

Affordable Housing Handbook

A Comprehensive Resource Guide for Affordable Housing in Oklahoma



Affordable Housing Handbook

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This publication is dedicated to the people of the State of Oklahoma. The compiler is solely responsible for the statements and interpretations contained in this publication. Such statements and interpretations do not necessarily reflect the views of the Oklahoma Housing Finance Agency or the State of Oklahoma.

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Preface

Oklahoma has some of the most affordable housing in the country. Nevertheless, our state perennially lacks *enough* affordable housing to meet the demand of the lower income population. We at the Oklahoma Housing Finance Agency hear from communities across the state on almost a daily basis about this substantial need. Although this shortage may never completely subside, we can take action to decrease it. This handbook provides a catalog for success in producing affordable housing.

Communities can sense when they have a lack of affordable housing. However, defining the problems, quantifying them, and identifying solutions remain a challenge. This handbook presents a guide to the fundamental steps involved in developing a strategic plan for affordable housing to help solve those problems. This volume also includes a comprehensive list and description of potential solutions with helpful websites.

Developers, builders, trades people, lenders, and real estate agents all profit from the increased real estate development that produces affordable housing. However, it's the families and communities of Oklahoma that benefit the most from affordable housing. We hope this handbook helps explain the many tools available to help you make Oklahoma an even more livable and affordable state.

Dennis Shockley
Executive Director
Oklahoma Housing Finance Agency

Introduction

Picture this: Your rural community has succeeded in luring a manufacturing company to the area, but because of an affordable housing shortage the new employees have nowhere to live. What do you do?

Imagine this: You live in a traditional neighborhood served by a school, a hospital, and police and fire departments. Teachers, nurses, police officers, and fire fighters: they can teach your children and save your life, but they can't afford to be your neighbor.

Oklahoma faces an affordable housing supply problem. Having a range of affordable housing options for all segments of the population should be a primary concern for all Oklahoma communities. Regardless of future economic conditions in Oklahoma, the need for affordable housing will not disappear. Housing costs continue to rise, and vacancy rates are low. Finding solutions to this housing challenge requires collaboration among a great many stakeholders.

Affordable units are generally defined as housing available to a household earning no more than 100% of the area median income, at a cost that is no more than 30% of their total household income.

This handbook focuses on the process, tools, and techniques that can be employed at the local level to help solve affordable housing issues. Needs must be identified and assessed, barriers pinpointed, resources cataloged, an action team mobilized, and a written strategic plan established.

Needs Identification & Assessment

Needy populations must be identified, and an assessment framework must be established utilizing demographic, economic, and housing profiles. Populations in need of affordable housing fall into three broad categories – dependent, working poor, and primarily self-sufficient.

Dependent populations are those that are totally dependent on public assistance for survival. Examples are the homeless, the mentally ill, unemployed or displaced workers, and drug or alcohol dependent individuals.

Working poor populations have a great dependency on public services. Examples include the non-English speaking, under-skilled, single parents, entry level/minimum wage earners, military families, students, and migrant laborers.

Primarily self-sufficient are those who are earning living wages, but experience a lack of housing within their income level. Examples are police officers, fire fighters, teachers, nurses, retail employees, recent college graduates, secretaries, restaurant workers, and fixed-income retirees. Thus, various types and amounts of housing and assistance may be needed, depending upon the category of need.

Once the populations in need of affordable housing are identified, then an assessment framework must be utilized. An assessment framework provides a systematic methodology in gathering comprehensive housing information that will help communities identify the local housing situation and the consumers.

A **demographic profile** analyzes the composition of the population in need of housing – age groups, racial and ethnic status, educational attainment and mobility, marital status, number of people in the unit, household income, number of low-income households, assistance recipients, people in poverty, elderly and persons with disabilities, etc.

An **economic profile** analyzes the industries and economic activities that generate employment and ultimately income in the area – number of employed adults in various industries and occupational categories, unemployment rates, commuting patterns, average earnings (by job, industry, and occupational category), number of workers per family, wage trends by industry, major employers (current status, growth and wage trends, and stability).

A **housing profile** analyzes the availability and adequacy of the current housing stock in meeting local needs – number of new and existing units, structural type, age, size, quality, vacancy rates, bedrooms, mobile home parks, market-rate rental housing, residential sales market, residential lots for sale, government-subsidized rental projects, Section 8 vouchers, wheelchair-accessible units, group homes or independent living facilities for the disabled, elderly housing, emergency shelters or transitional housing for the homeless, blighted neighborhoods, substandard units needing demolition or rehabilitation, housing affordability based on household income in relation to owner and renter housing costs (used to delineate maximum affordable housing costs for the area).

Obviously, data must be collected to perform these profiles. Data

may be obtained through published sources, interviews, surveys, and focus groups. Much of the federal and state data can be accessed at www.fhlbtopeka.com.

A completed assessment may finally be utilized to formulate a list of the type and quantity of affordable housing needed. Decisions can be made as to how much single occupancy, family, elderly, and special needs housing is needed; whether it should be homeownership, rental, or lease/purchase; and whether it should be new construction or rehabilitation. Priorities (based upon urgency, cost, or complexity) can then be established.

Barriers

Barriers to affordable housing typically fall into one of three categories – production, financing, or cost to the individual.

Production barriers can be either financial or non-financial. Financial barriers include land costs, development costs, and materials and labor costs. Non-financial barriers include lack of buildable land supply, lack of access to materials and labor, lack of infrastructure (roads, utilities, etc.), lack of local government support, zoning, permitting, and lack of knowledge.

Financing barriers can include lack of capital, lack of access to capital, or lack of awareness of existing financing programs.

Cost to the individual includes cost burdens such as paying over 30% of monthly income for rent/mortgage payments and utilities.

The next section presents some of the more common solutions to these barriers.

Resources

Resources for affordable housing can generally be:

- (1) financial or non-financial (education, technical assistance, political support, or public support)
- (2) public, private, nonprofit, or faith-based
- (3) federal, state, or local

The focus of this section will be primarily on identifying the sources of public financial support at the federal, state, and local levels.

Affordable housing programs have one fundamental function - to cover the difference between the cost of developing and owning/operating housing and the amount low or moderate-income households can afford to pay.

Over a period of time, a number of mechanisms have been used to close the affordability gap. Some aim to reduce the cost of producing housing, some aim to reduce the cost of financing, while others are designed to supplement the occupant's ability to pay for it.

The Public Financial Resources chart on the next page summarizes a majority of the public financial resources available. A more detailed list of federal financing programs may be found in the Appendix or can be accessed online at www.fhlbtpeka.com.

Action Team

Join forces to solve housing problems in the community. Collaboration opens lines of communication, establishes a housing network, and pools resources toward a common goal. Identify potential partnership members (strive for broad representation, include diverse backgrounds and attitudes, include stakeholders in the housing delivery system, etc.), and formalize with a partnership agreement. Multi-sector collaboration includes nonprofit, private and public organizations, and community members.

Government Entities

- Mayor
- City Manager
- City Council Members
- County Commissioners
- Planning Staff/Commissioners
- Community/Economic Development Staff
- Regional Planning Agencies
- County Extension Agents

Public Financial Resources				
Barriers	Federal	State	Local	Private
Production <u>Financial</u> Cost of Land Cost of Development Cost of Materials Cost of Labor <u>Non-financial</u> Lack of Buildable Land Supply Lack of Materials and Labor Lack of Infrastructure Lack of Local Government Support Zoning Permitting		Inmate-built housing	Land donation (including infill donations) Tax increment financing, tax abatement, local housing trust fund Habitat for Humanity, Rebuilding Together, donations Habitat for Humanity, Rebuilding Together, donations Community Land Trusts Modular & Manufactured Housing CDBG Education Inclusionary Zoning Fee Waivers	Modular housing
Financing	OHFA HUD FHLB RD (See Appendix) HAC FNMA Federal Historic Tax Credit	Housing Trust Fund Linked Deposit State Historic Tax Credit MFMRBs		Banks Corporations Foundations Nonprofit Orgs Faith-Based Orgs
Cost to the Individual	Rental Assistance Section 8-OHFA Section 8-Local PHA HOME TBRA RD Rental Assistance SFMRBs ("Bond Money") MCCs DPA (HOME Program) Employer-Assisted Housing (FNMA)			DPA (REI) Employer-Assisted Housing (REI)

Financial Institutions

- Commercial Banks
- Credit Unions/Thriffs
- Mortgage Lenders

Business Organizations

- Chamber of Commerce
- Major Employers
- Small Business Administration
- Industrial Development Groups

Nonprofit Organizations

- Public Housing Authority
- Community Housing Development Organization (CHDO)
- Community Action Agencies
- Social Service Agencies
- Churches
- Local Foundations
- Civic Clubs (Rotary, Kiwanis), charities, community groups

Housing Delivery Entities

- Homebuilders
- Real Estate Developers
- Architects
- Realtors/Appraisers
- Neighborhood Improvement Associations
- Property Management Companies

Media

- Newspaper Staff
- Local Radio Personalities

Others

- Attorneys

- Accountants
- Public Power Districts
- School District Personnel

Citizens

Local officials are discovering that they must take charge of their housing program's destiny. With diminishing federal resources, state and local governments have to redefine how they provide affordable housing to low and moderate-income populations. Local officials play pivotal roles in the development of comprehensive affordable housing strategies. Housing strategists must create a vision of what a comprehensive housing plan could be and should be, translate that vision into practical actions, monitor those actions to ensure they produce the desired results, and then modify the plan as needed.

History has shown that the more inclusive and coordinated that housing efforts are, the more successful and sustainable they will be. Therefore, it is strongly suggested that a collaborative approach be followed when determining housing needs and developing strategies to meet those needs.

The creation of a "Housing Action Team" represents the most important step a community can take in developing a truly comprehensive housing strategy. It serves as a community focal point for housing activities and consists of a broad-based collection of community players.

The actual size and make-up of the team will vary by community,

but should reflect all major community development and housing interests. Affordable housing residents should be invited on the team. The more comprehensive and coordinated your housing and community development efforts are, the more supportive and high quality programs your team will develop.

Team outputs can include accurate accounting of community needs and resources through the use of good, reliable data collection, community backing to deter NIMBYism (Not In My Backyard) through complete public access to the decision-making process, clear and accurate reporting of goals and unmet needs, access to a variety of funding resources, an opportunity to raise the community's economic level, and participation of citizens at various levels and in various activities.

Once you've decided to tackle your community's housing problem and have set up the internal partnerships and infrastructure to do so, your next objective is to develop a plan of action through which your community can guide its affordable housing strategies. It is important that your entire Housing Action Team have input into the development of the plan for each member to embrace and support the plan.

Strategic Plan / Marketing Plan

Why plan? Planning builds a shared vision, provides a blueprint to direct your organization, lends credibility to your organization, saves time, energy, and resources, and increases the probability that people will do what needs to be done. It is an exercise in establishing organizational direction, setting priorities, identifying obstacles and opportunities, and turning dreams into reality.

A written action plan is a necessity. It must contain goals, strategies, chair and team members, chronological tasks, responsibility, timetable, estimate costs, and potential funding sources. A marketing plan is also necessary in order to raise awareness, improve organizational image, tell the stories, attract money, build a network, influence public policy, and motivate action.

Finally, an implementation schedule must be formulated, followed by assessment and measurement once the plan is complete.

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Catalog of Funding Programs by Funding Source

Enterprise Foundation (EF)

The Enterprise Foundation and its 1,900 network members work together to provide low-income people with affordable housing, safer streets and access to jobs and child care. Members include nonprofit, community-based organizations, public housing authorities and Native American tribes from around the country.

EF Community Solutions – Technical Assistance

EF provides one-on-one expertise to help build communities by assisting nonprofit organizations in planning, designing and assembling a development team and managing the construction of projects. Whether you are building or rehabilitating single-family, multifamily, rental or for-sale homes, they can provide the detailed information you need to complete your project effectively and efficiently. They provide consulting services in program planning, housing production systems and homeownership programs. Contact EF at 800.624.4298.

<http://www.enterprisecommunity.org/>

Fannie Mae Foundation (FMF)

The Fannie Mae Foundation creates affordable homeownership and housing opportunities through innovative partnerships and initiatives that build healthy, vibrant communities across the country.

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FMF Grants

The Fannie Mae Foundation provides grants to nonprofit organizations to support housing and community development activities. The foundation accepts grant requests from national, regional and local organizations working to achieve one or more of the following goals: 1) increasing the affordable housing supply; 2) increasing sustainable homeownership and building individual and community wealth; and 3) creating healthy and vibrant neighborhoods in Washington, D.C.

http://www.fanniemaefoundation.org/grants/grants_for_organizations.shtml

Federal Emergency Management Agency (FEMA)

FEMA became a part of the Department of Homeland Security in March 2003. Since its founding in 1979, FEMA's mission has been clear: to reduce loss of life and property and protect our nation's critical infrastructure from all types of hazards, through a comprehensive, risk-based emergency management program of mitigation, preparedness, response and recovery.

FEMA Individual Assistance Programs

FEMA offers disaster assistance in several forms but most often in the form of low-interest loans to cover expenses not covered by state or local programs, or private insurance. People who do not qualify for loans may be able to apply for a cash grant. Housing assistance includes lodging expenses reimbursement, rental assistance, home repair/replacement cash grant, and in rare circumstances, permanent housing construction. Other assistance includes

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medical, dental, funeral costs, transportation costs and other disaster-related needs.

<http://www.fema.gov/assistance/index.shtm>

FEMA Public Assistance Program

FEMA provides supplemental federal disaster grant assistance for the repair, replacement or restoration of disaster-damaged, publicly-owned facilities and facilities of Native American tribes and certain private nonprofit organizations. Eligible facilities include medical, custodial care, educational, emergency, utilities and community purpose facilities.

<http://www.fema.gov/government/grant/pa/index.shtm>

Federal Home Loan Bank of Topeka (FHLBank Topeka)

FHLBank Topeka provides wholesale funding, related services and technical expertise to help community bankers promote housing, economic development and general prosperity in their local communities.

FHLBank Affordable Housing Program (AHP)

FHLBank Topeka provides grants and loans of up to \$300,000 per project to FHLBank members and their nonprofit partners to create rental and homeownership opportunities for very low and low-income families and individuals. AHP subsidies fill the financial gap between the debt a project can feasibly carry and the project's total cost. Contact Jeff Ragsdale at 866.571.8155, ext.6034.

<http://www.fhlbtopeka.com/s/index.cfm?AID=29>

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FHLBank Community Development Program (CDP)

FHLBank Topeka provides wholesale loans priced below FHLBank's regular rates to FHLBank members financing commercial and economic development initiatives in rural and urban areas. Favorable pricing, coupled with the availability of funds in terms of four months to 30 years, helps lenders extend long-term, fixed-rate credit for housing. Contact Mark Ward, FHLBank Topeka, at 866.571.8155, ext. 6037.

<http://www.fhlbtopeka.com/s/index.cfm?AID=24>

FHLBank Community Housing Program (CHP)

FHLBank Topeka provides wholesale loans priced below FHLBank's regular rates to FHLBank members financing affordable housing projects and programs for households at or below 115% of area median income. This favorable pricing, coupled with the availability of funds in terms of four months to 30 years, helps lenders extend long-term, fixed rate-credit for housing. CHP advances can match-fund loans for construction, rehabilitation, purchase, or refinance existing loans. The advances can be used in conjunction with HUD, FHA, state and local governments and secondary agency programs. Contact Mark Ward, FHLBank Topeka, at 866.571.8155, ext. 6037.

<http://www.fhlbtopeka.com/s/index.cfm?AID=26>

FHLBank Community Housing Program Plus (CHP Plus)

FHLBank Topeka provides wholesale loans to FHLBank members at a reduction from published rates to encourage the financing of affordable rental projects for households at or below 80% of area median income. This favorable pricing, coupled with the availability

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of funds in terms of four months to 20 years, helps lenders extend long-term, fixed-rate credit for housing. CHP Plus advances can be used for construction, rehabilitation, purchase, or to refinance existing loans on rental projects. The advances can be used in conjunction with HUD, FHA, state and local governments and secondary agency programs. Contact Mark Ward, FHLBank Topeka, at 866.571.8155, ext. 6037.

<http://www.fhlbtopeka.com/s/index.cfm?aid=142>

FHLBank Mortgage Partnership Finance Program (MPF)

FHLBank Topeka buys fixed rate, first lien primary residence and second home conventional, conforming mortgages from member financial institutions in its district (Colorado, Kansas, Nebraska and Oklahoma). The member retains the customers' servicing and receives 25 basis points for doing so. It's similar to selling a loan to Fannie Mae or Freddie Mac. However, it's different from other investors because the FHLBank shares the credit risk with you – the stockholder – and pays you up to 10 basis points annually. Contact Kathy Schmidtberger, FHLBank Topeka, at 785.233.0507, ext. 6086.

<http://www.fhlbtopeka.com/s/index.cfm?aid=66>

FHLBank Rural First-time Homebuyer Program (RFHP)

FHLBank Topeka provides funds through FHLBank member banks to assist rural first-time homebuyers earning 80% or less of the area median income with down payment, closing costs and rehabilitation assistance. The funds are reserved on a homebuyer-by-homebuyer, first-come first-served basis. Members can request a maximum of \$4,000 per household and an aggregate maximum of \$50,000

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annually. The minimum down payment or equity requirement for the participating buyer is \$500. Contact Utika Scales, FHLBank Topeka, at 866.571.8155, ext. 6035.

<http://www.fhlbtopeka.com/s/index.cfm?aid=31>

FHLBank Targeted Ownership Program (TOP)

FHLBank Topeka provides funds through FHLBank members to assist first-time homebuyers earning 80% or less of the area median income with down payment, closing costs and rehabilitation assistance. The household must include a person with a disability. The funds are reserved on a homebuyer-by-homebuyer, first-come first-served basis. Member banks can request a maximum of \$4,000 per household and an aggregate maximum of \$20,000 annually. The minimum down payment or equity requirement for the participating buyer is \$500. Contact Michele Carter, FHLBank Topeka, at 866.571.8155, ext. 6032.

<http://www.fhlbtopeka.com/s/index.cfm?aid=32>

Heritage Preservation Services (HPS)

Heritage Preservation Services, a division of the National Park Service, helps our nation's citizens and communities identify, evaluate, protect and preserve historic properties for future generations of Americans.

HPS Historic Preservation Tax Credit

Current federal law establishes a 20% tax credit for the certified rehabilitation of certified historic buildings for commercial, industrial and rental residential purposes. Developers who rehabilitate

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historic buildings can claim a percent of the qualified rehabilitation costs in the form of a dollar-for-dollar federal income tax credit. Provisions of the current tax law are found in the Internal Revenue Code. A certified historic structure is a building that is individually listed in the National Register of Historic Places or a building that contributes to a registered historic district. A certified rehabilitation is a renovation project in keeping with the historic character of the property and, where applicable, the district in which it is located.

<http://www2.cr.nps.gov/tps/tax/>

<http://www.cr.nps.gov/hps/tps/tax/incentives/index.htm>

Housing Assistance Council (HAC)

The Housing Assistance Council has been helping local organizations build affordable homes in rural America since 1971. HAC emphasizes local solutions, empowerment of the poor, reduced dependence and self-help strategies.

Housing Assistance Council – Midwest Office

10920 Ambassador Drive, Suite 220, Kansas City, MO 64153

816.880.0400

midwest@ruralhome.org

HAC Loan Fund

HAC operates several loan funds that provide vital seed money to rural housing developers: community-based, nonprofit organizations, housing development corporations, self help housing sponsors, farm worker organizations, cooperatives, Native American tribes, public agencies, units of local government, public utility districts, and small business and minority contractors. HAC funds help these

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organizations and individuals take the steps necessary to improve housing and living standards for rural, low and very low-income households. This includes the creation of subdivisions and new single or multi-family housing units, rehabilitation of existing units, and improved water and waste water disposal systems in rural communities.

Loans must be for projects which include provisions for serving low-income people as defined by federal guidelines. Projects serving low and very low-income persons will receive priority. At least 51% of the resulting housing units must be affordable to low or very low-income people. The proposed projects must be located in areas, which are rural in character, with a preference for projects located in towns with populations of less than 25,000.

HAC provides the following types of loan products:

Pre-development

Site acquisition

Site development

Construction

Self-help housing

Preservation loan

http://216.92.48.246/servicesLoans_LoanProducts.php

HAC Self-help Homeownership Opportunity Program (SHOP)

HAC provides funds to enable low-income participants to build their own homes, usually working together in groups on their neighbors' houses at the same time. Homebuyers use their own "sweat equity" to reduce the cost of their homes. When a SHOP borrower

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meets its production goals and other requirements, up to 80% of its loan is forgiven. Then the organization can use those funds for additional SHOP-eligible purposes. Some groups have provided further subsidies to the same homebuyers, while others have established their own revolving loan funds or used the money for future self-help developments. SHOP funds are to be used exclusively for land acquisition and infrastructure improvements associated with self-help housing for low-income households, as defined by HUD. http://216.92.48.246/servicesLoans_SelfHelpHousing.php

Internal Revenue Service (IRS)

The Internal Revenue Service, a department of the U.S. Treasury, provides America's taxpayers top quality service by helping them understand and meet their tax responsibilities and by applying the tax law with integrity and fairness to all.

IRS Low-income Housing Tax Credit Program (LIHTC)

Established by the Tax Reform Act of 1986, this program authorizes a federal tax incentive for the construction or rehabilitation of rental housing units occupied by low-income households. State housing agencies award the annual supply of tax credits to developers of projects picked in application cycles and provide the owner with a tax credit to offset federal income tax for a 10-year period. The size of the tax credit is based on the construction or rehabilitation costs for the low-income units. Tenants of tax credit units may not have initial incomes greater than 50% or 60% of the area median income, adjusted for family size. The maximum rent charged to low-income tenants is 30% of the maximum income for a qualified

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low-income household.

<http://www.housingonline.com/TaxCredits/LowIncomeHousing/tab-id/27/Default.aspx>

Other Resources:

Assessment of the Economic and Social Characteristics of LIHTC Residents and Neighborhoods

<http://www.huduser.org/publications/pdf/lihtc.pdf>

Credits for Low Income Housing: Opportunities for Developers, Nonprofits, Agencies and Communities Under Expanded Tax Code Provisions (12th edition available from www.amazon.com)

A Developer's Guide to the Low-income Housing Tax Credit
<http://www.ncsha.org/product.cfm/7/152>

Development and Analysis of the Low-income Housing Tax Credit Database

<http://www.huduser.org/datasets/lihtc/report.pdf>

Forms Package: Request for Proposals for Joint Venture Partner for Developing a Tax Credit Deal

<http://www.practitionerresources.org/cache/documents/18817.doc>

The Low-income Housing Tax Credit: The First Decade

<http://www.ncsha.org/product.cfm/7/156>

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Low-income Tax Credit Program: National Survey of Property Owners

<http://www.huduser.org/publications/affhsg/lihtcsurv.html>

National Database of Tax Credit Properties

<http://www.huduser.org/datasets/lihtc.html>

Tax Credit 101 – Tutorial

<http://www.practitionerresources.org/showdoc.html?id=19468>

Tax Credit for Low Income Housing (11th Edition)

Publication No. O807, Price: \$75 NAHRO member/\$85 non-member. To order this book, use the order form at: http://www.nahro.org/publications/books_order.html, or contact Amber Singletary at 202.289.3500 ext. 260 or by email at asingletary@nahro.org.

Utilizing the Low Income Housing Tax Credit for Rural Rental Projects: A Guide for Nonprofit Developers

<http://www.ruralhome.org/pubs/guides/lihtc/toc.htm>

IRS Mortgage Revenue Bond Program

State and local governments and public and Native American housing authorities sell tax-exempt housing bonds and pass on the interest savings in discount mortgages for low and moderate-income homebuyers and for the construction of low cost rental apartments. Congress limits the annual amount of MRB, industrial development, and other tax-exempt bonds that states may issue. For single-family housing, MRBs can be used for down payment assistance by a household that earns less than the area or state median income.

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MRBs can also finance homes that cost no more than 90% of an area's average home price.

<http://www.irs.gov/taxexemptbond/index.html>

IRS Rehabilitation Tax Credits

Based on the Tax Reform Act of 1986, a tax credit of 10% is available for non-historic rehabilitation if the building was originally placed in service before 1936. To obtain the 10% credit, the property must meet certain criteria. The non-historic building must be used for non-residential purposes. Non-residential use includes commercial, office, or any other type of use not considered to be residential rental use. Note, under IRC section 48(a)(3)(D) for the historic credit only, the law specifically allows that the property can be residential rental use property. Buildings which are certified historic structures are precluded from taking any credits other than the historic rehabilitation credit.

<http://www.irs.gov/businesses/small/industries/article/0,,id=97599,00.html>

Tax-exempt Bonds

Tax-exempt bonds are a special form of tax-exempt financing for rental in 501(c)(3) bonds issued by a government agency on behalf of a 501(c)(3) nonprofit organization.

http://www.enterprisecommunity.org/resources/enterprise_resource_database/

Mercy Housing (MH)

Mercy Housing is a national nonprofit organization dedicated to

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creating and strengthening healthy communities. By developing, operating, and financing quality, affordable, service-enriched housing, Mercy Housing changes the lives of individuals and families and revitalizes distressed neighborhoods.

MH Mercy Loan Fund

Mercy Housing provides loans to credit-worthy affordable housing developers when conventional financing is not available or affordable. Their activities include: providing loans for housing developments which provide quality affordable housing; serving low-income people, primarily families or individuals with special needs; strengthening families and creating healthy communities; and increasing self-reliance.

<http://www.mercyhousing.org/loanfund/default.asp?action=about>

Mercy Housing Midwest

Contact - Stanley Keasling

916.414.4427

skeasling@mercyhousing.org

USDA Rural Development (USDA)

USDA Rural Development is committed to helping improve the economy and quality of life in all of rural America. They do this through financial programs, economic development and technical assistance.

USDA Section 502 Rural Housing Direct Loans

Rural Development makes loans directly available to low and very low-income households at reasonable rates and terms with no down payment to assist those households in obtaining homeownership.

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Applicants at or below 50% of area median income may obtain 100% financing to purchase an existing dwelling, purchase a site and construct a dwelling, or purchase newly constructed dwellings.

http://www.rurdev.usda.gov/rhs/sfh/brief_rhdirect.htm

Applicant Guide: <http://ruralhome.org/pubs/guides/502/homeowner.htm>

Information Sheet: http://www.rurdev.usda.gov/rhs/sfh/brief_rhdirect.htm

USDA Section 502 Guaranteed Rural Housing Loans

Rural Development guarantees loans made by eligible lenders to individuals or households to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities. Applicants for loans may have an income of up to 115% of the area median income; be without adequate housing; and be able to afford the mortgage payment, taxes and insurance but unable to obtain credit elsewhere. Loans are for 30 years and require no down payment. The lender sets the interest rate.

http://www.rurdev.usda.gov/rhs/sfh/brief_rhguar.htm

Information Sheet: <http://www.ruralhome.org/infoSheets.php?id=190>

USDA Section 502 Mutual Self-help Loan Program

Rural Development makes direct loans to low and very low-income families who participate in the mutual self-help program. In the program families perform approximately 65% of the construction labor on each other's homes under qualified supervision. The savings from the reduction in labor costs allows otherwise ineligible

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families to own their own homes.

http://www.rurdev.usda.gov/rhs/sfh/brief_selfhelpsite.htm

Information Sheet: <http://www.ruralhome.org/infoSheets.php?id=188>

USDA Section 504 Rural Housing Repair and Rehabilitation Loans

Rural Development provides loans or grants to very low-income homeowners below 50% of the area median income to repair, improve, or modernize their dwellings or to remove health and safety hazards. Loans of up to \$20,000 for up to 20 years at a 1% interest rate are available to homeowner-occupants who are unable to obtain affordable credit elsewhere.

http://www.rurdev.usda.gov/rhs/sfh/brief_repairloan.htm

Applicant Guide: <http://www.ruralhome.org/pubs/guides/504/RHS504.htm>

Information Sheet: http://www.ruralhome.org/manager/uploads/RD_504_Repair.pdf

USDA Section 504 Housing Repair & Rehabilitation Grants

Rural Development provides grants to very low-income homeowners who are 62 years of age or older and unable to obtain affordable credit elsewhere. Funds may be used for repairs or improvements to remove health and safety hazards, or to complete repairs to make the dwelling accessible for household members with disabilities. The amount of the grant is based on the applicant's ability to repay and must be used in conjunction with the Repair and Rehabilitation Loan. The lifetime maximum grant amount is \$7,500.

http://www.rurdev.usda.gov/rhs/sfh/brief_repairloan.htm

Applicant Guide: <http://www.ruralhome.org/pubs/guides/504/>

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RHS504.htm

Information Sheet: http://www.ruralhome.org/manager/uploads/RD_504_Repair.pdf

USDA Section 514 and 516 Farm Labor Housing Loans and Grants
Rural Development provides loans and grants to buy, build, improve or repair housing for farm laborers, including people whose income is earned in aquaculture and those engaged in on-farm processing. Loans for 33 years at 1% interest are made to farmers, associations of farmers, family farm corporations, Native American tribes, nonprofit organizations, public agencies and associations of farm workers. Eligible uses include site acquisition; construction of housing, day care facilities or community rooms; paying fees to purchase durable household furnishings; and paying construction loan interest.

http://www.rurdev.usda.gov/rhs/mfh/brief_mfh_flh.htm

Applicant Guide: <http://www.ruralhome.org/pubs/guides/farmworker/farmworker.htm>

Information Sheet: <http://www.ruralhome.org/infoSheets.php?id=192>

Leveraging Funds: <http://www.ruralhome.org/pubs/farmworker/leveraging/levtoc.htm>

USDA Section 515 Rural Rental Housing Loans

Rural Development specifies targeted rural communities yearly that may request loan funds to develop affordable multifamily rental housing for very low to moderate-income families, the elderly and people with disabilities. In new Section 515 projects, 95% of tenants must have very low incomes (less than 50% of area median

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income). Loans for up to 50 years at an effective 1% interest rate can be made to individuals, trusts, associations, partnerships, limited partnerships, public agencies, consumer cooperatives, and profit or nonprofit corporations. Variations of the program include: cooperative housing, downtown renewal areas, congregate housing or group homes for people with disabilities, and the Rural Housing Demonstration Program.

http://www.rurdev.usda.gov/rhs/mfh/brief_mfh_rrh.htm

Information Sheet: http://www.ruralhome.org/manager/uploads/RD_515_Rental.pdf

Cooperative Housing: <http://www.ruralhome.org/pubs/guides/fedprograms/usda.htm>

Rural Housing Service's Section 515 Rural Rental Housing Loan Program: Guide for Applicants, available from Housing Assistance Council (1999, 406 pages, \$13.50, ISBN 1-58064-023-0). Download order form at <http://www.ruralhome.org/pubs/order.htm>.

Section 521 Rural Rental Assistance

Rural Development provides an additional subsidy for households with incomes too low to pay the Rural Housing Service (RHS) subsidized (basic) rent from their own resources. RHS pays the owner the difference between the tenant's contribution (30% of adjusted income) and the monthly rental rate, including the cost of all utilities and services. Residents of multifamily Rural Development Rural Rental Housing Program (Section 515) and the Farm Labor Housing Program (Section 521) are eligible to apply.

http://www.rurdev.usda.gov/rhs/mfh/indiv_mfh.htm

Information Sheet: <http://ruralhome.org/manager/uploads/PreservPurchaseProcesses.pdf>

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USDA Section 523 Self-help Technical Assistance Grants

Rural Development provides grants to nonprofit organizations that provide technical assistance to low and very low-income households to build their own homes in a rural area. Funds may be used to pay salaries, rent and office expenses of the nonprofit organization.

<http://www.rurdev.usda.gov/nc/selfhelp.htm>

http://www.rurdev.usda.gov/rhs/sfh/non_profit_sfh.htm#Mutual%20Self-Help%20Technical%20Assistance

USDA Section 523 Rural Housing Site Loans for Self-help Housing

Rural Development provides loans to private or nonprofit organizations that will acquire and develop sites only for housing to be constructed by the self-help housing method, including the construction of access roads, streets and utilities. Loans are for two years and bear 3% interest.

http://www.rurdev.usda.gov/rhs/sfh/brief_rhsite.htm

Information Sheet: <http://www.ruralhome.org/infoSheets.php?id=201>

USDA Section 524 Rural Housing Site Loans for LMI Housing

Rural Development provides loans to private or public nonprofit organizations to acquire and develop sites for any low or moderate-income family. Low income is defined as between 50% and 80% of the area median income. The upper limit for moderate income is \$5,500 above the low-income limit. Sites may be sold to low or moderate-income families utilizing Rural Development or any other mortgage-financing program which serves the same eligible families. Loans are for two years and bear the market rate of interest either at the time of approval or at loan closing.

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http://www.rurdev.usda.gov/rhs/sfh/brief_rhsite.htm

Information Sheet: <http://www.ruralhome.org/infoSheets.php?id=201>

USDA Section 533 Housing Preservation Grant (HPG)

Rural Development provides grants to state agencies, units of local government, Native American tribes and nonprofit organizations for the repair or rehabilitation of low and very low-income individual housing, rental properties or co-ops owned and/or occupied by very low and low-income people. The grants are competitive and are made available in areas where there is a concentration of need. HPG funds must be combined with other programs and used as loans, grants, interest reduction on commercial loan, or other comparable assistance for households based on applicant's plan. http://www.rurdev.usda.gov/rhs/mfh/brief_mfh_hpg.htm
Applicant Guide: <http://www.ruralhome.org/pubs/guides/hpg/toc.htm>

Information Sheet: <http://www.ruralhome.org/infoSheets.php?id=196>

USDA Section 538 Guaranteed Rural Rental Housing Loan

Rural Development guarantees loans made by eligible lenders for the construction, acquisition or rehabilitation of multifamily housing facilities in rural communities with populations less than 10,000 (20,000 if there is a serious lack of mortgage credit). Rates must be fixed and within maximums established by the Notice of Fund Availability, with terms up to 40 years. Eligible applicants include individuals; nonprofit organizations such as a local government, community development group or Native American group; or a

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for-profit corporation. Occupants must be low to moderate-income households, elderly, handicapped, or people with disabilities with income not in excess of 115% of the area median income.

http://www.rurdev.usda.gov/rhs/mfh/brief_mfh_grrh.htm

Developer Guide: <http://www.ruralhome.org/pubs/guides/section538/538guidefinal.htm>

Information Sheet: <http://www.ruralhome.org/infoSheets.php?id=197>

USDA Community Facilities Direct Loan Program

Rural Development can make direct loans to applicants who are unable to obtain commercial credit at reasonable rates and terms. Loans at below-market interest rates are available to public entities such as municipalities, counties and special-purpose districts, as well as to nonprofit corporations and tribal governments in rural areas and towns of up to 20,000 in population. Loan funds may be used to construct, enlarge or improve community facilities for health care, public safety and public services.

http://www.rurdev.usda.gov/rhs/cf/brief_cp_direct.htm

USDA Community Facilities Guaranteed Loan Program

Rural Development can guarantee up to 90% of any loss of interest or principal on a loan made by a commercial lender. Loan guarantees are available to public entities such as municipalities, counties and special-purpose districts, as well as to nonprofit corporations and tribal governments in rural areas and towns of up to 20,000 in population. Loan funds may be used to construct, enlarge or improve community facilities for health care, public safety and public services.

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http://www.rurdev.usda.gov/rhs/cf/brief_cp_direct.htm

USDA Community Facilities Grant Program

Rural Development provides grants to assist in the development of essential community facilities in rural areas and towns of up to 20,000 in population. Grants are available to public entities such as municipalities, counties, and special-purpose districts, as well as nonprofit corporations and tribal governments. Grant funds can be used to construct, enlarge or improve community facilities for health care, public safety and public service.

http://www.rurdev.usda.gov/rhs/cf/brief_cp_grant.htm

USDA Water and Waste Disposal Programs

Rural Utility Service provides loans, guaranteed loans, and grants for water, sewer, storm water, and solid waste disposal facilities in rural areas and towns of up to 10,000 people. Recipients must be public entities unable to obtain needed funds from commercial sources at reasonable rates and terms. Funds may be used to construct, repair, modify, expand, or otherwise improve water supply and distribution systems and waste collection and treatment systems. Funds may also be used to acquire needed land, water sources and water rights, or to pay costs such as legal and engineering fees when necessary to develop the facilities.

<http://www.usda.gov/rus/water/programs.htm>

Other USDA Resources:

USDA Rural Development Quick Qualifier Test

http://www.rurdev.usda.gov/ok/Housing_Assistance_Application.htm

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Single Family Housing Direct Loan and Grant Income Limits

http://www.rurdev.usda.gov/rhs/sfh/sfh_direct_loan_income_limits.htm

Single Family Housing Guaranteed Loan Income Limits

<http://www.rurdev.usda.gov/rhs/sfh/sfh%20guaranteed%20loan%20income%20limits.htm>

USDA Real Estate for Sale

<http://www.resales.usda.gov/>

U.S. Department of Energy (DOE)

During the last 27 years, the U.S. Department of Energy's (DOE) Weatherization Assistance Program has provided weatherization services to more than 5.2 million low-income families.

DOE Weatherization Assistance Program

DOE works in partnership with state and local weatherization programs throughout the United States to help reduce heating and cooling costs for low-income families. DOE makes grants to states, which in turn award grants to local agencies, usually community action agencies or other nonprofit or government organizations to perform actual weatherization services.

<http://www.eere.energy.gov/weatherization/>

State Contacts:

Ms. Kathy McLaughlin, Program Manager

Office of Community Development

Oklahoma Department of Commerce

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P.O. Box 26980
Oklahoma City, OK 73126-0980
Phone: 405.815.5339
Fax: 405.815.5344
E-mail: kathy_mclaughlin@odoc.state.ok.us

U.S. Department of Housing and Urban Development (HUD)

HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, HUD embraces high standards of ethics, management and accountability and forges new partnerships - particularly with faith-based and community organizations - that leverage resources and improve HUD's ability to be effective on the community level.

HUD/Federal Housing Administration (FHA) Home Equity Conversion Mortgage

HUD allows older homeowners to get an insured reverse mortgage that converts equity into income. FHA then insures loans to protect lenders against loss if amounts withdrawn exceed the value of the home when the property is sold. This enables older homeowners to withdraw some of the equity in their home in the form of monthly payments for life or a fixed term, or in a lump sum, or through a line of credit. Because older people can be vulnerable to fraudulent practices, the program requires that people receive free reverse mortgage housing counseling from a HUD-approved reverse mortgage counseling agency before applying for a reverse mortgage. Contact 888.466.3487.

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Additional information is available from the American Association of Retired People (AARP) Home Equity Conversion Information Center at 202.434.6044 and the National Center for Home Equity Conversion (NCHCEC) at 7373 147th St., Room 115, Apple Valley MN 55124.

<http://www.hud.gov/offices/hsg/sfh/hecm/hecm--df.cfm>

HUD/FHA Section 203(b) Mortgage Insurance for One to Four-family Homes

HUD's Federal Housing Administration (FHA) insures mortgages up to 97% of sale price made by qualified lenders to people purchasing or refinancing a home of their own. Insured loans may be used to finance the purchase of new or existing one to four-family housing, as well as to refinance debt. Down payment can be reduced to as little as 3% and some closing costs can be financed. The maximum amount of the mortgage is limited, depending on location.

<http://www.hud.gov/offices/hsg/sfh/ins/203b--df.cfm>

HUD/FHA Section 203(h) Mortgage Insurance for Disaster Victims

HUD's Federal Housing Administration (FHA) insures mortgages up to 100% of sale price made by qualified lenders to victims of a major disaster who have lost their homes and are in the process of rebuilding or buying another home. Individuals are eligible for this program if their home was located in an area that was designated by the President as a disaster area and if their home was 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

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principal residence of the homeowner.

<http://www.hud.gov/progdesc/203h-dft.cfm>

HUD/FHA Section 203(k) Rehabilitation Mortgage Insurance

HUD's Federal Housing Administration (FHA) insures mortgages covering the purchase or refinancing and rehabilitation in excess of \$5,000 of a home that is at least one year old. A portion of the loan proceeds is used to pay the seller, or if a refinance, to pay off the existing mortgage, and the remaining funds are placed in an escrow account and released as rehabilitation is completed. Section 203(k)-insured loans can finance the rehabilitation of the residential portion of a property that also has non-residential uses. They can also cover the conversion of a property of any size to a one-to four-unit structure.

<http://www.hud.gov/offices/hsg/sfh/203k/203k--df.cfm>

HUD/FHA Section 203(n) Single-family Cooperative Mortgage Insurance

HUD's Federal Housing Administration (FHA) insures loans up to 97% of the sale price by lenders for people buying a unit in a cooperative housing project, which can be a detached or semi-detached building, a row house, or a multifamily building. This program provides mortgage insurance for financing structured to meet the needs of people who are buying a corporate certificate and occupancy certificate, the instruments that enable them to own a share of and live in a cooperative housing project.

<http://www.hud.gov/offices/hsg/sfh/ins/203n--df.cfm>

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HUD/FHA Section 207(m) Mortgage Insurance for Manufactured Home Parks

HUD's Federal Housing Administration (FHA) insures mortgages used to finance the construction or rehabilitation of manufactured home parks. The program promotes the creation of manufactured home communities by increasing the availability of affordable financing and mortgages. Eligible mortgagors include investors, builders, developers and others who meet HUD requirements for mortgagors. Home parks must consist of eight or more spaces. Considerations include market need, zoning, capabilities of the borrower, and availability of community resources.

<http://www.hud.gov/offices/hsg/mfh/progdesc/homepark207.cfm>

HUD/FHA Section 221(d)(3) and (4) Mortgage Insurance for Rental and Cooperative Housing

HUD's Federal Housing Administration (FHA) insures construction and permanent financing loans originated by HUD-approved lenders for the new construction or substantial rehabilitation of multifamily rental properties with five or more units. Nonprofit and cooperative sponsors use Section 221(d)(3); for-profit sponsors use Section 221(d)(4). Under 221(d)(3), a nonprofit sponsor may receive an insured mortgage for the full amount of the HUD/FHA estimated replacement cost of the project. For-profit sponsors using Section 221(d)(4) can receive a maximum mortgage of 90% of the HUD/FHA replacement cost estimate.

<http://www.hud.gov/offices/hsg/mfh/progdesc/rentcoops-g221d3n4.cfm>

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HUD/FHA Section 221 (d)(3) and (4) Mortgage Insurance for Single Room Occupancy Projects

HUD insures mortgage loans made by HUD-approved lenders for construction or substantial rehabilitation of multifamily properties consisting of single-room occupancy (SRO) apartments. There are no federal rental subsidies involved with this SRO program. It is aimed at those tenants who have a source of income but are priced out of the rental apartment market. SRO projects generally require assistance from local governing bodies or charitable organizations in order to reduce the rents to affordable levels. Although SRO housing is intended for very low-income people, the program does not impose income limits for admission.

<http://www.hud.gov/offices/hsg/mfh/progdesc/sro221d3n4.cfm>

HUD/FHA Section 223(f) Mortgage Insurance for Purchase or Refinancing of Existing Multifamily Rental Housing

HUD's Federal Housing Administration (FHA) provides mortgage insurance for the purchase or refinancing of existing multifamily rental housing. Projects may have been financed originally with conventional or FHA-insured mortgages and must require only non-critical repairs. The property must contain at least five residential units with complete kitchen and baths.

<http://www.hud.gov/offices/hsg/mfh/progdesc/purchrefi223f.cfm>

HUD/FHA Section 232/223(f) Mortgage Insurance for Nursing Homes and Assisted Living Facilities

HUD's Federal Housing Administration (FHA) insures mortgages made by approved lenders that cover the construction or rehabilitation of nursing homes, intermediate-care facilities, board-and-

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care homes and assisted living facilities. The maximum amount of the loan is 90% (95% for nonprofit borrowers) of the estimated value of the physical improvements and major movable equipment. The facilities must house 20 or more patients who need continuous care from licensed, trained personnel.

<http://www.hud.gov/offices/hsg/mfh/progdesc/nursinglcp232.cfm>

HUD/FHA Section 234(c) Mortgage Insurance for Condominium Units

HUD's Federal Housing Administration (FHA) insures the loan for up to 97% of sale price for the purchase of a unit in a condominium building. The condominium, in which the separate owners of the individual units jointly own the development's common areas and facilities, must contain at least four dwelling units and can be detached or semidetached, a row house, a walkup, or an elevator structure.

<http://www.hud.gov/progdesc/234c--df.cfm>

HUD/FHA Section 234(d) Mortgage Insurance for the Construction or Substantial Rehabilitation of Condominium Project

HUD insures mortgage loans to private developers, nonprofit organizations, public agencies, and other sponsors of condominium projects made by HUD-approved lenders to finance the construction or rehabilitation of condominium projects for 10 to 40 years or three-quarters of the property's remaining economic life, whichever is less. The maximum amount of the mortgage varies according to the size of the unit and the type of structure. To be eligible for HUD insurance, a condominium project must contain at least four dwell-

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ing units and can be detached, semidetached, row, walk-up, or an elevator structure.

<http://www.hud.gov/offices/hsg/mfh/progdesc/subrehabcondo234d.cfm>

HUD/FHA Section 241 (a) Supplemental Loans for Multifamily Projects

HUD's Federal Housing Administration (FHA) insures loans made by private lending institutions to pay for improvements or additions to apartment projects or to finance energy conservation improvements to nursing homes, hospitals, or group practice facilities that already carry HUD-insured or HUD-held mortgages. The program is intended to keep the project competitive, extend its economic life, and provide for financing replacement of obsolete equipment.

<http://www.hud.gov/offices/hsg/mfh/progdesc/supplement241a.cfm>

HUD/FHA Section 245 Graduated Payment Mortgage Insurance

HUD's Federal Housing Administration (FHA) insures loans made by private lending institutions that enable a household with a limited but rising income to buy a home sooner by making mortgage payments that start small and increase gradually over time. Monthly payments to principal and interest will increase each year for up to 10 years, depending on which of five available plans they select. Three of the five program plans permit mortgage payments to increase at a rate of 2.5%, 5%, or 7.5% during the first five years of the loan. The other two plans permit payments to increase 2% and 3% annually over 10 years. Starting at the sixth year of the five-year plans and the eleventh year of the 10-year plans, pay-

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ments will stay the same for the remaining mortgage term.
<http://www.hud.gov/offices/hsg/sfh/ins/245--dft.cfm>

HUD/FHA Section 251 Insurance for Adjustable Rate Mortgages

HUD insures home purchase or refinancing loans up to 97% of the purchase price made by HUD-approved lenders with interest rates that may increase or decrease over time, enabling consumers to purchase or refinance their home at a lower initial interest rate. This program is particularly attractive when interest rates are high because it enables borrowers to obtain mortgage financing that is more affordable by virtue of its lower initial interest rate. This interest rate is adjusted annually, based on market indexes approved by FHA, and thus may increase or decrease over the term of the loan. FHA uses one-year Treasury Constant Maturities Index to determine interest rate changes. The maximum amount the interest rate may increase or decrease in any one year is 1%. Over the life of the loan, the maximum interest rate change is 5% from the initial rate.

<http://www.hud.gov/progdesc/251--df.cfm>

HUD/FHA Title I Manufactured Home Lot and Combination Loan Insurance

HUD's Federal Housing Administration (FHA) insures mortgage loans made by private lending institutions to finance the purchase of a new or used manufactured home and lot valued up to \$64,800, or a lot value at \$16,200. The program insures private lenders against losses of up to 90% of the value of a single loan. The maximum loan term is 20 years for a single-module home and lot, 25 years for a multiple module home and lot, and 15 years for a

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lot only. Through HUD, lenders are encouraged to finance manufactured homes, which have traditionally been financed as personal property through comparatively high-interest, short-term consumer installment loans.

<http://www.hud.gov/progdsc/manuf146.cfm>

HUD/FHA Title I Property Improvement Loan Insurance

HUD's Federal Housing Administration (FHA) insures loans for up to 20 years made by approved lenders to finance the light or moderate rehabilitation of single or multifamily properties, as well as the construction of non-residential buildings on the property. The maximum loan amount is \$25,000 for improving a single-family home, or for improving or building a non-residential structure. For improving a multifamily structure, the maximum loan amount is \$12,000 per family unit, not to exceed a total of \$60,000 for the structure. These are fixed-rate loans for which lenders charge interest at market rates. Only lenders approved by HUD specifically for this program can make loans covered by Title I insurance.

<http://www.hud.gov/offices/hsg/sfh/title/title-i.cfm>

HUD Assisted Living Conversion Program (ALCP)

HUD provides private nonprofit owners of eligible developments with a grant to convert some or all of the dwelling units in the project into an Assisted Living Facility (ALF) licensed and regulated by the state. Typical funding covers basic physical conversion of existing project units, common and services space. The ALCP provides funding for the physical costs of converting some or all of the units of an eligible development into an ALF, including the unit configuration, common and services space, and any necessary remodeling,

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consistent with HUD or the State's statute/regulations (whichever is more stringent). Funding for the supportive services must be provided by the owners, either directly or through a third party, such as medicaid, SSI payments, State or Area Agency on Aging, etc. Only private nonprofit owners of Section 202, Section 8 project-based (including Rural Housing Services' Section 515), Section 221(d)(3) BMIR, and Section 236 housing developments that are designated primarily for occupancy by the elderly for at least five years are eligible for funding. A private nonprofit of an unused/underutilized commercial property is also eligible.

<http://www.hud.gov/offices/hsg/mfh/progdesc/alcp.cfm>

HUD Brownfields Economic Development Initiative

HUD provides grant funds to clean up and redevelop environmentally contaminated industrial and commercial sites, commonly known as brownfields. Eligible activities include acquiring brownfields sites, demolishing existing buildings, installing needed infrastructure, rehabilitating or constructing housing, conducting job training, providing business loans, creating public facilities and attracting or starting small businesses in the area.

<http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm>

HUD Community Development Block Grants, Small Cities (CDBG)

States award CDBG grants to local governments that conduct community development activities. Communities eligible for State CDBG funds are municipalities with fewer than 50,000 residents and non-urban counties. States establish their own programs and rules to govern the distribution of funds but at least 70% must

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go toward activities that benefit low to moderate-income people. Eligible activities include demolishing property and clearing sites to prepare the land for other uses, reconstructing or rehabilitating housing, building public facilities and infrastructure, helping people prepare for and obtain employment through education and job training, providing public services, and assisting homebuyers through down payment assistance or a revolving loan fund for first-time homebuyers.

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/cdbg.cfm>

Information Sheet: <http://www.ruralhome.org/infoSheets.php?id=155>

State-administered Program:

Oklahoma Department of Commerce

Priorities include Water/Wastewater, Small Cities Program, Community Revitalization and Community Revitalization Reuse.

<http://www.okcommerce.gov/index.php?option=content&task=view&id=269&Itemid=344>

Other Resources:

Community Development Block Grants: An Action Guide

<http://www.communitychange.org/shared/publications/downloads/CDBG.pdf>

Federal Funds, Local Choices: An Evaluation of the Community Development Block Grant Program

<http://www.huduser.org/publications/commdev/cdbg.html>

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Secondary Markets for City-owned CDBG Loans

<http://www.huduser.org/publications/hsgfin/secmkt.html>

State Community Development Block Grants

<http://www.ruralhome.org/infoSheets.php?id=155>

HUD CDBG Disaster Recovery Grants

HUD provides flexible noncompetitive grants to help cities, counties, and states recover from disasters declared by the President, especially in low-income areas. Grantees must award at least half of Disaster Recovery Initiative funds for activities that benefit low and moderate-income people. These can be either activities in which the majority of people who benefit have low or moderate incomes or activities that benefit an area in which at least 51% of the residents are of low and moderate-income. These grants supplement disaster programs by FEMA, the Small Business Administration and the U.S. Army Corps of Engineers. Grantees may use CDBG Disaster Recovery funds for recovery efforts involving housing, economic development, infrastructure and prevention of further damage to affected areas.

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/dri/cdbg.cfm>

HUD Comprehensive Improvement Assistance Program

HUD makes grants available to help smaller public housing agencies that own or operate fewer than 250 units to correct physical, management, and operating deficiencies and to keep units in the housing stock as safe and desirable homes for low-income families. The full range of eligible activities is quite broad, encompassing

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many types of economic development, self-sufficiency, and resident services initiatives.

<http://www.hud.gov/progdesc/ciap103.cfm>

HUD Congregate Housing Services Program

HUD provides project-based grants to states, units of local government, public housing authorities, tribally designated housing entities and local nonprofits to provide meals and other supportive services needed by frail elderly residents and residents with disabilities in federally subsidized housing. This program prevents premature and unnecessary institutionalization; provides a variety of innovative approaches for the delivery of meals and non-medical supportive services while making use of existing service programs; fills gaps in existing service systems; and ensures availability of funding for meals and other programs necessary for independent living.

<http://www.hud.gov/offices/hsg/mfh/progdesc/chsp.cfm>

Comparison Report: <http://www.huduser.org/publications/pu-basst/congrega.html>

Evaluation Report: <http://www.huduser.org/publications/suppsvcs/interim.html>

HUD Dollar Homes to Local Governments

HUD allows local governments to purchase HUD-owned homes for \$1 each to create housing for families in need and to benefit neighborhoods through its Dollar Homes initiative. Under the policy, single-family homes that are acquired in foreclosure actions by FHA are eligible for sale to local governments around the nation for \$1 each whenever FHA is unable to sell the homes for six

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months.

<http://www.hud.gov/goodneighbor/dollarhomes/dhmabout.html>

HUD Emergency Shelter Grant

HUD awards grants to states, territories and qualified cities and counties for the conversion, major rehabilitation or renovation of buildings for use as homeless shelters. It also funds operating expenses; supportive services concerned with employment, health, drug abuse and education; homelessness prevention activities; and administrative costs.

<http://www.hud.gov/offices/cpd/homeless/programs/esg/>

HUD Energy Efficient Mortgages Program

HUD helps homebuyers or homeowners save money on utility bills by enabling them to finance the cost of adding energy-efficiency features to new or existing housing as part of their FHA-insured home purchase or refinancing mortgage. This program can be used in conjunction with FHA 203(b), 203(k) and Title I Home Improvement Mortgage Insurance programs.

<http://www.hud.gov/offices/hsg/sfh/eem/energy-r.cfm>

HUD Home Investment Partnership Program (HOME)

HUD provides formula grants to states and localities that award HOME funds to participating jurisdictions (PJs). PJs may choose among a broad range of eligible activities: using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for other reasonable and necessary expenses related to the development of non-luxury housing,

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including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses. PJs may use HOME funds to provide tenant-based rental assistance contracts of up to two years if such activity is consistent with their Consolidated Plan and justified under local market conditions. PJs must match every dollar of HOME funds used with 25 cents from nonfederal sources, which may include donated materials or labor, the value of donated property, proceeds from bond financing and other resources.

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm>

Building Home: A Home Program Primer

<http://www.hud.gov/offices/cpd/affordablehousing/library/building/index.cfm>

Information Sheet: <http://www.ruralhome.org/infoSheets.php?id=182>

State-administered Program:

Oklahoma Housing Finance Agency

Priorities include homeownership rehabilitation, acquisition/rehabilitation; new construction and down payment assistance; rental acquisition/rehabilitation and new construction; tenant-based rental assistance; Community Housing Development Organization (CHDO) pre-development loan; and CHDO operating funds.

<http://ohfa.org/housingdev/HOMEprogram.htm>

Other resources:

HOME, CDBG and Farm Worker Housing Development

<http://www.ruralhome.org/pubs/farmworker/home/toc.htm>

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The HOME Program: A Basic Guide for Community Organizations
Available from the Center for Community Change at 02.342.0567.
(1992, 15 pg., \$5).

Rural CHDOs and HOME

<http://www.ruralhome.org/pubs/guides/chdo/toc.htm>

State Model Programs: Using HOME Funds to Provide Opportunity
and Choice

<http://www.coscda.org/publications/choice.htm>

Understanding the HOME Investment Partnership Program

<http://www.practitionerresources.org/cache/documents/35708.pdf>

The Use of HOME in Rural Areas

<http://www.ruralhome.org/pubs/hsganalysis/home/index.htm>

HUD HOPE VI

HUD awards grants to severely distressed public housing authorities for capital costs of major rehabilitation, new construction and other physical improvements; demolition of severely distressed public housing; acquisition of sites for off-site construction; and community and supportive service programs for residents, including those relocated as a result of revitalization efforts. The program was developed to eradicate severely distressed public housing, with emphasis in physical improvements, management improvements, and social and community services to address resident needs.

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

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HUD Housing Counseling Assistance Program

HUD awards annual grants through a competitive process to agencies that provide counseling to consumers on seeking, financing, maintaining, renting or owning a home. An applying agency must be a HUD-approved housing counseling agency, or a national, regional, or multi-state intermediary. This program enables anyone who wants to (or already does) rent or own housing to get the counseling they need to make their rent or mortgage payments and be a responsible tenant or owner. Three strategic goals are the basis for the program: (1) to improve the quality of renter and homeowner education, (2) to develop a reliable stream of funding and resources for counseling agencies, and (3) to enhance coordination among local housing providers.

<http://www.hud.gov/offices/hsg/sfh/hcc/counseling.cfm>

Fact Sheet: <http://www.ruralhome.org/infoSheets.php?id=180>

HUD Housing Opportunities for People with AIDS (HOPWA)

HUD makes grants to local communities, states and nonprofit organizations for projects that benefit low-income people medically diagnosed with HIV/AIDS and their families. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.

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

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Fact Sheet: <http://www.hud.gov/offices/cpd/aidshousing/programs/factsheet.pdf>

State-administered Program:

Oklahoma Housing Finance Agency

Assistance from the HOPWA program may come in the form of emergency rental or mortgage assistance. Help is also available to provide utility or rental assistance payments or to find a place to rent.

<http://ohfa.org/OHFA/new/Special/hopwa.htm>

HUD Indian Community Development Block Grant Program

HUD provides direct grants for use in developing viable Native American and Alaska Native communities, including decent housing, a suitable living environment, and economic opportunities, primarily for low and moderate-income people. Eligible activities include housing rehabilitation, land acquisition, infrastructure construction, community buildings, and economic development projects. Eligible applicants for assistance include any Native American tribe, band, group, or nation or Alaska Native village which has established a relationship to the federal government as defined in the program regulations.

<http://www.hud.gov/offices/pih/ih/grants/icdbg.cfm>

HUD Indian Home Loan Guarantee Program (Section 184)

HUD offers loan guarantees for homeownership, property rehabilitation, and new construction opportunities for eligible tribes, Native American Housing Authorities and Native American individuals and families wanting to own a home on their native lands. Contact

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HUD Office of Native American Programs at 800.561.5913 or 303.675.1600.

<http://www.hud.gov/offices/pih/ih/homeownership/184/index.cfm>

HUD Indian Housing Block Grant

HUD provides grants to assist with a range of affordable housing activities on Native American reservations and Native American areas. The block grant approach to housing for Native Americans was enabled by the Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA). Eligible recipients are federally recognized Native American tribes or their tribally designated housing entity, and a limited number of state recognized tribes who were funded under the Indian Housing Program authorized by the United States Housing Act of 1937. Eligible activities include housing development, technical assistance, housing services to eligible families and individuals, crime prevention and safety, and model activities that provide creative approaches to solving affordable housing problems.

<http://www.hud.gov/offices/pih/ih/grants/ihbg.cfm>

HUD Title VI Tribal Housing Activities Loan Guarantee Program

HUD assists Native American Housing Block Grant recipients (borrowers) who want to finance eligible affordable housing activities but are unable to secure financing without the assistance of a federal guarantee. The borrower leverages grants to finance affordable housing activities today by pledging future grant funds as security for repayment of the guarantee obligation. A private lender or investor provides the financing and HUD provides a guarantee

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to the lender or investor for up to 95% of the unpaid principal balance. Eligible affordable housing activities include Native American housing assistance, development, services, management services, crime prevention and safety activities and model activities with HUD approval.

<http://www.hud.gov/offices/pih/ih/homeownership/titlevi/index.cfm>

HUD Multifamily Housing Service Coordinators

HUD provides funding for service coordinators who assist elderly individuals and people with disabilities, living in federally-assisted multifamily housing, to obtain needed supportive services from community agencies. Services are intended to prevent premature and inappropriate institutionalization. Eligibility for grant funding is limited to Section 202, Section 8, Section 221(d)(3) below-market interest rate, and Section 236 developments designed for the elderly and people with disabilities. Funding is provided 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. Program funding covers service coordinator salaries and benefits as well as administrative and training expenses.

<http://www.hud.gov/offices/hsg/mfh/progdesc/servicecoord.cfm>

HUD Neighborhood Networks

This HUD initiative encourages property owners, managers, and residents of HUD-insured and HUD-assisted housing to form teams to develop computer centers where residents can learn job skills

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and become more economically self-reliant. For information, call the Neighborhood Networks Information Center at 888.312.2743. This is not a grant program but rather an umbrella concept that encourages the establishment of computer technology centers. Housing project owners must devise a plan for each center that budgets hardware, software, set-up, and operating costs.

<http://www.hud.gov/nnw/nnwindex.html>

HUD Officer Next Door

HUD's Officer Next Door program helps make neighborhoods safer by making homeownership faster and more affordable for law enforcement officers. Available properties are listed on the Internet and through a bidding process law enforcement officers can purchase a HUD home for 50% off the sale price. Winning bidders must live in the house for three years.

<http://www.hud.gov/offices/hsg/sfh/reo/goodn/gnndabot.cfm>

HUD Operating Subsidy Assistance Package

HUD provides an annual subsidy to help public housing agencies (PHAs) pay some of the cost of operating and maintaining public housing units. Assistance is in the form of direct payments for specified uses calculated on the basis of the Performance Funding System formula. PHAs established in accordance with state law are eligible for operating subsidies for projects under the annual contributions contract that received development funding under Section 5 of the U.S. Housing Act.

<http://www.hud.gov/offices/pih/programs/ph/am/of/os.cfm>

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HUD Resident Opportunities and Self Sufficiency (ROSS) Program

HUD links public housing residents with supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient. This program is consistent with the department's goal to more effectively focus resources on welfare-to-work and independent living for the elderly and people with disabilities. ROSS grants may be made to four types of applicants: 1) PHAs on behalf of public housing residents; 2) site-based resident associations, resident management corporations, resident councils, or resident organizations; 3) intermediary resident organizations; and 4) nonprofit entities operating as associations or networks that administer programs benefiting public and assisted housing resident organizations. ROSS incorporates three basic funding categories: technical assistance/training support for resident organizations, resident service delivery models, and service coordinators. Contact 800.955.2232.

<http://www.hud.gov/offices/pih/programs/ph/ross/about.cfm>

HUD Section 8 Conversion Vouchers

HUD assists PHAs with relocation or replacement housing needs that result from the demolition, disposition, or mandatory conversion of public housing units. Also conversion vouchers include providing assistance to families living in section 8 projects for which the owner is opting out of the Housing Assistance Payment (HAP) contract through PHAs having jurisdiction in a community where the projects are located. The PHA pays the owner the difference between 30% of family income and PHA determined payment standard or the gross rent, whichever is lower.

<http://www.hud.gov/offices/pih/programs/hcv/conversion.cfm>

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HUD Section 8 Family Unification Vouchers

Family unification vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation or threat of imminent separation of children from their families, or in the prevention of reunifying the children with their families. Family unification vouchers enable these families to lease or purchase decent, safe and sanitary housing that is affordable in the private housing market. PHAs authorized under state law to develop or operate housing assistance programs may apply by responding to notices of funding availability (NOFAs). Each NOFA identifies allocation areas, amount of funds available per area, and the selection criteria for rating and ranking applications. <http://www.hud.gov/offices/pih/programs/hcv/family.cfm>

HUD Section 8 Homeownership Vouchers

The Public Housing Reform Act of 1998 includes language that allows HUD to assist Section 8 housing choice voucher recipients in purchasing a home. The Section 8 homeownership option permits public housing agencies to use the voucher subsidy to assist an eligible first-time homeowner with their monthly homeownership expenses instead of with their rent. The PHA may opt to offer the homeownership option as part of their housing choice voucher program and may impose limits on the size of the homeownership program.

<http://www.hud.gov/offices/pih/programs/hcv/homeownership/>

State-administered Program:

Oklahoma Housing Finance Agency

Participants can make mortgage payments with funds previously

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set aside to help pay for rent.

<http://ohfa.org/OHFA/new/rental/RentalHomeownership.htm>

HUD Section 8 Project-based Vouchers

HUD allows a PHA to attach up to 20% of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. Rehabilitated units must require at least \$1,000 of rehabilitation per unit to be subsidized, and all units must meet HUD housing quality standards. There are no HUD appropriations for this program. Funding must come from a pool already obligated by HUD to a PHA under its annual contributions contract.

<http://www.hud.gov/offices/pih/programs/hcv/project.cfm>

HUD Section 8 Tenant-based Vouchers

The Section 8 rental voucher program is the federal government's primary program for assisting very low-income families and individuals to rent decent, safe and sanitary housing in the private market. HUD provides tenant-based vouchers to PHAs and state housing agencies authorized to develop or operate housing assistance programs. Very low-income families (incomes below 50% of area median income) and a few specific categories of families with incomes up to 80% of the area median income then apply to the local PHA or state housing agency. Tenants with vouchers can then choose housing that meets program health and safety requirements and rent caps (for the certificate program).

<http://www.hud.gov/offices/pih/programs/hcv/tenant.cfm>

Guidebook: <http://www.hud.gov/offices/pih/programs/hcv/>

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forms/guidebook.cfm

Information Sheet: <http://www.ruralhome.org/infoSheets.php?id=184>

State-administered Program:

Oklahoma Housing Finance Agency

This program helps individuals and families on fixed incomes live in safer neighborhoods by paying a portion of their rent. It offers a helping hand to those who are at or below 30% of the area median income.

<http://ohfa.org/OHFA/new/rental/rental.htm>

Other Resources:

HUD Programs: Low-income Rental Assistance (Section 8) Tenant-based Program

<http://www.ruralhome.org/infoSheets.php?id=184>

Mobility and Economic Self-Sufficiency of Section 8 Participants in Rural Areas, available from Housing Assistance Council (1997, 112 pages, \$4.50, ISBN 1-58064-025-7). Download order form at <http://www.ruralhome.org/infoPubOrderForm.php>.

A Study of the Section 8 Certificate and Voucher Program: Impact of Fair Market Rent Changes in Nonmetropolitan Areas, available from Housing Assistance Council (1997, 156 pages, \$6.50, ISBN 1-58064-022-2). Download order form at <http://www.ruralhome.org/infoPubOrderForm.php>.

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HUD Section 8 Vouchers for People with Disabilities

HUD provides three special types of vouchers available to people with disabilities. Mainstream vouchers are available to elderly and non-elderly families that have a person with disabilities. Designated housing vouchers are for non-elderly families, who would be eligible for public housing if occupancy were not restricted to elderly housing. These vouchers also assist families affected by a PHA decision to designate their buildings as “mixed elderly and disabled buildings” but demonstrate a need for alternative resources for families with a disabled person. Certain development vouchers are available to non-elderly families with a disabled person who do not currently receive housing assistance in certain developments where owners establish preferences for or restrict occupancy to elderly families.

<http://www.hud.gov/offices/pih/programs/hcv/pwd/>
Section 8 Made Simple: Second Edition
<http://tacinc.org/Pubs/housingpubs.htm>

HUD Section 202 Supportive Housing for the Elderly Program

HUD provides capital advances to private, nonprofit organizations to finance the construction and rehabilitation of structures that will serve as supportive housing for very low-income elderly people and provides rent subsidies for the projects to help make them affordable. The capital advance does not have to be repaid as long as the project serves very low-income elderly people for 40 years. Project rental assistance contract payments can be approved up to five years and are renewable. As a minimum capital investment, the owner must deposit in a special escrow account 0.5% of the HUD-approved capital advance, up to a maximum of \$25,000 for

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national sponsors or \$10,000 for other sponsors.

<http://www.hud.gov/offices/hsg/mfh/progdesc/eld202.cfm>

Information Sheet: [http://www.ruralhome.org/manager/uploads/ HUD_202.pdf](http://www.ruralhome.org/manager/uploads/HUD_202.pdf)

Using the HUD Section 202 Program in Rural Areas

<http://www.ruralhome.org/pubs/guides/202/202guide.htm>

HUD Section 811 Supportive Housing for People with Disabilities

The Section 811 program provides interest-free capital grants to nonprofit organizations to develop and construct or rehabilitate rental housing with supportive services for very low-income people with disabilities. The rental housing can include independent living projects, condominium units and small group homes. The nonprofit must provide a minimum capital investment equal to 0.5% of the capital advance amount, up to a maximum of \$10,000 but the advance does not have to be repaid as long as the housing remains available for low-income people with disabilities for 40 years. Each project must have a supportive services plan. The companion Mainstream Program awards funding for Section 8 rental vouchers and certificates to the projects' tenants.

<http://www.hud.gov/offices/hsg/mfh/progdesc/disab811.cfm>

Information Sheet :<http://www.ruralhome.org/infoSheets.php?id=185>

HUD Self-Help Homeownership Opportunity Program (SHOP)

HUD provides funds to national and regional nonprofit organizations to purchase home sites and improve the infrastructure needed to set the stage for sweat equity and volunteer-based homeownership programs for low-income families. The only eligible activi-

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ties for SHOP funds are land acquisition and infrastructure improvements that, taken together, may not exceed an average of \$10,000 in assistance per home. Current grantees are Habitat for Humanity International, Housing Assistance Council, ACORN Housing Corporation and Northwest Regional Facilitators.

<http://www.hud.gov/offices/cpd/affordablehousing/programs/shop/index.cfm>

HUD Shelter Plus Care

HUD provides rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. The program allows for a variety of housing choices such as group homes or individual units, coupled with a range of supportive services funded by other sources.

Grantees must match the rental assistance with supportive services that are at least equal in value to the amount of HUD's rental assistance. Shelter Plus Care provides funds for four types of rental assistance: tenant-based, project-based, sponsor-based and SRO-based (Single Room Occupancy).

<http://www.hud.gov/offices/cpd/homeless/programs/splusc/index.cfm>

National Evaluation of the Shelter Plus Care Program

<http://www.huduser.org/publications/hsgspec/shelter.html>

HUD Single Room Occupancy Program (SRO)

HUD enters into annual contributions contracts with PHAs in connection with the moderate rehabilitation of residential properties that, when rehabilitation is completed, will contain multiple single room dwelling units. These PHAs make Section 8 rental assistance

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payments to participating owners on behalf of homeless individuals who rent the rehabilitated dwellings. Rental assistance for SRO units is provided for a period of 10 years. To be eligible for assistance a unit must receive a minimum of \$3,000 of rehabilitation, including its prorated share of work to be accomplished on common areas or systems, to meet housing quality standards.

<http://www.hud.gov/offices/cpd/homeless/programs/sro/index.cfm>

HUD Supportive Housing Programs

HUD provides grants to develop supportive housing and services that will enable homeless people to live as independently as possible. Eligible applicants are states, units of local government, other governmental entities such as PHAs, and private nonprofits.

<http://www.hud.gov/offices/cpd/homeless/programs/shp/index.cfm>

National Evaluation of the Supportive Housing Demonstration Program

<http://www.huduser.org/publications/suppsvcs/shdp.html>

HUD Teacher Next Door

HUD encourages teachers to buy homes in low and moderate-income neighborhoods by selling properties at a 50% discount off the list price. 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 bid on available homes and the winning bidder must live in the residence for three years.

<http://www.hud.gov/offices/hsg/sfh/reo/goodn/gnndabot.cfm>

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HUD Youthbuild

HUD provides grants on a competitive basis to nonprofit organizations to assist high-risk youth between the ages of 16 and 24 to learn housing construction job skills and to complete their high school education. Program participants enhance their skills as they construct and/or rehabilitate affordable housing for low and moderate-income people. Grants are available to public or private nonprofit agencies, public housing authorities, state and local governments, Native American tribes, or any organization eligible to provide education and employment training under federal employment training programs.

<http://www.hud.gov/offices/cpd/economicdevelopment/programs/youthbuild/index.cfm>

Other Resources:

HUD Disaster Recovery Assistance

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/dri/index.cfm>

HUD Fair Market Rents

<http://www.huduser.org/datasets/fmr.html>

HUD Income Limits

<http://www.huduser.org/datasets/il.html>

HUD Funds Available

<http://www.hud.gov/offices/adm/grants/fundsavail.cfm>

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HUD Minimum Property Standards

<http://www.hud.gov/offices/hsg/sfh/mps/mpshome.cfm>

HUD Office of University Partnerships

<http://www.huduser.org/research/oup.html>

HUD Veteran Resource Center (HUDVet)

<http://www.hud.gov/offices/cpd/about/hudvet/index.cfm>

Real Estate Settlement Procedures Act

http://www.hud.gov/offices/hsg/sfh/res/respa_hm.cfm

U.S. Department of the Treasury (DOT)

The U.S. Department of the Treasury promotes access to capital and local economic growth by directly investing in and supporting community development financial institutions (CDFIs) and expanding financial service organizations' lending, investment, and services within underserved markets.

DOT Bank Enterprise Award (BEA) Program

DOT recognizes and rewards the key role played by traditional financial institutions in community development lending and investing. It provides cash incentives for banks and thrifts to invest in CDFIs and to increase their financial services, lending and investments in distressed communities. Eligible CDFI Related Activities include investments in CDFI partners undertaking new or expanded initiatives in hot zones. Loans, deposits and technical assistance given to CDFI partners with "limited assets" will also qualify. Focus has

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been directed on Distressed Community Financing Activities and Service Activities that support “personal wealth building” (i.e. affordable home mortgages, home improvement loans, IDAs (Individual Development Accounts), small business loans or education loans) or “community asset building” (i.e. day care centers, charter schools or affordable housing development financing). Maximum award amounts are \$1.5 million per applicant.

http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=1

DOT Financial Assistance

DOT makes grants to certified CDFIs that create demonstrable community development impact, which is defined by the fund as: homeownership opportunities, job creation, and the expansion of financial services to the unbanked. Funding is made to certified CDFIs regardless of asset size. However, larger CDFIs are expected to leverage greater degrees of non-federal dollars (above the required 1:1 ratio) for their awards and serve more targeted markets.

http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=7

DOT Native American CDFI Assistance (NACA) Program

DOT has embarked on a number of initiatives designed to overcome barriers preventing access to credit, capital and financial services in Native American, Alaska Native and Native Hawaiian communities. Through these initiatives, the CDFI Fund provides direct monetary awards and training aimed at increasing the number and capacity of CDFIs serving Native Communities. The CDFI Fund also

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offers training and technical assistance to existing Native CDFIs as well as Native Communities and Native Organizations interested in creating or becoming Native CDFIs.

http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=3

DOT New Markets Tax Credit (NMTC) Program

DOT provides \$15 billion in tax incentives to encourage private sector investments in low-income communities. The NMTC program offers individual and corporate investors a credit against federal income taxes for making a qualified equity investment in a certified Community Development Entity (CDE). CDEs apply to the CDFI Fund for an allocation of New Markets Tax Credits which are awarded annually by the Fund on a competitive basis. Individual CDEs make the tax credits available to investors making private equity investments in the CDE. CDEs must use this capital to invest in or lend to businesses located in a low-income community. The credit provided to the investor totals 39% of the cost of the investment and is claimed over a seven-year credit allowance period.

http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=5

DOT Technical Assistance

DOT provides grants to early-stage CDFIs, including those serving Native American markets, with the goal of building the capacity of the CDFI industry. Eligible types of activities include, but are not limited to, acquiring consulting services, paying staff salary for the limited purposes of completing tasks and/or fulfilling grant functions, acquiring technology items, and acquiring training for staff or

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management. Expenses that are deemed by the Fund to be ongoing operating expenses are not eligible.

<http://www.cdfifund.gov/programs/TA/index.asp>

United States Department of Veterans Affairs (VA)

The Department of Veterans Affairs (VA) provides excellence in patient care, veterans' benefits and customer satisfaction. They strive for high quality, prompt and seamless service.

VA Guaranteed Home Loan Program

The VA helps veterans and active duty personnel purchase and retain homes in recognition of their service to the nation. VA home loans include: no down payment; loan maximums up to 100% of the VA-established market value, not to exceed \$240,000; 30-year loans with a choice of repayment plans; an appraisal; limitations on closing costs; and no mortgage insurance premium. These loans are made by a local lender and the VA protects the lender against loss if the payments are not made.

<http://www.homeloans.va.gov/>

VA Homeless Providers Grant and Per Diem Program

The VA offers this program annually, as funding permits, to assist community agencies providing services to homeless veterans. Grants up to 65% of the project are awarded for the construction, acquisition or renovation of facilities, or to purchase vans to provide outreach and services to veterans. Partial operating funds may be provided for programs through per diem payments.

<http://www.appc1.va.gov/homeless/page.cfm?pg=3>

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VA Loan Guarantee Program for Transitional Housing

The VA can guarantee up to 15 loans with an aggregate value of \$100 million within five years for construction, renovation of existing property, refinancing of existing loans, facility furnishing or working capital. The amount financed is a maximum of 90% of project costs. Eligible transitional projects are those that: 1) provide supportive services including counseling, 2) require veterans to seek and maintain employment, 3) require veterans to pay reasonable rent, 4) require sobriety as a condition of occupancy, and 5) serve other veterans in need of housing on a space-available basis.

<http://www.appc1.va.gov/homeless/page.cfm?pg=8>

VA Acquired Property Sales for Homeless Providers

The VA makes all the properties it obtains through foreclosures on VA-insured mortgages available for sale to homeless provider organizations at a discount of 20% to 50%, depending on the current market.

<http://www.appc1.va.gov/homeless/page.cfm?pg=2>

VA Excess Property for Homeless Veterans Initiative

The VA distributes federal excess personal property, such as hats, parkas, footwear, sleeping bags and other items to homeless veterans and homeless veterans' programs. A compensated work therapy program employing formerly homeless veterans has been established at the Medical Center in Lyons, NJ, to receive, warehouse and ship these goods to VA homeless programs across the country.

<http://www.appc1.va.gov/homeless/page.cfm?pg=2>

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Clearinghouses for Funding Programs

Agency Summaries

<http://www.cfd.a.gov>

Enterprise Funding Database

http://www.enterprisecommunity.org/resources/funding_database/default.asp

The Foundation Center

<http://foundationcenter.org/>

Funding Sources for Community and Economic Development

Publication No. O963, Price: \$110 non-member/\$95 NAHRO member. To order this book, use the order form at http://www.nahro.org/publications/books_order.html or contact Amber Singletary at 202.289.3500 ext. 260, or by email at asingletary@nahro.org.

Fundsnet Online Services

<http://www.fundsnet.aervices.com>

Grantmaker Info

<http://foundationcenter.org/findfunders/>

The Nonprofit Research Center

<http://not-for-profit.org>

The PRI Directory: Charitable Loans and Other Program-Related Investments by Foundations

Order by calling 800.424.9836 (Cost \$75).

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Rural Information Center

http://ric.nal.usda.gov/nal_display/index.php?info_center=5&tax_level=1&tax_subject=319

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Catalog of Funding Programs by Structure Type or Occupancy

FEDERAL PROGRAMS

1. Single-family Housing Programs

New Construction

FMF Grants

FHLBank Affordable Housing Program

FHLBank Community Development Program

FHLBank Community Housing Program

HAC Intermediary Relending Program Loan Fund

HAC Rural Development Loan Fund

HAC Rural Housing Loan Fund

HAC Self-help Homeownership Opportunity Program

IRS Low-income Housing Tax Credit Program

IRS Mortgage Revenue Bond Program

MH Mercy Loan Fund

USDA Section 502 Direct Rural Housing Loans

USDA Section 502 Guaranteed Rural Housing Loans

USDA Section 502 Mutual Self-help Loan Program

USDA Section 523 Rural Housing Site Loans for Self-help Housing USDA Section

524 Rural Housing Site Loans for LMI Housing

HUD/FHA Section 203(b) Mortgage Insurance for One- to Four- family Homes

HUD/FHA Section 203(h) Mortgage Insurance for Disaster Victims

HUD/FHA Section 207(n) Mortgage Insurance for Manufactured Home Parks

HUD Brownfields Economic Development Initiative

HUD Home Investment Partnership Program (HOME)

HUD Indian Home Loan Guarantee Program (Section 184)

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HUD Indian Housing Block Grant
HUD Title VI Tribal Housing Activities Loan Guarantee Program
HUD Self-help Homeownership Opportunity Program
HUD Youthbuild
DOT Bank Enterprise Award Program

Rehabilitation

FHLBank Affordable Housing Program
FHLBank Community Housing Program
HAC Intermediary Relending Program Loan Fund
HAC Rural Development Loan Fund
HAC Rural Housing Loan Fund
USDA Section 502 Rural Housing Repair and Rehabilitation Loans
USDA Section 504 Housing Repair and Rehabilitation Grants
USDA Section 533 Housing Preservation Grant
HUD/FHA Home Equity Conversion Mortgage
HUD/FHA Section 203(k) Rehabilitation Mortgage Insurance
HUD/FHA Title I Property Improvement Loan Insurance
HUD Brownfields Economic Development Initiative
HUD Community Development Block Grants, Small Cities
HUD Energy Efficient Mortgages Program
HUD Home Investment Partnership Program (HOME)
HUD Indian Community Development Block Grant Program
HUD Indian Housing Loan Guarantee Program (Section 184)
HUD Indian Housing Block Grant
HUD Title VI Tribal Housing Activities Loan Guarantee Program
HUD Section 8 Tenant-based Vouchers
HUD Section 8 Vouchers for Persons with Disabilities
HUD Youthbuild
DOE Weatherization Assistance Program
DOT Bank Enterprise Award Program

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2. Multifamily Rental Housing

New Construction

FMF Grants

FHLBank Affordable Housing Program

FHLBank Community Housing Program

FHLBank Community Housing Plus Program

HAC Intermediary Relending Program Loan Fund

HAC Rural Development Loan Fund

HAC Rural Housing Loan Fund

IRS Low-income Housing Tax Credit Program

IRS Mortgage Revenue Bond Program

MH Mercy Loan Fund

USDA Section 514 Farm Labor Loans

USDA Section 515 Rural Rental Housing Loans

USDA Section 516 Farm Labor Housing Grants

USDA Section 521 Rural Rental Assistance

USDA Section 538 Rural Rental Housing Guaranteed Loan

HUD/FHA Section 221(d)(3) and (4) Mortgage Insurance for Rental/
Cooperative Housing

HUD/FHA Section 234(d) Mortgage Insurance for the Construction or
Substantial Rehabilitation of Condominium Project

HUD Brownfields Economic Development Initiative

HUD Home Investment Partnership Program (HOME)

HUD HOPE VI

HUD Housing Opportunities for Persons with Aids (HOPWA)

HUD Multifamily Housing Service Coordinator

HUD Neighborhood Networks

HUD Indian Housing Block Grant

HUD Title VI Tribal Housing Activities Loan Guarantee Program

HUD Section 8 Project-based Vouchers

HUD Section 202 Supportive Housing for the Elderly Program

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HUD Section 811 Supportive Housing for Persons with Disabilities
VA Homeless Providers Grant and Per Diem Program

Rehabilitation

FHLBank Affordable Housing Program
FHLBank Community Housing Program
FHLBank Community Housing Plus Program
HPS Historic Preservation Tax Credit
HAC Intermediary Relending Program Loan Fund
HAC Rural Development Loan Fund
HAC Rural Housing Loan Fund
IRS Low-income Housing Tax Credit Program
IRS Mortgage Revenue Bond Program
IRS Non-historic Tax Credits
MH Mercy Loan Fund
USDA Section 515 Rural Rental Housing Loans
USDA Section 533 Housing Preservation Grant
USDA Section 538 Rural Rental Housing Guaranteed Loan
HUD/FHA Section 221(d)(3) and (4) Mortgage Insurance for Rental/
Cooperative Housing
HUD/FHA Section 223(f) Mortgage Insurance for Purchase or
Refinance of Existing Multifamily Rental Housing
HUD/FHA Section 234(d) Mortgage Insurance for the Construction or
Substantial Rehabilitation of Condominium Project
HUD/FHA Section 241(a) Supplemental Loans for Multifamily Projects
HUD Assisted Living Conversion Program
HUD Brownfields Economic Development Initiative
HUD Community Development Block Grants, Small Cities
HUD Comprehensive Improvement Assistance Program
HUD Home Investment Partnership Program (HOME)
HUD HOPE VI
HUD Housing Opportunities for Persons with Aids (HOPWA)

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HUD Indian Community Development Block Grant Program
HUD Multifamily Housing Service Coordinators
HUD Neighborhood Networks
HUD Indian Housing Block Grant
HUD Title VI Tribal Housing Activities Loan Guarantee Program
HUD Section 8 Project-based Vouchers
HUD Loan Guarantee Program for Homeless Veterans Multifamily Housing
DOE Weatherization Assistance Program

3. Homeownership Programs

FMF Grants
FHLBank Affordable Housing Program
FHLBank Community Housing Program
FHLBank Mortgage Partnership Finance Program
FHLBank Rural First-time Homebuyer Program
FHLBank Targeted Ownership Program
HAC Self-help Homeownership Opportunity Program
IRS Mortgage Revenue Bond Program
USDA Section 502 Direct Rural Housing Loans
USDA Section 502 Guaranteed Rural Housing Loans
USDA Section 502 Mutual Self-help Loan Program
HUD/FHA Section 203(b) Mortgage Insurance for One- to Four- family Homes
HUD/FHA Section 203(n) Single-family Cooperative Mortgage Insurance
HUD/FHA Section 234(c) Mortgage Insurance for Condominium Units
HUD/FHA Graduated Payment Mortgage Insurance
HUD/FHA Section 251 Insurance for Adjustable Rate Mortgages
HUD/FHA Title I Manufactured Home and Lot Combination Loan Insurance
HUD Community Development Block Grants, Small Cities
HUD Dollar Homes to Local Governments
HUD Energy Efficient Mortgages Program
HUD Home Investment Partnership Program (HOME)

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HUD Housing Counseling Assistance Program
HUD Officer Next Door
HUD Indian Home Loan Guarantee Program (Section 184)
HUD Indian Housing Block Grant
HUD Title VI Tribal Housing Activities Loan Guarantee Program
HUD Section 8 Homeownership Vouchers
HUD Self-help Homeownership Opportunity Program
HUD Teacher Next Door
DOT Bank Enterprise Award Program
DOT Financial Assistance
VA Guaranteed Home Loan Program

4. Elderly and Disabled Housing Programs

FHLBank Affordable Housing Program
FHLBank Community Development Program
FHLBank Community Housing Program
FHLBank Community Housing Plus Program
FHLBank Targeted Ownership Program
HAC Intermediary Relending Program Loan Fund
HAC Rural Development Loan Fund
HAC Rural Housing Loan Fund
IRS Low-income Housing Tax Credit Program
IRS Mortgage Revenue Bond Program
MH Mercy Loan Fund
USDA Section 504 Housing Repair and Rehabilitation Grants
USDA Section 515 Rural Rental Housing Loans
USDA Section 521 Rural Rental Assistance
HUD/FHA Home Equity Conversion Mortgage
HUD/FHA Section 221(d)(3) and (4) Mortgage Insurance for SRO Projects
HUD/FHA Section 223(f) Mortgage Insurance for Purchase or Refinancing of Existing Multifamily Rental Housing

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HUD/FHA Section 232/223(f) Mortgage Insurance for Nursing Homes and Assisted Living Facilities
HUD Assisted Living Conversion Program
HUD Congregate Housing Services Program
HUD Home Investment Partnership Program (HOME)
HUD Indian Housing Block Grant
HUD Title VI Tribal Housing Activities Loan Guarantee Program
HUD Section 8 Vouchers for Persons with Disabilities
HUD Section 202 Supportive Housing for the Elderly Program
HUD Section 811 Supportive Housing for Persons with Disabilities
HUD Single Room Occupancy Program

5. Homeless Programs

FHLBank Affordable Housing Program
FHLBank Community Housing Program
FHLBank Community Housing Plus Program
HUD/FHA Section 221(d)(3) and (4) Mortgage Insurance for SRO Projects
HUD Emergency Shelter Grant
HUD Shelter Plus Care
HUD Single Room Occupancy Program
HUD Supportive Housing Program
VA Homeless Providers Grant and Per Diem Program
VA Loan Guarantee Program for Homeless Veterans Multifamily Housing
VA Acquired Property Sales for Homeless Providers
VA Excess Property for Homeless Veterans Initiative

6. Disaster Relief

FEMA Individual Assistance Programs
FEMA Public Assistance Programs
HUD/FHA Section 203(h) Mortgage Insurance for Disaster Victims

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HUD CDBG Disaster Recovery Grants

7. Infrastructure

FHLBank Affordable Housing Program
FHLBank Community Development Program
IRS Low-income Housing Tax Credit Program
USDA Section 523 Rural Housing Site Loans for Self-help Housing
USDA Section 524 Rural Housing Site Loans for LMI Housing
USDA Community Facilities Direct Loan Program
USDA Community Facilities Guaranteed Loan Program
USDA Community Facilities Grant Program
USDA Water and Waste Disposal Programs
HUD Brownfields Economic Development Initiative
HUD Community Development Block Grants, Small Cities
HUD Home Investment Partnership Program (HOME)
HUD Indian Community Development Block Grant Program

8. Planning

FHLBank Rural Technical Assistance Program
DOT Native American CDFI Development
DOT Technical Assistance

9. Other

HUD Performance Funding System
HUD Resident Opportunity and Self-Sufficiency Program
HUD Section 8 Conversion Vouchers
HUD Section 8 Family Unification Vouchers
DOT New Markets Tax Credit Program

Appendix

OKLAHOMA PROGRAMS

1. Single Family

New Construction

OHFA Home Investment Partnership Program (HOME)
OHFA Housing Trust Fund
Oklahoma Local Development Act
Oklahoma Rural and Affordable Housing Linked Deposit Program
Oklahoma Rural Housing Incentive District

Rehabilitation

ODOC Community Development Block Grant – Community Revitalization
ODOC Community Development Block Grant – Small Cities Program
ODOC Rural Economic Action Plan
ODOC Weatherization Assistance Program
OHFA Home Investment Partnership Program (HOME)
OHFA Housing Trust Fund
Oklahoma Local Development Act
Oklahoma Rural and Affordable Housing Linked Deposit Program
Oklahoma Rural Housing Incentive District

2. Multifamily Rental

New Construction

OHFA Home Investment Partnership Program (HOME)
OHFA Housing Trust Fund
OHFA Low Income Housing Tax Credits
Oklahoma Local Development Act
Oklahoma Rural and Affordable Housing Linked Deposit Program
Oklahoma Rural Housing Incentive District

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Rehabilitation

OHFA Home Investment Partnerships Program (HOME)
OHFA Housing Trust Fund
OHFA Low Income Housing Tax Credits
Oklahoma Local Development Act
Oklahoma Rural and Affordable Housing Linked Deposit Program
Oklahoma Rural Housing Incentive District

3. Homeownership

OHFA Advantage
OHFA Home Investment Partnerships Program (HOME)
OTC Credit or Refund for Property Tax
REI Mortgage Credit Certificate Program
REI Taxable Single Family Mortgage Revenue Bond Program

4. Elderly and Disabled

ODOC Community Services Block Grant
OG&E Lend-A-Hand Program
OHFA Home Investment Partnership Program
OHFA Housing Trust Fund
OHFA Low Income Housing Tax Credits
OHFA Rental Assistance
Oklahoma Local Development Act
Oklahoma Rural and Affordable Housing Linked Deposit Program
Oklahoma Rural Housing Incentive District
OTC Credit or Refund of Property Tax

5. Homeless Programs

ODOC Community Services Block Grant

Appendix

ODOC Emergency Shelter Grant Program
ODOC Homeless Assistance Program
OG&E Lend-A-Hand Program
OHFA Home Investment Partnership Program (HOME)
OHFA Homeless Program – Transitional Housing Pilot Program
OHFA Housing Trust Fund
OHFA Rental Assistance
Oklahoma Rural and Affordable Housing Linked Deposit Program

6. Infrastructure

ODOC Community Development Block Grant – Community Revitalization
ODOC Community Development Block Grant – Small Cities Program
ODOC Community Development Block Grant – Water/Wastewater Phase I
ODOC Community Development Block Grant – Water/Wastewater Phase II
OHFA Home Investment Partnership Program (HOME)
OHFA Housing Trust Fund
OHFA Low Income Housing Tax Credits
Oklahoma Rural and Affordable Housing Linked Deposit Program
Oklahoma Rural Housing Incentive District
OWRB Clean Water State Revolving Fund
OWRB Drinking Water State Revolving Fund
OWRB Bond Loan Program
OWRB Emergency Grant Program
OWRB Rural Economic Action Plan Grant Program

7. Planning

ODOC Century Communities Program



About OHFA

The mission of Oklahoma Housing Finance Agency is to help place people in homes.

Recognized as the industry leader, OHFA makes a difference in the lives of Oklahomans by fulfilling their housing needs and dreams. OHFA offers nine housing programs ranging from a homeless program and rental assistance to housing development and home ownership.

Many families face difficult financial times each year, and OHFA is there to help by providing affordable housing to working Oklahomans, help families with their housing needs by enabling them to buy homes through special financing opportunities, rent homes in safer neighborhoods, and rehabilitate existing homes.

OHFA is entrusted with hundreds of millions of dollars in federal funds and other authorizations each year to address the affordable housing needs of many Oklahomans.

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