: HUD 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 three years.

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

Legal Authority: Section 223(f), National Housing Act (12 U.S.C. 1715n(f)). Regulations are in 24 CFR part 200.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner,
U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office; HUD Multifamily Hubs and Program Centers.
On the Web: www.hud.gov/offices/hsg/mfh/progdesc/purchrefi223f.cfm

Current Status: Active.

Mortgage Insurance for Housing for the Elderly (Section 231)

Federal mortgage insurance to finance the construction or rehabilitation of rental housing for the elderly or handicapped.

Nature of Program: To assure a supply of rental housing suited to the needs of the elderly or handicapped, HUD insures mortgages made by private lending institutions to build or rehabilitate multifamily projects consisting of five or more units. HUD 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) or handicapped persons are eligible to occupy units in a project insured under this program.

Legal Authority: Section 231, National Housing Act (12 U.S.C. 1715v). Regulations are in 24 CFR part 231.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office; HUD Multifamily Hubs and Program Centers.
On the Web: www.hud.gov/offices/hsg/mfh/progdesc/renthsgeld231.cfm

Current Status: Active, but only a few loans are insured each year. Multifamily housing for the elderly is now generally insured under the Section 221(d)(3) and (4) programs.

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))

Federal mortgage insurance to finance or rehabilitate nursing, assisted-living, intermediate care, or board and care facilities.

Nature of Program: HUD insures mortgages made by private lending institutions to finance construction or renovation of facilities to accommodate 20 or more patients requiring skilled nursing care and related medical services, or those in need of minimum but continuous care provided by licensed or trained personnel. 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).

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, and/or board and care are eligible to live in these facilities.

Legal Authority: Section 232, National Housing Act (12 U.S.C. 1715w). Regulations are in 24 CFR part 232.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office; HUD Multifamily Hubs and Program Centers.
On the Web: www.hud.gov/offices/hsg/mfh/progdesc/nursinglcp232.cfm

Current Status: Active.

Supplemental Loans for Multifamily Projects (Section 241)

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

Nature of Program: HUD insures loans made by lenders to pay for improvements or additions to apartment projects, nursing homes, hospitals, or group practice facilities that already carry HUD-insured or HUD-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 health care facilities (as specified above).

Legal Authority: Section 241, National Housing Act (12 U.S.C. 1715z-6). Regulations are in 24 CFR part 241.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office; HUD Multifamily Hubs and Program Centers.
On the Web: www.hud.gov/offices/hsg/mfh/progdesc/supplement241a.cfm

Current Status: Active.

Hospitals (Section 242)

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

Nature of Program: HUD 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. Facilities must be properly licensed, provide primarily acute patient care, and be able to demonstrate the need for the project. Key program criteria include maximum loan-to-value 90 percent, loan term 25 years, and funding of a mortgage reserve fund. Hospitals covered by Section 242 are also eligible for refinancing under Section 223(f).

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

Legal Authority: Section 242, National Housing Act (12 U.S.C. 1715z-7). Regulations are in 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 20410-8000.

Information Sources: Office of Insured Health Care Facilities (202 708-0599). On the Web: www.hud.gov/offices/hsg/hosp/hsghospi.cfm

Current Status: Active.

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.

Nature of Program: Capital advances are made to eligible nonprofit sponsors, which have a Section 501(c)(3) tax exemption ruling, to finance the development of rental housing with the availability of 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-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 (usually 30 percent of monthly adjusted income).

Applicant Eligibility: Nonprofit organizations with a Section 501(c)(3) IRS tax exemption may qualify for assistance. Occupancy is open to very low-income persons with disabilities who are 18 years and older.

Legal Authority: Section 811, Cranston-Gonzalez National Affordable Housing Act. Regulations are in 24 CFR part 891.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

Information Sources: Administering office and HUD field offices. On the Web: www.hud.gov/offices/hsg/mfh/progdsc/disab811.cfm

Current Status: Active.

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

Two multifamily mortgage credit programs to enhance credit.

Nature of Program: The Section 542(b) program provides for HUD to enter into reinsurance agreements with Fannie Mae, Freddie Mac, qualified financial institutions (QFIs), qualified Housing Finance Agencies (HFAs), and the Federal Housing Finance Board. The agreements provide for risk-sharing on a 50-50 basis.

The Section 542(c) program requires HUD to carry out a program in conjunction with qualified HFAs to provide federal credit enhancement for loans for affordable multifamily housing through a system of risk-sharing agreements.

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

Applicant Eligibility: Fannie Mae, Freddie Mac, QFIs, HFAs, and the Federal Housing Finance Board.

Legal Authority: Section 542 of the HCD Act of 1992 Act (12 U.S.C. 1707 note). Regulations are in 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 20410-8000.

Information Sources: For Section 542(c), state housing finance agencies. On the Web: www.hud.gov/offices/hsg/mfh/progdesc/riskshare542b.cfm or www.hud.gov/offices/hsg/mfh/progdesc/riskshare542c.cfm

Current Status: Active.

Mark-to-Market Program

Preserves long-term low-income housing affordability by restructuring mortgages.

Nature of Program: The Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) authorized a Mark-to-Market 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) HUD-insured or HUD-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) reduce project rents to no more than comparable market rents (with certain exceptions); (2) restructure the HUD-insured or HUD-held financing so that the monthly payments on the first mortgage can be paid from the reduced rental levels; (3) perform any needed rehabilitation of the project; and (4) ensure competent management of the project. The restructured project is subject to long-term use and affordability restrictions.

MAHRA established within HUD the Office of Multifamily Housing Assistance Restructuring (OMHAR) to develop and actively manage, administer, and oversee the Mark-to-Market Program through a decentralized structure of Participating Administrative Entities (PAEs). OMHAR is now part of the Office of Housing.

Applicant Eligibility: A public agency (including a state housing finance agency or a local housing agency), a nonprofit organization, or any other entity, or a combination of such entities that meet the requirements of section 513(b) of MAHRA.

Legal Authority: Multifamily Assistance and Housing Reform and Affordability Act of 1997 (42 U.S.C. 1437f note). Regulations are in 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 20410-8000.

Information Source: Administering office.

Current Status: Active. The program is scheduled to terminate October 1, 2006. OMHAR is scheduled to terminate October 1, 2004, and the Office of Multifamily Housing in the Office of Housing will assume responsibility for the final two years of the program.

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 and local governments.

Legal Authority: Public Law 105-50 (October 6, 1997).

Administering Office: Assistant Secretary for Housing- Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410-8000.

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

Current Status: Active.

Public and Indian Housing

Housing Choice Voucher Program

Tenant-based low-income housing assistance, providing subsidies for standard-quality units that are (in general) chosen by the tenant in the private market.

Nature of Program. The following is a short list of key features:

Targeting and Eligibility. Seventy-five percent of newly available vouchers at a public housing agency (PHA) must go to families with incomes below 30 percent of the area median income. In general, eligibility for the new vouchers 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;
- Low-income families that are nonpurchasing tenants of certain homeownership programs;
- Low-income tenants displaced from certain Section 221 and 236 projects; or
- Low-income families that meet PHA specified eligibility criteria (see Section 8(o)(4)).

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 incidence 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)).

Maximum Initial Rent Burden. A family must not pay more than 40 percent of adjusted monthly income for rent when the family first receives the subsidy 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 includes provisions that increase 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 of 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 added to the statutory termination of tenancy provisions (see Section 8(o)(7)(D)).

Project-Based Voucher Assistance. 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. A PHA may provide project-based assistance for existing housing that does not need rehabilitation as well as for newly constructed and rehabilitated housing. The assistance is tied to specific units under an assistance contract with the owner for a specified term.

Enhanced Voucher Assistance. These are special vouchers available to tenants who would otherwise be adversely affected by HUD program decisions. Enhanced vouchers 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. Enhanced vouchers 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 enhanced voucher assistance which 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 enhanced voucher assistance. These situations include owner opt-outs from specified programs.

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 in 24 CFR part 5 (certain cross-cutting requirements), 24 part 982: Tenant-based Housing Choice Voucher Program; 24 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 20410-5000.

Information Sources: Local public housing agencies or HUD field offices. On the Web: www.hud.gov/offices/pih/programs/hcv/about/fact_sheet.cfm

Current Status: Active.

Housing Voucher Homeownership Assistance

Help for voucher families buying homes.

Nature of Program: A public housing agency (PHA), at its option, may provide monthly assistance to families (who are current voucher participants) that meet certain criteria and that are purchasing homes in an amount that would otherwise have been provided to that family as tenant-based voucher assistance.

Applicant Eligibility: Public housing agencies.

Legal Authority: Section 8(y) of the U.S. Housing Act of 1937; Section 302 of the American Homeownership and Economic Opportunity Act of 2000 (Public Law 106-569). Regulations are in 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 20410-5000.

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

Current Status: Active.

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 PHA may project-base up to 20 percent of the PHA's voucher funding.
- A PHA may provide project-based assistance for existing housing that does not need rehabilitation, as well as for newly constructed or rehabilitated housing.
- After one year of assistance, a family may move from a project-based voucher unit. When a slot is available, the family may switch to the PHA's tenant-based voucher program or another comparable program.
- Except for units designated for families that are elderly, disabled, or receiving supportive services, no more than 25 percent of units in a building may have project-based voucher assistance.
- A PHA may commit to pay project-based assistance for a term of up to 10 years. However, the PHA's contractual commitment is subject to availability of appropriated funds.
- At the end of the contract term, the PHA may extend the Housing Assistance Payment (HAP) Contract with a Section 8 owner for a period appropriate to achieve long-term affordability or to expand housing opportunities. Extensions are subject to 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), as amended by Section 232 of the Fiscal Year 2001 Appropriations Act (Public Law 106-377). A January 16, 2001, Federal Register notice (66 FR 3605). Regulations to follow and be codified in 24 CFR part 983.

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

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

Current Status: Active.

Public Housing Operating Fund

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

Nature of Program: HUD provides operating subsidies to PHAs to help them meet operating and management expenses. A PHA can use operating funds for operating and management costs including administration, routine maintenance, anticrime and antidrug activities, resident participation in management, insurance costs, energy costs, the repayment of debt encumbered for the rehabilitation and development of public housing units, and costs related to the operation and management of mixed finance projects, among other things.

Nontroubled 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.

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 in 24 CFR part 990.

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Sources: Local public housing agencies and HUD field offices.
On the Web: www.hud.gov/progdesc/opsub106.cfm

Current Status: Active.

Public Housing Capital Fund

Capital and management funding for public housing agencies.

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; and homeownership activities, including programs under Section 32.

Based on the status, not more than 20 percent of a public housing agency's (PHA) capital funds may be used for operating expenses if the PHA's plan provides for such use. In addition, nontroubled PHAs that own or operate fewer than 250 units have full discretion in how they allocate these grants between the capital and operating funds.

Applicant Eligibility: Public housing agencies.

Legal Authority: Section 9 of the U.S. Housing Act of 1937 (42 U.S.C. 1437g(d)). Regulations are in 24 CFR part 905, and 24 CFR part 968.

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Sources: Local public housing agencies and HUD field offices.

Current Status: Active.

Public and Indian Housing Drug Elimination Program

Grants to fund drug elimination activities in public, assisted, and Indian housing.

Nature of Program: The program authorizes HUD to make grants to public housing agencies (PHAs), Indian tribes and their tribally-designated housing entities (TDHEs), and owners of assisted housing for use in eliminating drug-related and violent crime in housing projects. To receive funding under this program, applicants are required to develop a plan for addressing drug-related crime, and to indicate how assisted activities will further the plan. Grant funds may be used for the following activities designed to eliminate drug-related or violent crime: (1) employment of security personnel and investigators; (2) reimbursement of local law enforcement agencies for the cost of providing additional (i.e., over and above the level of services the locality is already obligated to provide under its cooperation agreement with the PHA) security and protective services; (3) physical improvements designed to enhance security in public housing projects; (4) support of public housing tenant patrols acting in cooperation with local law enforcement agencies; (5) programs to reduce drug use in and around public housing projects; and (6) funding of resident management corporations (RMCs) and incorporated resident councils (RCs) for the development of security and drug abuse prevention programs involving site residents; and (7) continuation of current program activities.

Applicant Eligibility: PHAs, Indian tribes and their TDHEs, and owners of assisted housing.

Legal Authority: The Public and Assisted Housing Drug Elimination Act of 1990 (42 U.S.C. 11901 note). Regulations are in 24 CFR part 761.

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000

Information Source: Public and Indian Housing Information and Resource Center,
1-800-955-2232 (toll-free number).

Current Status: No funds have been appropriated since Fiscal Year 2001.

Public Housing/Section 8 Moving to Work Demonstration

Incentives to public housing agencies (PHAs) to save money while helping families with children to become economically self-sufficient, and to test practices that would otherwise be inconsistent with statutory or regulatory guidance.

Nature of Program: Under the Moving to Work demonstration, PHAs and HUD are permitted to design and test various approaches for providing and administering housing assistance that save money, give incentives to families with children to become economically self-sufficient, and increase housing choices for low-income families. HUD permits up to 32 PHAs to participate. Up to 15 PHAs may receive training and technical assistance to identify replicable program models (and up to 10 could receive such assistance to help them in implementing the program).

Under the demonstration, PHAs may combine operating funds, capital funds, and Section 8 assistance to provide housing for low-income families and services to facilitate the transition to work. They may also seek relief from the statutory and regulatory requirements of the public housing and Section 8 programs, except that the Section 18 (public housing demolition/disposition) and Section 12 (labor standards) requirements would continue to apply in all cases.

Applicant Eligibility: Public housing agencies.

Legal Authority: Section 204 of the Fiscal Year 1996 Appropriations Act (Public Law 104-134); Section 599H(e) of the Quality Housing and Work Responsibility Act (Public Law 105-276).

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

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

Current Status: Active, but no further applications are being accepted. No funds have been appropriated for the demonstration or the initiative since Fiscal Year 2001.

Revitalization of Severely Distressed Public Housing (HOPE VI)

Eradicate 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 which 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. 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 HOPE VI program was modified and extended by the Fiscal Years 1994, 1995, 1996, 1997, 1998, and 1999 appropriations acts. It is authorized through Fiscal Year 2004 by Section 535 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), which establishes a new Section 24 of the U.S. Housing Act of 1937. The program allows HUD to provide competitive grants to PHAs to carry out HOPE VI eligible activities. PHAs generally must contribute 5 percent of the grant amount.

Applicant Eligibility: Public housing agencies

Legal Authority: HUD's Fiscal Year 1993 through 1999 Appropriations Acts; Section 24 of the U.S. Housing Act of 1937, as amended by Section 535 of the Quality Housing and Work Responsibility Act of 1998 (42 U.S.C. 1437v).

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Sources: Administering office; Office of Public Housing Investments.
On the Web: www.hud.gov/offices/pih/programs/ph/hope6/about/description.cfm

Current Status: Active.

Public Housing Homeownership — Section 32

Sell 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 the HUD 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 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 in 24 CFR part 906.

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Sources: Administering office. Office of Public Housing Investments.
On the Web: [www.hud.gov/progdsc/sect5\(h\).cfm](http://www.hud.gov/progdsc/sect5(h).cfm)

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.

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 for the purposes of providing supportive services, and resident empowerment activities to public and Indian housing residents. Such programs may include activities relating to:

- (1) Physical improvements to provide space for supportive services;
- (2) The provision of service coordinators or a congregate services housing program;
- (3) Work readiness, education, job training, and counseling;
- (4) Economic and job development;
- (5) Resident management activities and resident participation activities; and
- (6) Other activities aimed at improving the self-sufficiency of residents.

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

Applicant Eligibility: PHAs, recipients under NAHASDA, RMCs, resident councils, and resident organizations.

Legal Authority: Section 34 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-6), as amended by section 221 of the Fiscal Year 2001 Appropriations Act.

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Sources: Administering office; Office of Resident Initiatives.

On the Web: www.hud.gov/offices/pih/programs/ph/ross/index.cfm

Current Status: Active.

Family Self-Sufficiency Program

Promotes the development of local strategies to support the economic independence of voucher and public housing tenants through coordination of public and private resources.

Nature of Program: The purpose of the Family Self-Sufficiency (FSS) program is to promote the development of local strategies to coordinate the use of public housing and Housing Choice Voucher program assistance with public and private resources, to enable eligible families to achieve economic independence and self-sufficiency. PHAs that have received funding for additional units of public housing or Housing Choice Vouchers since October 1, 1992, and October 1, 1998, must establish an FSS program, generally equal in size to the number of new units they received during that period, but individual families are not required to participate. Participating families enter into contracts with PHAs setting forth the resources and services to be made available. Among the supportive services that may be provided are childcare, transportation, remedial education, and job training. In FSS, any increase in rent payable by very low-income families due to increases in earned income goes to fund an escrow savings account. The account becomes available to the family after it no longer receives federal or state welfare assistance, upon successful performance of its obligations under the contract of participation, and under other appropriate circumstances.

Applicant Eligibility: Public housing agencies.

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

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Source: Administering office.

Current Status: Active.

Indian Community Development Block Grant (ICDBG) Program

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

Nature of Program: Offers grants on a competitive basis to eligible Indian tribes and Alaskan 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 people. 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 Alaskan 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 Offices 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 Alaskan Native Villages on a competitive basis, according to selection criteria set forth in a regulation and Notice of Funding Availability (NOFA).

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

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Sources: HUD Area ONAP offices in Chicago, Denver, Oklahoma City, Phoenix, Seattle, and Anchorage. On the Web: www.hud.gov/progdesc/icdbg1.cfm

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, both a one-year and a five-year 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 major programs that have been folded into the block grant program include: assistance under the U.S. Housing Act of 1937, HOME, and homeless assistance primarily serving Indians and Indian areas under the McKinney-Vento Homeless Assistance Act. 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.

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

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

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Sources: Administering office.
On the Web: www.hud.gov/progdesc/ihbg1208.cfm

Current Status: Active.

Federal Guarantees for Financing for Tribal Housing Activities (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 not guarantee obligations exceeding \$400 million for each of Fiscal Years 1997-2007, with a cumulative cap of \$2 billion for the eleven-year period. Once 50 percent of the authority has been committed in any year, HUD may limit the amount of guarantees any one tribe may receive in any fiscal year to \$50 million or request an increase in the statutory dollar limitations. 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 Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4191 et seq.). Regulations are in 24 CFR part 1000.

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Sources: Administering office, and Office of Loan Guarantee, Office of Native American Programs, Suite 3390, 1999 Broadway, Denver, CO 80202-5733.

On the Web: www.hud.gov/progdsc/ftrib1.cfm

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 Act 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 (12 U.S.C. 1715z-13a). Regulations are in 24 CFR part 1005.

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Sources: Administering office; Office of Loan Guarantee, Office of Native American Programs, Suite 3390, 1999 Broadway, Denver, CO 80202-5733.

On the Web: www.hud.gov/progdsc/insec184.cfm

Current Status: Active.

Native Hawaiian Housing Block Grant (NHHBG) Program

Affordable housing activities for Native Hawaiians.

Nature of Program: This new 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 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 and approval a one-year and a five-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 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.

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) and Section 203 of the Omnibus Indian Advancement Act (Public Law 106-568).

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Source: Administering office.

Current Status: Active.

Loan Guarantees for Native Hawaiian Housing — Section 184A

Home loan guarantees for Native Hawaiians.

Nature of Program: This new 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 non-profit organizations experienced in Native Hawaiian affordable housing. 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 appropriation acts.

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

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

Administering Office: Assistant Secretary for Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410-5000.

Information Source: Administering office.

Current Status: Active.

Fair Housing and Equal Opportunity

Fair Housing (Title VIII)

Investigates, conciliates, and charges cases of housing discrimination prohibited by the Fair Housing Act.

Nature of Program: The Fair Housing Act prohibits discrimination in housing based on race, color, religion, sex, national origin, handicap, or familial status (includes individuals or families with children under 18 years of age and pregnant women). The Fair Housing Act applies to almost all housing in the country.

The law 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.

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;
- Deny that housing is available when, in fact, it is.

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 residence. 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 an 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.

Communities should not adopt and enforce 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, resi-

dents 62 years of age or older, if 80 percent of the units are occupied by at least one person 55 years of age or older, and significant services and facilities are provided for older persons. Exemption also applies where providing significant services and facilities is impractical but important housing opportunities are provided 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 people with disabilities.

In addition to non-discrimination, the Fair Housing Act also provides that HUD must administer all of its programs and activities in a manner to affirmatively further the policies of the Act.

Anyone who believes that he or she has been discriminated against can file a complaint with any HUD office in person, by mail, 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 will hold a hearing, unless either party chooses to take a case to federal district court.

If proceeding before a HUD Administrative Law Judge, the complainant may receive access to the housing that was denied and may be awarded compensatory damages and attorneys' fees as well. In such cases, the discriminating party may also be assessed a civil penalty of up to \$11,000 for a first offense. If the case is heard by a federal district court, the complainant additionally may be awarded unlimited punitive damages, but civil penalties are not available.

When HUD finds that a complaint has merit and requires prompt court action, 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. The national toll-free numbers are 1-800-669-9777 (VOICE) or 1-800-927-9275 (TTY). An aggrieved person may also file suit in a federal court whether or not a complaint has been filed with HUD.

Legal Authority: Fair Housing Act (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 20410-2000.

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

Current Status: Active.

Fair Housing Assistance Program (FHAP) (State and Local Agencies Program)

Assists state and local agencies that administer fair housing laws.

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. 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.

Applicant Eligibility: Applicant agency must (1) be 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: Fair Housing Act (42 U.S.C. 3601 et seq.). Regulations are in 24 CFR part 115.300 et seq.

Administering Office: Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410-2000.

Information Sources: Administering office; Office of Programs, FHIP/FHAP Support Division.

On the Web: www.hud.gov/offices/fheo/partners/FHAP/index.cfm

Current Status: Active.

Fair Housing Initiatives Program (FHIP)

Increases compliance with the Fair Housing Act and substantially equivalent state and local fair housing laws.

Nature of Program: Provides funding to Qualified Fair Housing Enforcement Organizations (QFHOs), Fair Housing Enforcement Organizations (FHOs), public and private for profit and not for profit entities, state or local governments, and Fair Housing Assistance Program agencies, 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: (1) the Administrative Enforcement Initiative, (2) the Education and Outreach Initiative, (3) the Private Enforcement Initiative, and (4) the Fair Housing Organization Initiative.

Applicant Eligibility: The Administrative Enforcement Initiative is limited to state and local government agencies that administer fair housing laws certified as “substantially equivalent” to the Fair Housing Act. The Education and Outreach Initiative is open to state or local governments and public or private entities that are formulating or carrying out programs to prevent or eliminate discriminatory housing practices. The Private Enforcement Initiative is limited to QFHOs and FHOs that are formulating or carrying out programs to prevent or eliminate discriminatory housing practices. At least one year of fair housing enforcement experience is required to conduct testing under the Private Enforcement Initiative. The Fair Housing Organization Initiative is limited to QFHOs and provides funding to assist newly created fair housing enforcement organizations and support development of established organizations.

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

Administering Office: Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410-2000.

Information Sources: Administering office; Office of Programs, FHIP/FHAP Support Division.

On the Web: www.hud.gov/offices/fheo/partners/FHIP/fhip.cfm

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

Certification of Substantially Equivalent Agencies

Analyzes the fair housing laws administered by the state or local fair housing agency for consistency with Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Amendments Act of 1988 (the Fair Housing Act).

Nature of Program: HUD is responsible for administering the Fair Housing Act, which prohibits discrimination in housing based on race, color, religion, sex, national origin, handicap, or familial status (includes individuals or families with children under 18 years of age and pregnant women). A state or local fair housing agency may qualify to handle complaints alleging violations of the Fair Housing Act if it has been certified as “substantially equivalent.”

For a state or local agency to be certified as “substantially equivalent,” the Assistant Secretary for Fair Housing and Equal Opportunity determines that a state or local agency enforces a law that is substantially equivalent to the federal Fair Housing Act with regard to substantive rights, procedures, remedies, and the availability of judicial review. The agency’s law and its procedures must meet specific criteria established under the Fair Housing Act, and these include: adequacy of law and adequacy of agency performance.

Applicant Eligibility: Any state or local governmental agency administering a fair housing law or ordinance may request certification.

Legal Authority: Fair Housing Act (42 U.S.C. 3601 *et seq.*). Regulations are in 24 CFR part 115.

Administering Office: Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410-2000.

Information Source: Administering office; Office of Programs, FHIP/FHAP Support Division.

Current Status: Active.

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-funded activities without regard to race, color, religion, national origin, disability, age, or sex.

Nature of Program: HUD determines the extent to which its programs comply with federal laws prohibiting discrimination in all federally-funded activities.

The Office of Fair Housing and Equal Opportunity investigates complaints and reviews HUD programs to eliminate discrimination. Changes or new policies are developed to make HUD activities responsive to the problems of protected classes and to promote their participation in HUD-assisted activities.

The Community Development Block Grant program includes a separate nondiscrimination provision in addition to these laws.

Technical assistance is available to state and local agencies with civil rights problems in HUD-assisted programs. Non-complying HUD applicants or recipients are given the opportunity of a hearing; if that results in a finding of discrimination, federal assistance for the program may be refused, terminated, or suspended. HUD may also refer the matter to the Department of Justice for enforcement.

Under Title II of the Americans with Disabilities Act, HUD is a designated agency to investigate discrimination complaints.

Applicant Eligibility: Any HUD-assisted activity, except contracts of insurance or guaranty, is subject to Title VI, Section 109, Section 504, Title IX, and the Age Discrimination Act. Any person or group suspecting discrimination in a 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) 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); and Title IX of the Education Amendments Act of 1972 (20 U.S.C. 1681 *et seq.*).

Administering Office: Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410—2000.

Information Source: Administering office; Office of Enforcement.

Current Status: Active.

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 promotes local economic development, neighborhood economic improvement, job training and opportunities, and individual self-sufficiency. Section 3 requires that recipients of certain HUD assistance, to the greatest extent feasible, provide job training and employment, and contracting opportunities for low- and very low-income residents in connection with projects and activities undertaken with the HUD assistance.

Applicant Eligibility: Recipients of HUD assistance, such as public housing agencies, nonprofit organizations, and state and local governments depending upon the assistance.

Legal Authority: Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u).

Administering Office: Assistant Secretary for Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development, Washington, DC 20410-2000.

Information Source: Administering office; Office of Economic Opportunity. On the Web: www.hud.gov/offices/fheo/section3/section3.cfm

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 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 (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 20410-2000.

Information Source: Administering office; Office of Policy and Evaluations.

Current Status: Active.

Policy Development and Research

Policy Development and Research Initiatives

Advise the Secretary on HUD policy issues.

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 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. PD&R is also heavily involved in establishing and monitoring the housing goals of Fannie Mae and Freddie Mac. 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, Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1).

Administering Office: Assistant Secretary for Policy Development and Research, U.S. Department of Housing and Urban Development, Washington, DC 20410-6000.

Information Source: Administering office.

Current Status: Active.

American Housing Survey

Nature of Program: Since 1973, HUD has funded an Annual Housing Survey conducted by the Bureau of the Census. The survey provides information on the size and composition of the housing inventory, characteristics of its occupants, changes in the inventory resulting from new construction and from losses, indicators of housing and neighborhood quality, and characteristics and dynamics of urban housing markets. The entire nation is surveyed every two years (in odd-numbered years); and of 47 large metropolitan areas: the largest six metro areas are surveyed every four years and the other 41 metro areas are surveyed every six years.

Results from the surveys are made available in printed reports and on the internet. Access to the reports, special tables, actual survey responses, and survey documentation are available through www.HUDUSER.org or www.Census.gov

Applicant Eligibility: Not applicable.

Legal Authority: Section 512, Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1).

Administering Office: Assistant Secretary for Policy Development and Research, U.S. Department of Housing and Urban Development, Washington, DC 20410-6000.

Information Source: Administering office.

Current Status: Active.

Doctoral Research Grant Programs

1. Doctoral Dissertation Research Grant Program

Nature of Program: HUD provides competitive grants to Ph.D candidates to enable them to complete their dissertations on research issues related to HUD priorities. The maximum grant amount is \$25,000 for a two-year grant period.

Current Status: Active.

2. Early Doctoral Student Research Grant Program

Nature of Program: HUD provides competitive grants to Ph.D students early in their studies to complete research projects on issues related to HUD priorities. The maximum grant amount is \$15,000 for a one-year grant period.

Current Status: Active.

3. HUD Urban Scholars Fellowship Program

Nature of Program: HUD provides competitive grants to Ph.Ds early in their academic careers to undertake research on issues related to HUD priorities. The maximum grant amount is \$55,000 for a fifteen-month grant period. The National Academy of Sciences administers the program.

Current Status: Active.

For All Three Programs:

Applicant Eligibility: Doctoral Candidates; Ph.Ds.

Legal Authority: Title V of the HUD 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 20410-6000.

Information Source: Administering office.

Bridges to Work

Grants to link low-income, inner-city residents with suburban jobs.

Nature of Program: Bridges to Work (BtW) is a research demonstration program that works in partnership with local public and private entities to link low-income, inner-city residents with suburban jobs by providing job placement, transportation, and supportive services such as child care and counseling. The Bridges to Work program was developed by Public/Private Ventures, a nonprofit research and program development organization. Five cities were chosen as BtW demonstration sites: Baltimore, Chicago, Denver, Milwaukee, and St. Louis.

Applicant Eligibility: Local public and private entities.

Legal Authority: Supportive services program authorized under the CDBG heading in the Fiscal Year 1996 Appropriations Act (Public Law 104-134).

Administering Office: Assistant Secretary for Policy Development and Research, U.S. Department of Housing and Urban Development, Washington, DC 20410-6000.

Information Source: Administering office.

Current Status: \$17 million, derived from both private and public sources, was committed for the initial four-year pilot demonstration. Of that total, \$8 million came from HUD (more specifically, from the \$53 million set-aside for supportive services under the CDBG heading in the Fiscal Year 1996 Appropriations Act). No additional funding has since been appropriated.

Partnership for Advancing Technologies in Housing Initiative (PATH)

Nature of Program: PATH is a public/private partnership that joins together key federal agencies with leaders from the home building, product manufacturing, insurance, and financial industries to develop and deploy the technologies for the next generation of housing that is more affordable, durable, disaster resistant, safer, and energy/resource efficient.

Applicant Eligibility: Federal agencies, nonprofit organizations, profit-making organizations, universities and colleges, and state and local governments.

Legal Authority: Title V of the HUD 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 20410-6000.

Information Source: Administering office.

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, all mortgages in a pool are the same type (e.g., single family) and have been originated in the last 48 months. Ninety percent of the pooled mortgages backing Ginnie Mae I securities must have original maturities of 20 or more years, unless the entire pool has a maturity of less than 20 years. In addition, the mortgage interest rates must all be the same and the securities must be issued by the same lender. Ginnie Mae I securities have a 50 basis point servicing and guarantee fee, 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 housing loans where the interest rate is the same for each loan in the pool. 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 of each month.

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

Legal Authority: Section 306(g), 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 20410-9000.

Information Source: Ginnie Mae, Office of Mortgage-Backed Securities.
On the Web: 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 lowers the cost of, and maintains the supply of, mortgage financing for government-backed loans.

In the Ginnie Mae II program, multiple lenders may pool mortgages 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 ARM loans to be pooled. A wider range of mortgage interest rates are permitted in a Ginnie Mae II MBS pool, and lenders are permitted servicing fees ranging from 19 to 69 basis points. The minimum pool size is \$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 and manufactured housing loans 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 of each month.

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

Legal Authority: Section 306(g), 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 20410-9000.

Information Source: Ginnie Mae, Office of Mortgage-Backed Securities.
On the Web: www.ginniemae.gov

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 mortgage 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 the 1980s, the investor base for MBS was again broadened by the introduction of an innovative and more efficient vehicle, the Real Estate Mortgage Investment Conduit (commonly known in the industry as a REMIC or CMO). 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.

Nature of the Program: The Ginnie Mae Multiclass Securities program is a vehicle that increases the liquidity of mortgage products and attracts new sources of capital for the federally-insured or guaranteed loans. A CMO is a type of pay-through bond characterized by a multiclass, or multi-tranched serialized structure. CMOs are partitioned into several tranches of bonds of serialized priority by which the bonds are redeemed. Ginnie Mae CMOs may be collateralized by MBS by FHA-insured or VA-guaranteed mortgages.

Investors are well advised to understand fully the potential risks - most notably prepayment (or option) and market risks - inherent in REMIC and other mortgage investments. Ginnie Mae, the guarantor of MBS and REMIC securities, virtually eliminates credit risk by guaranteeing the timely payment of principal and interest on the underlying mortgages for the securities it guarantees. A default on an underlying mortgage by the borrower is managed by Ginnie Mae, and principal and interest are advanced to investors. 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.

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

1. Apply and be approved;
2. Demonstrate to Ginnie Mae's satisfaction its capacity to accumulate the eligible assets needed for a proposed structured securities issuance;
3. 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;
4. 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.

5. 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
6. 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), 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 20410-9000.

Information Source: Ginnie Mae, Office of Capital Markets.

On the Web: www.ginniemae.gov

Current Status: Active.

Ginnie Mae Platinum Securities Program

The Ginnie Mae Platinum Securities Program increases the marketability of Ginnie Mae MBS by providing investors with an efficient mechanism for managing their Ginnie Mae securities.

Nature of program: The Ginnie Mae Platinum Securities allow investors to combine Ginnie Mae Mortgage-Backed Securities (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. Investors then 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)(3), or 501(a)(7) under the Securities Act of 1933, and is the owner or is acting for the owner of Ginnie Mae MBS, and executes the Deposit Agreement requesting the issuance of Ginnie Mae Platinum Securities.

Legal Authority: Section 306(g), 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 20410-9000.

Information Source: Ginnie Mae, Office of Capital Markets.

On the Web: www.ginniemae.gov

Current Status: Active.

Office of Healthy Homes and Lead Hazard Control

Healthy Homes and Lead Hazard Control

Nature of Program: This program addresses the problems of childhood lead-based paint poisoning and promotes preventive measures to correct multiple safety and health hazards in the home environment. The program has several components:

1. General demonstration, outreach, and education authority related to lead hazard control and healthy homes issues.
2. Authority to perform research and technical studies in cooperation with other federal agencies to establish standards for such matters as performance of detection methods and cleanups; to evaluate the effectiveness of methods and strategies for hazard evaluation and reduction; and to gain knowledge to improve the cost-effectiveness and efficacy of evaluation and control of lead-based paint and other health and safety hazards in the home.
3. Grants to state and local governments to evaluate and reduce lead-based paint hazards in privately owned low-income housing.
4. Operation Lead Elimination Action Program (LEAP) Grants to nonprofit and for-profit entities to leverage private sector resources to eliminate lead poisoning as a major public health threat to children.
5. Establishment of procedures to evaluate and reduce lead-based paint hazards in federally-owned housing and housing receiving federal assistance, including public housing.
6. Enforcement of lead-based paint and lead-based paint hazard disclosure requirements upon rental or sale of most housing built before 1978.

Applicant Eligibility: Depending on the grant program, state and local governments, Native American tribes, nonprofits, or for-profit entities.

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. 1701-z-1 and 2). Regulations are in 24 CFR part 35.

Information Sources: Director of the Office of Healthy Homes and Lead Hazard Control, U.S. Department of Housing and Urban Development, Washington, DC 20410-3000.

On the Web: www.hud.gov/offices/lead/index.cfm

Current Status: Active.

Other Resources

Office of Federal Housing Enterprise Oversight

The Federal National Mortgage Association (Fannie Mae) and the Federal Home Loan Mortgage Corporation (Freddie Mac) (government-sponsored enterprises or GSEs) are regulated in part through a largely independent Office of Federal Housing Enterprise Oversight (OFHEO) within HUD, and in part, directly by the Secretary. OFHEO's role is to ensure that the enterprises are adequately capitalized and operate safely, and OFHEO is granted a broad range of powers to that end. The powers include the right to conduct examinations, issue subpoenas, report to Congress, and limit executive compensation levels.

In performing its regulatory duties, OFHEO is to use tests of the adequacy of the capital that (1) posit adverse financial markets and conditions and (2) measure credit, interest rate, management, and operations risks in relation to capital levels. In addition to regulatory powers, OFHEO has various levels of supervisory powers over the GSEs, including the appointment of conservators, if the level of capitalization falls below various minimums in certain circumstances. OFHEO also has administrative and judicial enforcement powers including authority to pursue civil money penalties and issue cease and desist orders for violations under the Act.

The Secretary has general regulatory power over Fannie Mae and Freddie Mac, except for the exclusive authorities of OFHEO and all other matters relating to the safety and soundness of Fannie Mae and Freddie Mac.

Legal Authority: Federal Housing Enterprises Financial Safety and Soundness Act of 1992, Title XIII of the HCD Act of 1992, (12 U.S.C. 4501 et seq.); Fannie Mae Charter Act, Title III of the National Housing Act, (12 U.S.C. 1716 et seq.); Freddie Mac Act, Title III of the Emergency Home Finance Act of 1970, (12 U.S.C. 1451 et seq.). Regulations are in 12 CFR parts 1700 and 1750.

Location: Office of Federal Housing Enterprise Oversight, 1700 G Street, NW, 4th Floor, Washington, DC 20552.

Information Sources: OFHEO (see "Location")
On the Web: www.ofheo.gov

U.S. Interagency Council on Homelessness

The U.S. Interagency Council on Homelessness is an independent establishment in the Executive Branch that promotes and coordinates Executive Branch activities to assist homeless persons. The Council consists of 17 agencies and the positions of Chairperson and Vice Chairperson rotate among the agencies on an annual basis.

The Council has various duties, including (1) the review of all federal activities and programs to assist the homeless; (2) development of a comprehensive approach to end homelessness; (3) taking actions to reduce duplication among such programs and activities; and (4) preparing an annual report on homeless programs and activities.

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, U.S. Department of Housing and Urban Development 451 Seventh Street, SW, Suite 2100, Washington, DC 20410-0001. Telephone: (202) 708-4663.

Information Sources: Office of U.S. Interagency Council on Homelessness.
On the Web: www.ich.gov

Current Status: Active. The statute currently provides a termination date for the Council of October 1, 2005.

Tables

Inactive Programs

Community Planning and Development

HOPE for Homeownership of Single Family Homes (HOPE III). A national program offering homeownership opportunities to lower income families and individuals by providing federal assistance to an eligible homebuyer's direct purchase and rehabilitation of eligible single family properties. No funds have been appropriated since Fiscal Year 1995.

HUD-Owned Single Family Property Disposition. Offers lease and sale discounts of HUD-acquired properties to nonprofit organizations that provide housing to homeless persons. The incentives and discounts for this program no longer exist.

Housing/Federal Housing Administration

Single Family Housing Programs

Homeownership Assistance for Low- and Moderate-Income Families (Section 221(d)(2)). Mortgage insurance to increase homeownership opportunities for low- and moderate-income families, especially those displaced by urban renewal. HUD no longer makes commitments.

Special Credit Risks (Section 237). Mortgage insurance and homeownership counseling for low- and moderate-income families with a credit history that does not qualify them for insurance under normal underwriting programs. Insurance available but no activity in recent years.

Housing in Military Impacted Areas (Section 238). Federal mortgage insurance for housing in areas affected by military installations. Insurance available but little activity in recent years.

Single Family Home Mortgage Coinsurance (Section 244). Joint mortgage insurance by the federal government and private lenders for homeownership financing. No activity in recent years.

Multifamily Housing Programs

Rent Supplements (Section 101). Federal payments to reduce rents for certain disadvantaged low-income persons. New rent supplement contracts are no longer available.

Multifamily Rental Housing (Section 207). Federal mortgage insurance to finance construction or rehabilitation of a broad cross section of rental housing. 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 and substantial rehabilitation of single room occupancy (SRO) facilities. The SRO program without subsidies has not been used in recent years. The more active program is Section 8 Moderate Rehabilitation Single Room Occupancy.

Group Practice Medical Facilities (Title XI). Federal mortgage insurance to finance the construction, rehabilitation, and equipment of facilities for group practice of medicine, dentistry, optometry, osteopathy, and podiatry. No activity in recent years.

Congregate Housing Services. Federal grants to eligible housing projects for the elderly and disabled. No activity in recent years except to extend previously funded grants.

HOPE 2 Homeownership of Multifamily Units (Title IV). Grants to assist in developing and carrying out homeownership programs for low-income families and individuals through the use of multifamily rental properties. No new commitments are being made.

Emergency Low-Income Housing Preservation (Title II). Addresses the preservation of Section 221(d)(3) and Section 236 projects whose low-income use restrictions could otherwise expire after 20 years of the final mortgage endorsement. No new commitments are being made.

Low-Income Housing Preservation and Resident Homeownership (Title VI). Addresses the preservation of Section 221(d)(3) and Section 236 projects whose low-income use restrictions could otherwise expire after 20 years of the final mortgage endorsement. No new commitments are being made.

Flexible Subsidy (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.

Direct Loans for Housing for the Elderly or Handicapped (Section 202). Provides housing and related facilities for the elderly or handicapped. This program was replaced in Fiscal Year 1999 by the Supportive Housing Program for the Elderly (Section 202 Capital Advances) and Housing for Persons with Disabilities (Section 811).

Section 8 Community Investment Demonstration (Pension Fund) Program. Attracts pension funding investments in affordable housing. Funding is no longer available for new commitments.

Section 8 Project-Based Rental Assistance. Assists low- and very low-income families in obtaining decent, safe, and sanitary housing in private accommodations. Rental assistance was originally used in conjunction with both existing properties and new construction (Section 8 New Construction/Substantial Rehabilitation, and Loan Management and Property Disposition Set-Aside programs). Funding is no longer available for new commitments beyond renewing expiring contracts.

Public and Indian Housing

Section 8 Moderate Rehabilitation Program. Assists very low-income families in obtaining decent, safe, and sanitary housing in privately owned, rehabilitated buildings. Funding is no longer available for new commitments beyond renewing expiring contracts.

Section 8 Welfare to Work. Assistance for families moving from welfare dependency to self-sufficiency. No funding has been appropriated since Fiscal Year 1999.

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.

Moving to Opportunity for Fair Housing. Assists 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.

Key HUD Statutes

- 1934 **National Housing Act:** Created the Federal Housing Administration (FHA) “to encourage improvements in housing standards and conditions (and) to provide a system of mutual mortgage insurance.”
- 1937 **United States Housing Act of 1937:** Created the public housing program.
- 1949 **Housing Act of 1949:** 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.”
- 1959 **Housing Act of 1959:** Established the Section 202 Supportive Housing for the Elderly program and the FHA Mortgage Insurance for Nursing Homes program.
- 1965 **Department of Housing and Urban Development Act:** 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.”
- 1968 **Housing and Urban Development Act:** Established rental and homeownership programs for lower-income families, and created, within HUD, the Government National Mortgage Association (Ginnie Mae).
- 1968 **Civil Rights Act:** Prohibited discrimination in housing and gave HUD responsibility for administering those provisions.
- 1974 **Housing and Community Development Act of 1974:** 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.
- 1974 **Real Estate Settlement Procedures Act of 1974.** Required advance disclosure to consumers of mortgage settlement costs in home purchase and refinancing transactions; prohibited, for real estate settlement services, kickbacks, referral fees, splits of fees, and unearned

fees; required disclosures to consumers concerning their mortgage escrow accounts and loan servicing transfers; and gave HUD the authority to issue implementing regulations and to enforce this statute.

- 1983 **Housing and Urban-Rural Recovery Act:** 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.
- 1987/88 **Stewart B. McKinney Homeless Assistance Act and the Stewart B. McKinney Homeless Assistance Amendments Act of 1988:** Created new programs to assist the homeless.
- 1988 **Fair Housing Amendments Act:** Expanded the scope of fair housing provisions of the Civil Rights Act of 1968 and gave HUD additional enforcement responsibilities.
- 1988 **Housing and Community Development Act of 1988:** 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.
- 1988 **Anti-Drug Abuse Act of 1988:** Established the Public Housing Drug Elimination program.
- 1989 **Department of Housing and Urban Development Reform Act:** Established over 50 legislative reforms to help ensure ethical, financial, and management integrity.
- 1990 **National Affordable Housing Act of 1990 (a.k.a. Cranston-Gonzalez Act):** Created programs to empower and help the most needy through a variety of economic incentives, low-income homeownership opportunities, and other housing and economic development programs. Created the HOME, Housing for Persons With AIDS (HOPWA), and Shelter Plus Care programs. Also established the Section 811 Supportive Housing for Persons With Disabilities program and the HOPE programs.
- 1992 **Housing and Community Development Act of 1992:** Established the Youthbuild and Low Income Housing Preservation and Homeownership programs. Also created a comprehensive Lead Paint Hazards Reduction program, HUD risk-sharing programs with housing finance agencies and GSEs, and the Indian Housing Loan Guarantee program.

1992 **Federal Housing Enterprises Financial Safety and Soundness Act:** 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 established the framework by which HUD will set goals for these agencies 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.

1994 **Multifamily Housing Property Disposition Reform Act of 1994:** Amended disposition requirements for multifamily mortgages. Created the Economic Development Initiative program.

1996 **Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA):** Established Indian Housing Block Grant and Loan Guarantee programs.

1997 **Multifamily Assisted Housing Reform and Affordability Act of 1997:** 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.

1998 **Quality Housing and Work Responsibility Act of 1998 (a.k.a. Public Housing Reform Act):** Made significant changes in the Public Housing 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 remain available for the truly needy, and created incentives for residents to become self-sufficient.

1998 **VA-HUD Appropriations Act for Fiscal Year 1999:** Increased FHA’s single-family loan limits, giving HUD the opportunity to provide more affordable mortgages to first-time, minority and central-city homebuyers, and substantially amended FHA Single Family Property Disposition requirements.

1999 **Preserving Affordable Housing for Senior Citizens and Families into the 21st Century Act:** Enables HUD to develop a broad range of housing options to meet the changing housing needs of senior citi-

zens, and authorizes 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.

1999-2000 **VA-HUD Appropriations Acts:** For Fiscal Year 1999 Congress approved 50,000 new housing vouchers to help individuals and families with worst- case housing needs and help families move from welfare to work. This was the first significant appropriation of new vouchers for the Department since Fiscal Year 1994. For Fiscal Year 2000, Congress approved 60,000 new vouchers, demonstrating renewed commitment to reduce the severe shortage of affordable housing.

2000 **Community Renewal Tax Relief Act of 2000 (Including New Market Initiatives).** Encourages 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.

2000 **VA-HUD Appropriations Act for Fiscal Year 2001:** Fully funded the renewal of all Section 8 contracts, approved 79,000 incremental vouchers; created a separate account to fund Shelter Plus Care Renewals; expanded eligibility of ROSS program to include Native Americans, extended applicability of downpayment simplification provisions; made enhanced vouchers available to residents of Section 8 properties that opted out of program after Fiscal Year 1996 but prior to Fiscal Year 2000 Appropriations Act, reauthorized and funded the Interagency Council on Homelessness, made option to project-base vouchers more flexible and allowed PHAs to project-base up to 20 percent of such funds, and made FHA risk-sharing programs permanent, among other things.

2000 **American Homeownership and Economic Opportunity Act of 2000:** This Act 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.

2000 **Consolidated Appropriations Act, 2001:** The Community Renewal Tax Relief Act of 2000, incorporated by reference in the Consolidated Act; authorized the Secretary to designate up to 40 renewal communities; extended and expanded empowerment zone incentives; established a new markets tax credit; and improved the low-income housing tax credit. The Community Renewal Act directed the Comptroller General to study and report on certain kinds of risks involving the Federal Home Loan Bank System and on standards proposed by the Federal Housing Finance Board and by the Office of Federal Housing Enterprise Oversight for the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation.

2001 **VA-HUD Appropriations Act for Fiscal Year 2002:** Increased mortgage limits for FHA-insured multifamily housing; authorizes FHA to insure hybrid adjustable rate mortgages (ARMs) that have a set interest rate for a fixed number of years and annual rate adjustments thereafter. Fully funded renewal of all Section 8 contracts and made \$144 million available for incremental vouchers for public housing agencies that have at least a 97 percent occupancy rate.

2001 **Mark-to-Market Program Extension in Title VI of the Labor, HHS and Education Appropriations Act for Fiscal Year 2002:** The statute modified the Mark-to-Market program and extended its life to October 1, 2006. It also extended OMHAR to October 1, 2004, after which its functions are transferred to the Secretary. In addition, the statute requires that the Secretary's authority and responsibilities with respect to such program and office be carried out by the Federal Housing Commissioner.

2002 **Native American Housing Assistance and Self-Determination Reauthorization Act of 2002:** The Act 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, regulations, and housing related community development.

2002 **Downpayment Simplification Act of 2002:** The Act made the FHA single family downpayment simplification provisions permanent. It annually adjusted FHA multifamily housing loan limits, and it repealed the Ginnie Mae three-percent guarantee fee increase scheduled to take effect in Fiscal Year 2005.

2003 **VA-HUD Appropriations Act for Fiscal Year 2003:** The Act included \$75 million for the American Dream Downpayment program and \$50 million for an initiative to target lead abatement funds to areas with highest need.

Programs Frequently Identified by Statutory Title or Section Number

Statutory Title

- I Community Development Block Grants
(Housing & Community Development Act of 1974)
 - Manufactured Home Loans
Property Improvements Loans
 - 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 1974)
 - VIII Fair Housing
(Civil Rights Act of 1964)
 - XI Group Practice Medical Facilities
- Section**
- 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)
811	Supportive Housing for Persons with Disabilities (Housing Act of 1959)

HUD Regional and Field Offices

State	Office Name Address	Telephone Numbers	Region/ Regional Office
AK	Anchorage Field Office Suite 401 949 East 36th Avenue Anchorage, AK 99508-4399	(907) 271-4663 Fax (907) 271-3667	Region X Seattle, WA
AL	Birmingham Field Office Suite 900 950 22nd St North Birmingham, AL 35203-5302	(205) 731-2617 Fax (205) 731-2593	Region IV Atlanta, G
AR	Little Rock Field Office Suite 900 425 West Capitol Avenue Little Rock, AR 72201-3488	(501) 324-5931 Fax (501) 324-6142	Region VI Ft. Worth, TX
AZ	Phoenix Field Office Suite 600 One N. Central Avenue Phoenix, AZ 85004-4415	(602) 379-7100 Fax (602) 379-3985	Region IX San Francisco, CA
AZ	Tucson Field Office 160 North Stone Avenue Tucson, AZ 85701-1467	(520) 670-6000 Fax (520) 670-6207	Region IX San Francisco, CA
CA	San Francisco Regional Office 450 Golden Gate Avenue San Francisco, CA 94102-3448	(415) 436-6532 Fax (415) 436-6446	Region IX San Francisco, CA
CA	Fresno Field Office Suite 100 2135 Fresno Street Fresno, CA 93721-1718	(559) 487-5033 Fax (559) 487-5191	Region IX San Francisco, CA
CA	Los Angeles Field Office Suite 800 611 West Sixth Street Los Angeles, CA 90017-3101	(213) 894-8007 Fax (213) 894-8110	Region IX San Francisco, CA
CA	Sacramento Field Office 925 L Street Sacramento, CA 95814-3702	(916) 498-5220 Fax (916) 498-5262	Region IX San Francisco, CA

CA San Diego Field Office (619) 557-5310 Region IX
Symphony Towers Fax (619) 557-5312 San Francisco, CA
750 B Street, Suite 1600
San Diego, CA 92101-8131

CA Santa Ana Field Office (714) 796-5577 Region IX
Suite 101 Fax (714) 796-1285 San Francisco, CA
1600 N. Broadway
Santa Ana, CA 92706-3927

CO Denver Regional Office (303) 672-5440 Region VIII
14th Floor Fax (303) 672-5004 Denver, CO
633 17th Street
Denver, CO 80202-3607

CT Hartford Field Office (860) 240-4800 x3100 Region I
One Corporate Center Fax (860) 240-4850 Boston, MA
Hartford, CT 06103-3220

DC Washington, DC Field Office (202) 275-9200 Region III
Suite 300 Fax (202) 275-9212 Philadelphia, PA
820 First Street NE
Washington, DC 20002-4205

DE Wilmington Field Office (302) 573-6300 Region III
Suite 404 Fax (302) 573-6259 Philadelphia, PA
920 King Street
Wilmington, DE 19801-3016

FL Miami Field Office (305) 536-4456 Region IV
909 SE First Avenue Fax (305) 536-5765 Atlanta, GA
Miami, FL 33131-3030

FL Jacksonville Field Office (904) 232-2627 Region IV
Suite 2200 Fax (904) 232-3759 Atlanta, GA
301 West Bay Street
Jacksonville, FL 32202-5121

FL Orlando Field Office (407) 648-6441 Region IV
Room 270 Fax (407) 648-6310 Atlanta, GA
3751 Maguire Boulevard
Orlando, FL 32803-3032

FL Tampa Field Office (813) 228-2026 Region IV
Suite 402 Fax (813) 228-2431 Atlanta, GA
500 Zack Street
Tampa, FL 33602-3918

GA Atlanta Regional Office (404) 331-4111 Region IV
40 Marietta Street Fax (404) 730-2392 Atlanta, GA
Five Points Plaza
Atlanta, GA 30303-2806

HI Honolulu Field Office (808) 522-8175 Region IX
Suite 3A Fax (808) 522-8194 San Francisco, CA
500 Ala Moana Boulevard
Honolulu, HI 96813-4918

IA Des Moines Field Office (515) 284-4512 Region VII
Room 239 Fax (515) 284-4743 Kansas City, KS
210 Walnut Street
Des Moines, IA 50309-2155

ID Boise Field Office (208) 334-1990 Region X
Plaza IV, Suite 220 Fax (208) 334-9648 Seattle, WA
800 Park Boulevard
Boise, ID 83712-7743

IL Chicago Regional Office (312) 353-5680 Region V
Ralph Metcalfe Federal Building Fax (312) 886-2729 Chicago, IL
77 West Jackson Boulevard
Chicago, IL 60604-3507

IL Springfield Field Office (217) 492-4120 Region V
7th Floor Fax (217) 492-4154 Chicago, IL
320 West Washington
Springfield, IL 62701-1150

IN Indianapolis Field Office (317) 226-6303 Region V
Suite 1200 Fax (317) 226-6317 Chicago, IL
151 North Delaware Street
Indianapolis, IN 46204-2526

KS Kansas City Regional Office (913) 551-5462 Region VII
Room 200 Fax (913) 551-5469 Kansas City, KS
400 State Avenue
Kansas City, KS 66101-2406

KY Louisville Field Office (502) 582-5251 Region IV
601 West Broadway Fax (502) 582-6074 Atlanta, GA
Louisville, KY 40202-2238

LA New Orleans Field Office (504) 589-7201 Region VI
Hale Boggs Building Fax (504) 589-6619 Ft. Worth, TX
501 Magazine Street, 9th Floor
New Orleans, LA 70130-3099

LA Shreveport Field Office (318) 676-3440 Region VI
401 Edwards Street, Room 1510 Fax (318) 676-3407 Ft. Worth, TX
Shreveport, LA 71101-5513

MA Boston Regional Office (617) 994-8200 Region I
Room 301 Fax (617) 565-5257 Boston, MA
10 Causeway Street
Boston, MA 02222-1092

MD Baltimore Field Office (410) 962-2520 Region III
5th Floor Fax (410) 962-1849 Philadelphia, PA
10 South Howard Street
Baltimore, MD 21201-2505

ME Bangor Field Office (207) 945-0467 Region I
Chase Building, Suite 101 Fax (207) 945-0533 Boston, MA
202 Harlow Street
Bangor, ME 04402-1384

MI Detroit Field Office (313) 226-7900 Region V
477 Michigan Avenue Fax (313) 226-5611 Chicago, IL
Detroit, MI 48226-2592

MI Flint Field Office (810) 766-5112 Region V
1101 South Saginaw Street Fax (810) 766-5122 Chicago, IL
Flint, MI 48502-1953

MO St. Louis Field Office (314) 539-6583 Region VII
Suite 3207 Fax (314) 539-6384 Kansas City, KS
1222 Spruce Street
St. Louis, MO 63103-2836

MS Jackson Field Office (601) 965-4757 Region IV
McCoy Federal Building Fax (601) 965-4773 Atlanta, GA
Room 910
100 West Capitol Street
Jackson, MS 39269-1096

MT Helena Field Office (406) 449-5050 Region VIII
7 W 6th Avenue Fax (406) 449-5052 Denver, CO
Helena, MT 59601-5072

NC Greensboro Field Office (336) 547-4001 Region IV
Koger Building Fax (336) 547-4138 Atlanta, GA
2306 West Meadowview Road
Greensboro, NC 27401-3707

ND Fargo Field Office (701) 239-5136 Region VIII
Room 366 Fax (701) 239-5249 Denver, CO
657 2nd Avenue North
Fargo, ND 58108-4727

NE Omaha Field Office (402) 492-3102 Region VII
Suite 100 Fax (402) 492-3150 Kansas City, KS
10909 Mill Valley Road
Omaha, NE 68154-3955

NH Manchester Field Office (603) 666-7510, x3903 Region I
Norris Cotton Federal Building Fax (603) 666-7667 Boston, MA
275 Chestnut Street
Manchester, NH 03103-2487

NJ Newark Field Office (973) 622-7900 Region II
One Newark Center Fax (973) 645-2323 New York, NY
13th Floor
Newark, NJ 07102-5260

NJ Camden Field Office (856) 757-5081 Region II
Second Floor Fax (856) 757-5373 New York, NY
Hudson Building
800 Hudson Square
Camden, NJ 08102-1156

NM Albuquerque Field Office (505) 346-7320 Region VI
Suite 100 Fax (505) 346-6704 Ft. Worth, TX
625 Silver Avenue SW
Albuquerque, NM 87102-3185

NV Las Vegas Field Office Las Vegas Field Office
Suite 700 (702) 388-6208, x6500 Region IX
Atrium Building Fax (702) 388-6244 San Francisco, CA
333 North Rancho Drive
Las Vegas, NV 89106-3714

NV Reno Field Office (775) 784-5383 Region IX
3702 South Virginia Street Fax (775) 784-5005 San Francisco, CA
Reno, NV 89502-6581

NY New York Regional Office (212) 264-8000 Region II
Suite 3541 Fax (212) 264-3068 New York, NY
26 Federal Plaza
New York, NY 10278-0068

NY Albany Field Office (518) 464-4200 Region II
52 Corporate Circle Fax (518) 464-4300 New York, NY
Albany, NY 12203-5121

NY Buffalo Field Office (716) 551-5755 Region II
Lafayette Court Fax (716) 551-5752 New York, NY
5th Floor
465 Main Street
Buffalo, NY 14203-1780

NY Syracuse Field Office (315) 477-0616 Region II
128 Jefferson Street Fax (315) 477-0196 New York, NY
Syracuse, NY 13202-2543

OH Cincinnati Field Office (513) 684-3451 Region V
15 East Seventh Street Fax (513) 684-6224 Chicago, IL
Cincinnati, OH 45202-2401

OH Columbus Field Office (614) 469-2540 Region V
200 North High Street Fax (614) 469-2432 Chicago, IL
Columbus, OH 43215-2499

OH Cleveland Field Office (216) 522-4058 Region V
Suite 500 Fax (216) 522-4067 Chicago, IL
350 Euclid Avenue
Cleveland, OH 44115-1815

OK Oklahoma City Field Office (405) 553-7509 Region VI
500 West Main Street, Suite 400 Fax (405) 553-7588 Ft. Worth, TX
Oklahoma City, OK 73102-2233

OK Tulsa Field Office (918) 581-7434 Region VI
Suite 100 Fax (918) 581-7440 Ft. Worth, TX
1516 South Boston Avenue
Tulsa, OK 74119-4030

OR Portland Field Office (503) 326-2561 Region X
Suite 700 Fax (503) 326-2568 Seattle, WA
400 SW 6th Avenue
Portland, OR 97204-1632

PA Philadelphia Regional Office (215) 656-0500 Region III
The Wanamaker Building Fax (215) 656-3445 Philadelphia, PA
100 Penn Square East
Philadelphia, PA, 19107-3380

PA Pittsburgh Field Office (412) 644-6436 Region III
Sixth Floor Fax (412) 644-4240 Philadelphia, PA
339 Sixth Avenue
Pittsburgh, PA 15222-2515

PR San Juan Field Office (787) 766-5201 Region IV
171 Carlos East Chardon Avenue Fax (787) 766-5995 Atlanta, GA
San Juan, PR 00918-0903

RI Providence Field Office (401) 528-5230 Region I
Sixth Floor Fax (401) 528-5312 Boston, MA
10 Weybosset Street
Providence, RI 02903-2808

SC Columbia Field Office (803) 765-5592 Region IV
1835 Assembly Street Fax (803) 253-3040 Atlanta, GA
Columbia, SC 29201-2480

SD Sioux Falls Field Office (605) 330-4223 Region VIII
Room I-201 Fax (605) 330-4428 Denver, CO
2400 West 49th Street
Sioux Falls, SD 57105-6558

TN Nashville Field Office (615) 736-5213 Region IV
Suite 200 Fax (615) 736-7848 Atlanta, GA
235 Cumberland Bend
Nashville, TN 37228-1803

TN Knoxville Field Office (865) 545-4384 Region IV
710 Locust Street, SW Fax (865) 545-4569 Atlanta, GA
Knoxville, TN 37902-2526

TN Memphis Field Office (901) 544-3367 Region IV
Suite 1200 Fax (901) 544-3697 Atlanta, GA
200 Jefferson Avenue
Memphis, TN 38103-2335

TX Ft. Worth Regional Office (817) 978-5980 Region VI
801 Cherry Street Fax (817) 978-5567 Ft. Worth, TX
PO Box 2905
Ft. Worth, TX 76113-2905

TX	Dallas Field Office Room 860 525 Griffin Street Dallas, TX 75202-5007	(214) 767-8300 Fax (214) 767-8973	Region VI Ft. Worth, TX
TX	Houston Field Office Suite 200 2211 Norfolk Houston, TX 77098-4096	(713) 313-2274 Fax (713) 313-2319	Region VI Ft. Worth, TX
TX	Lubbock Field Office Room 511 1205 Texas Avenue Lubbock, TX 79401-4093	(806) 472-7265 Fax (806) 472-7275	Region VI Ft. Worth, TX
TX	San Antonio Field Office Washington Square 800 Dolorosa San Antonio, TX 78207-4563	(210) 475-6806 Fax (210) 472-6804	Region VI Ft. Worth TX
UT	Salt Lake City Field Office Suite 3001 125 South State Street Salt Lake City, UT 84138-1105	(801) 524-6070 Fax (801) 524-3439	Region VIII Denver, CO
VA	Richmond Field Office 600 East Broad Street Richmond, VA 23219-4920	(804) 771-2100 Fax (804) 771-2090	Region III Philadelphia, PA
VT	Burlington Field Office Second Floor 159 Bank Street Burlington, VT 05401-4410	(802) 951-6290 Fax (802) 951-6298	Region I Boston, MA
WA	Seattle Regional Office Suite 200 909 First Avenue Seattle, WA 98104-1000	(206) 220-5101 Fax (206) 220-5108	Region X Seattle, WA
WA	Spokane Field Office Suite 588 US Courthouse Building 920 West Riverside Spokane, WA 99201-1010	(509) 353-0674 Fax (509) 353-0682	Region X Seattle, WA

WI	Milwaukee Field Office Room 1380 310 West Wisconsin Avenue Milwaukee, WI 53203-2289	(414) 297-3214 Fax (414) 297-3947	Region V Chicago, IL
WV	Charleston Field Office Suite 708 405 Capitol Street Charleston, WV 25301-1795	(304) 347-7000 Fax (304) 347-7050	Region III Philadelphia, PA
WY	Casper Field Office Room 1010 100 East B Street Casper, WY 82601-1969	(307) 261-6250 Fax (307) 261-6245	Region VIII Denver, CO

