

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of the Assistant Secretary for Housing—Federal Housing Commissioner; Notice of Funding Availability (NOFA) for Supportive Housing for the Elderly

[Docket No. FR-4052-N-01]

AGENCY: Office of the Assistant Secretary for Housing—Federal Housing Commissioner, HUD.

ACTION: Notice of funding availability for Fiscal Year (FY) 1996.

SUMMARY: This NOFA announces HUD's funding for supportive housing for the elderly. This document describes the following: (a) the purpose of the NOFA, and information regarding eligibility, submission requirements, available amounts, and selection criteria; and (b) application processing, including how to apply and how selections will be made.

APPLICATION PACKAGE: The Application Package can be obtained from the Multifamily Housing Clearinghouse, P.O. Box 6424, Rockville, MD 20850, telephone 1-800-685-8470 (the TTY number is 1-800-483-2209); and from the appropriate HUD Office identified in appendix A to this NOFA. The Application Package includes a checklist of exhibits and steps involved in the application process.

DATES: The deadline for receipt of applications in response to this NOFA is 4:00 p.m. local time on August 19, 1996. The application deadline is firm as to *date* and *hour*. In the interest of fairness to all applicants, HUD will not consider any application that is received after the deadline. Sponsors should take this into account and submit applications as early as possible to avoid the risk of unanticipated delays or delivery-related problems. In particular, Sponsors intending to mail applications must provide sufficient time to permit delivery on or before the deadline date. Acceptance by a Post Office or private mailer does not constitute delivery. Facsimile (FAX), COD, and postage due applications will not be accepted.

ADDRESSES: Applications must be delivered to the Director of the Multifamily Housing Division in the HUD Office for your jurisdiction. A listing of HUD Offices, their addresses, and telephone numbers is attached as appendix A to this NOFA. HUD will date and time stamp incoming applications to evidence timely receipt, and, upon request, will provide the applicant with an acknowledgement of receipt.

FOR FURTHER INFORMATION CONTACT: The HUD Office for your jurisdiction, as listed in appendix A to this NOFA.

SUPPLEMENTARY INFORMATION:

Paperwork Reduction Act Statement

The information collection requirements contained in this NOFA have been approved by the Office of Management and Budget (OMB), under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520), and assigned OMB Control Number 2502-0267. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

I. Purpose and Substantive Description

A. Authority

Section 801 of the Cranston-Gonzalez National Affordable Housing Act (NAHA) (Pub. L. 101-625, approved November 28, 1990), amended section 202 of the Housing Act of 1959 (12 U.S.C. 1701q). Section 202 was also amended by the Housing and Community Development Act of 1992 (HCD Act of 1992) (Pub. L. 102-550, approved October 28, 1992), and by the Rescissions Act (Pub. L. 104-19, approved July 27, 1995). The Secretary is authorized to provide assistance to private nonprofit organizations and nonprofit consumer cooperatives to expand the supply of supportive housing for the elderly. HUD provides the assistance as capital advances and contracts for project rental assistance in accordance with 24 CFR part 891. This assistance may be used to finance the construction or rehabilitation of a structure, or acquisition of a structure from the Resolution Trust Corporation (now the Federal Deposit Insurance Corporation (RTC/FDIC), to be used as supportive housing for the elderly in accordance with part 891.

Note that on March 22, 1996, HUD published a final rule (61 FR 11948) that consolidated the regulations for the Section 202 Program of Supportive Housing for the Elderly and the Section 811 Program of Supportive Housing for Persons with Disabilities in 24 CFR part 891.

For supportive housing for the elderly, the Omnibus Consolidated Rescissions and Appropriations Act of 1996 (Pub. L. 104-134, approved April 26, 1996)(Act) provides \$ 780,190,000 for capital advances, including amendments to capital advance contracts (not procurement contracts), for housing for the elderly as authorized by section 202 of the Housing Act of 1959, (as amended by the NAHA and

HCD Act of 1992), and for project rental assistance, and amendments to contracts for project rental assistance, for supportive housing for the elderly under section 202(c)(2) of the Housing Act of 1959, as amended. In accordance with the waiver authority provided in the Act, the Secretary is extending the determinations made in the Notice published in 61 F.R. 3047 to Fiscal Year 1996 funding by waiving the following statutory and regulatory provision: The term of the project rental assistance contract is reduced from 20 years to a minimum term of 5 years and a maximum term which can be supported by funds authorized by the Act. The Department anticipates that at the end of the contract terms, renewals will be approved subject to the availability of funds. In addition to this provision, the Department will reserve project rental assistance contract funds based on 75 percent rather than on 100 percent of the current operating cost standards for approved units in order to take into account the average tenant contribution toward rent.

Please note that the waiver broadening the eligibility of tenants to persons with incomes at 80 percent of the median or below (61 FR 3047, January 30, 1996) is not being extended to the projects funded in accordance with this NOFA. The statutory provision limiting eligibility to persons with incomes at 50 percent of the median or below remains in effect.

In accordance with an agreement between HUD and the Rural Housing Service (RHS), which facilitates the coordination between the two agencies in administering their respective rental assistance programs, HUD is required to notify RHS of applications for housing assistance it receives. This notification gives RHS the opportunity to comment if it has concerns about the demand for additional assisted housing and possible harm to existing projects in the same housing market area. HUD will consider the RHS comments in its review and project selection process.

B. Allocation Amounts

In accordance with 24 CFR part 791, the Assistant Secretary will allocate the amounts available for capital advances for supportive housing for the elderly. HUD reserves project rental assistance funds based upon 75 percent of the current operating cost standards to support the units selected for capital advances sufficient for minimum 5-year project rental assistance contracts.

The allocation formula for Section 202 funds consists of a measure of the number of one- and two-person elderly renter households with incomes at or below the very low income limit (50

percent of area median family income,
as determined by HUD, with an

adjustment for household size) that have
housing deficiencies.

Based on the allocation formula, HUD
has allocated the available capital

advance funds as shown on the
following chart:

FISCAL YEAR 1996 ALLOCATIONS FOR SUPPORTIVE HOUSING FOR THE ELDERLY

[Fiscal Year 1996 Section 202 Allocations]

Offices	Metropolitan capital advance		Nonmetropolitan capital advance		Totals capital advance	
	Authority	Units	Authority	Units	Authority	Units
New England						
Massachusetts	\$16,928,076	209	811,584	10	17,739,660	219
Connecticut	8,469,328	104	811,584	10	9,280,912	114
New Hampshire	3,524,494	55	2,337,888	36	5,862,382	91
Rhode Island	5,056,731	62	811,584	10	5,868,315	72
Total	33,978,629	430	4,772,640	66	38,751,269	496
New York/New Jersey						
New York	46,612,243	574	811,584	10	47,423,827	584
Buffalo	11,833,398	161	2,170,874	29	14,004,272	190
New Jersey	19,404,325	239	0	0	19,404,325	239
Total	77,849,966	974	2,982,458	39	80,832,424	1,013
Mid-Atlantic						
Maryland	6,089,477	88	693,228	10	6,782,705	98
West Virginia	1,547,082	25	1,288,313	21	2,835,395	46
Pennsylvania	15,174,384	201	1,846,426	25	17,020,810	226
Pittsburgh	6,927,904	103	1,460,882	22	8,388,786	125
Virginia	4,786,791	83	1,555,627	27	6,342,418	110
D.C.	6,352,868	89	0	0	6,352,868	89
Total	40,878,506	589	6,844,476	105	47,722,982	694
Southeast/Caribbean						
Georgia	5,480,957	94	2,207,076	38	7,688,033	132
Alabama	4,059,898	72	1,598,816	28	5,658,714	100
Caribbean	4,080,160	50	1,497,853	18	5,578,013	68
South Carolina	3,624,585	59	1,352,145	22	4,976,730	81
North Carolina	6,948,455	97	2,867,705	40	9,816,160	137
Mississippi	1,344,186	25	1,764,272	33	3,108,458	58
Jacksonville	17,575,395	281	1,197,782	19	18,773,177	300
Kentucky	3,714,788	62	1,850,921	31	5,565,709	93
Knoxville	2,526,597	47	862,595	16	3,389,192	63
Tennessee	3,601,685	66	1,266,354	23	4,868,039	89
Total	52,956,706	853	16,465,519	268	69,422,225	1,121
Midwest						
Illinois	20,663,241	262	2,817,536	36	23,480,777	298
Cincinnati	4,878,158	79	615,451	10	5,493,609	89
Cleveland	9,025,257	130	1,300,050	19	10,325,307	149
Ohio	3,649,114	60	1,306,088	21	4,955,202	81
Michigan	9,766,665	138	710,136	10	10,476,801	148
Grand Rapids	3,364,612	56	1,348,633	22	4,713,245	78
Indiana	6,206,555	99	1,687,713	27	7,894,268	126
Wisconsin	7,204,475	104	2,337,209	34	9,541,684	138
Minnesota	6,655,168	92	2,264,831	31	8,919,999	123
Total	71,413,245	1,020	14,387,647	210	85,800,892	1,230
Southwest						
Texas/New Mexico	\$7,008,273	125	1,918,418	34	8,926,691	159
Houston	4,543,462	80	937,853	16	5,481,315	96
Arkansas	2,288,279	45	1,526,086	30	3,814,365	75
Louisiana	4,443,157	82	1,107,452	20	5,550,609	102
Oklahoma	2,971,733	55	1,374,535	25	4,346,268	80
San Antonio	3,705,807	69	903,813	17	4,609,620	86
Total	24,960,711	456	7,768,157	142	32,728,868	598
Great Plains						
Iowa	2,705,698	46	1,814,317	31	4,520,015	77
Kansas/Missouri	4,572,145	77	1,783,825	31	6,355,970	108
Nebraska	1,403,364	25	1,090,587	19	2,493,951	44

FISCAL YEAR 1996 ALLOCATIONS FOR SUPPORTIVE HOUSING FOR THE ELDERLY—Continued

[Fiscal Year 1996 Section 202 Allocations]

Offices	Metropolitan capital advance		Nonmetropolitan capital advance		Totals capital advance	
	Authority	Units	Authority	Units	Authority	Units
St. Louis	4,970,257	74	1,626,892	24	6,597,149	98
Total	13,651,464	222	6,315,621	105	19,967,085	327
Rocky Mountains						
Colorado	6,296,423	98	2,459,438	41	8,755,861	139
Total	6,296,423	98	2,459,438	41	8,755,861	139
Pacific/Hawaii						
Hawaii						
(Guam)	3,043,440	25	1,217,376	10	4,260,816	35
Los Angeles	33,883,830	425	798,058	10	34,681,888	435
Arizona	4,211,257	75	561,346	10	4,772,603	85
Sacramento	5,725,771	73	781,150	10	6,506,921	83
California	18,885,597	238	1,282,883	17	20,168,480	255
Total	65,749,895	836	4,640,813	57	70,390,708	893
Northwest/Alaska						
Alaska	3,043,440	25	1,217,376	10	4,260,816	35
Oregon	4,990,487	74	1,730,664	27	6,721,151	101
Washington	7,168,921	97	1,521,969	21	8,690,890	118
Total	15,202,848	196	4,470,009	58	19,672,857	254
National Total	402,938,393	5,674	71,106,778	1,091	471,370,274	6,726

C. Eligibility

Private, nonprofit organizations and nonprofit consumer cooperatives are the only eligible applicants under this program. Neither a public body nor an instrumentality of a public body is eligible to participate in the program. No organization shall participate as Sponsor or Co-sponsor in the filing of application(s) for a capital advance in a single geographical region in this fiscal year in excess of that necessary to finance the construction, rehabilitation, or acquisition (acquisition permitted only with RTC/FDIC properties) of 200 units of housing and related facilities for the elderly. This limit shall apply to organizations that participate as Co-sponsors regardless of whether the Co-sponsors are affiliated or nonaffiliated entities. In addition, the national limit for any one applicant is 10 percent of the total units allocated in all HUD Offices. Affiliated entities that submit separate applications shall be deemed to be a single entity for the purposes of these limits. No single application may propose more than the number of units allocated to a HUD Office or 125 units, whichever is less. Reservations for projects will not be approved for less than 5 units.

*D. Initial Screening, Technical Processing, and Selection Criteria***1. Initial Screening**

HUD will review applications for Section 202 capital advances that are received by HUD at the appropriate address by 4:00 p.m. local time on August 19, 1996, to determine if all parts of the application are included. HUD will not review the content of the application as part of initial screening. HUD will send deficiency letters, by certified mail and facsimile, informing Sponsors of any missing parts of the application. Sponsors must correct such deficiencies within 8 calendar days from the date of the deficiency letter. Any document requested as a result of the initial screening may be executed or prepared within the deficiency period, except for Forms HUD-92015-CAs, Articles of Incorporation, IRS exemption rulings, Forms SF-424, Board Resolution committing the minimum capital investment, and site control documents (all of these excepted items must be dated no later than the application deadline date).

2. Technical Processing

All applications will be placed in technical processing upon receipt of the response to the deficiency letter or at the end of the 8-day period. These applications will undergo a complete

analysis. If a reviewer finds that clarification is needed to complete the review, or an exhibit is missing that was not requested after initial screening, the reviewer shall immediately advise the Multifamily Housing Representative, who will: (a) request, by telephone, that the Sponsor submit the information within five (5) working days; and (b) follow up by certified letter. Communications must be attached to the technical review and findings memorandum. As part of this analysis, HUD will conduct its environmental review in accordance with 24 CFR part 50.

Examples of reasons for technical processing rejection include an ineligible Sponsor, ineligible population to be served, lack of legal capacity, lack of site control, and unacceptable site based upon a site visit. The Secretary will not reject an application based on technical processing without giving notice of that rejection with all rejection reasons, and affording the applicant an opportunity to appeal. HUD will afford an applicant 10 calendar days from the date of HUD's written notice to appeal a technical rejection to the HUD Office. The HUD Office must respond within five working days to the Sponsor. The HUD Office shall make a determination on an appeal prior to making its selection recommendations. All applications will be either rated or

technically rejected at the end of technical processing.

Technical processing will also assure that the Sponsor has complied with the requirements in the civil rights certification in the Application Package. There must not have been an adjudication of a civil rights violation in a civil action brought against the Sponsor by a private individual, unless the Sponsor is operating in compliance with a court order, or implementing a HUD-approved compliance agreement designed to correct the areas of noncompliance. There must be no pending civil rights suits against the Sponsor instituted by the Department of Justice, and no pending administrative actions for civil rights violations instituted by HUD (including a charge of discrimination under the Fair Housing Act). There must be no outstanding findings of noncompliance with civil rights statutes, Executive Orders, or regulations, as a result of formal administrative proceedings, nor any charges issued by the Secretary against the Sponsor under the Fair Housing Act, unless the Sponsor is operating under a conciliation or compliance agreement designed to correct the areas of noncompliance. Moreover, there must not be a deferral of the processing of applications from the Sponsor imposed by HUD under Title VI of the Civil Rights Act of 1964, HUD's implementing regulations (24 CFR 1.8), procedures (HUD Handbook 8040.1), and the Attorney General's Guidelines (28 CFR 50.3); or under section 504 of the Rehabilitation Act of 1973 and HUD's implementing regulations (24 CFR 8.57), and the Americans with Disabilities Act.

Upon completion of technical processing, all acceptable applications will be rated according to the selection criteria in section I.D.3. of this NOFA. Applications, submitted in response to the advertised metropolitan allocations and nonmetropolitan allocations, which have a total score of 60 points or more will be eligible for selection and will be placed in rank order per metropolitan/nonmetropolitan allocation. These applications will be selected based on rank order, to and including the last application that can be funded out of each of the local HUD Office's metropolitan/nonmetropolitan allocations. HUD Offices shall not skip over any applications in order to select one based on the funds remaining. However, after making the initial selections in each allocation area, any residual funds may be utilized to fund the next rank-ordered application by reducing the units by no more than 10 percent rounded to the nearest whole

number; provided the reduction will not render the project infeasible. Projects of nine units or less may not be reduced.

Once this process has been completed, HUD Offices may combine their unused metropolitan and nonmetropolitan funds in order to select another application in either category, using the unit reduction policy described above, if necessary.

Funds remaining after these processes are completed will be returned to Headquarters. These funds will be used first to restore units to projects reduced by HUD Offices as a result of the instructions above and, second, for selecting applications on a national rank order. However, no more than one application will be selected per HUD Office from the national residual amount unless there are insufficient approvable applications in other HUD Offices. If funds still remain, additional applications will be selected based on a national rank order, insuring an equitable distribution among HUD Offices.

3. Selection Criteria

Applications for Section 202 capital advances that successfully complete technical processing will be rated using the following selection criteria:

(a) The Sponsor's ability to develop and operate the proposed housing on a long-term basis, considering the following (60 points maximum—55 base points plus 5 bonus points):

(1) The scope, extent, and quality of the Sponsor's experience in providing housing or related services to those proposed to be served by the project, and the scope of the proposed project (i.e., number of units, services, relocation costs, development, and operation) in relationship to the Sponsor's demonstrated development and management capacity. (30 points);

(2) The scope, extent, and quality of the Sponsor's experience in providing housing or related services to minority persons or families (13 points);

(3) The extent of local community support for the project and for the Sponsor's activities, including previous experience in serving the area where the project is to be located, and Sponsor's demonstrated ability to enlist volunteers and raise local funds (12 points); and

(4) The Sponsor's involvement of elderly persons, including minority elderly persons, in the development of the application and its intent to involve elderly persons, including minority elderly persons, in the development of the project (5 bonus points);

(b) The need for supportive housing for the elderly in the area to be served and the suitability of the site,

considering the following (30 points maximum—25 base points plus 5 bonus points):

(1) The extent of the need for the project in the area based on a determination by the HUD Office. HUD will make this determination by considering the Sponsor's evidence of need in the area based on the guidelines in the Application Package, as well as other economic, demographic, and housing market data available to the HUD Office. The data could include the availability of existing Federally assisted housing (HUD and RHS) (e.g., considering availability and vacancy rates of public housing) for the elderly and current occupancy in such facilities, Federally assisted housing for the elderly under construction or for which fund reservations have been issued, and in accordance with an agreement between HUD and the RHS, comments from the RHS on the demand for additional assisted housing and the possible harm to existing projects in the same housing market area (8 points).

(2) The proximity or accessibility of the site to shopping, medical facilities, transportation, places of worship, recreational facilities, places of employment, and other necessary services to the intended occupants; adequacy of utilities and streets; freedom of the site from adverse environmental conditions; compliance with site and neighborhood standards (10 points); and

(3) Suitability of the site from the standpoint of promoting a greater choice of housing opportunities for minority elderly persons/families (7 points).

(4) The project will be located within the boundaries of a Place Based Community Revitalization Area defined as a federally-designated Empowerment Zone, Urban Supplemental Empowerment Zone, Enterprise Community, Urban Enhanced Enterprise Community, or a HUD-approved CDBG neighborhood revitalization strategy area (5 bonus points).

(c) Adequacy of the provision of supportive services and of the proposed facility, considering the following (20 points maximum):

(1) The extent to which the proposed design will meet the special physical needs of elderly persons (3 points);

(2) The extent to which the proposed size and unit mix of the housing will enable the Sponsor to manage and operate the housing efficiently and ensure that the provision of supportive services will be accomplished in an economical fashion (4 points);

(3) The extent to which the proposed design of the housing will accommodate the provision of supportive services that

are expected to be needed, initially and over the useful life of the housing, by the category or categories of elderly persons the housing is intended to serve (3 points);

(4) The extent to which the proposed supportive services meet the identified needs of the residents (5 points); and

(5) The extent to which the Sponsor demonstrated that the identified supportive services will be provided on a consistent, long-term basis (5 points).

For the selection criterion in b.(4) above, the Secretary's Representative, or the Secretary's Representative in consultation with the State/Area Coordinator, may assign the 5 bonus points to an application if the site for the proposed project is approvable, is located within the boundaries of a Place Based Community Revitalization Area, as defined above, and the locally developed strategy for the area involves items such as physical improvements, necessary public facilities and services, private investment and citizen self-help activities.

The maximum number of points an application can earn without bonus points is 100. An application can earn an additional 10 bonus points for a maximum total of 110 points.

II. Application Process

All applications for Section 202 capital advances submitted by eligible Sponsors must be filed with the appropriate HUD Office receiving an allocation and must meet the requirements of this NOFA. No application will be accepted after 4:00 p.m. local time on August 19, 1996, unless that date and time is extended by a Notice published in the Federal Register. Applications received after that date and time will not be accepted, even if postmarked by the deadline date. Applications submitted by facsimile are not acceptable.

Immediately upon publication of this NOFA, if names have not already been provided to the Multifamily Housing Clearinghouse, HUD Offices shall notify elderly and minority media, all persons and organizations on their mailing lists, minority and other organizations within their jurisdiction involved in housing and community development, and groups with special interest in housing for elderly households.

Organizations interested in applying for a section 202 capital advance should contact the Multifamily Housing Clearinghouse at 1-800-685-8470 (the TTY number is 1-800-483-2209) for a copy of the application package, and advise the HUD Office whether they wish to attend the workshop described below. HUD encourages minority

organizations to participate in this program as Sponsors. HUD Offices will advise all organizations on their mailing list of the date, time, and place of workshops at which HUD will explain the Section 202 program.

HUD strongly recommends that prospective applicants attend the local HUD Office workshop. Interested persons with disabilities should contact the HUD Office to assure that any necessary arrangements can be made to enable their attendance and participation in the workshop. While strongly urged to do so, if Sponsors cannot attend a workshop, they can obtain Application Packages from the Multifamily Housing Clearinghouse (see address and telephone number in the "Application Package" section of this NOFA, above). Contact the appropriate HUD Office with any questions regarding the submission of applications.

At the workshops, HUD will explain application procedures and requirements. HUD will also address concerns such as local market conditions, building codes, historic preservation, floodplain management, displacement and relocation, zoning, and housing costs.

III. Application Submission Requirements

A. Application

Each application shall include all of the information, materials, forms, and exhibits listed in section III.B., below (with the exception of applications submitted by Sponsors selected for a Section 202 fund reservation within the last three funding cycles), and must be indexed and tabbed. Such previously selected Section 202 Sponsors are not required to submit the information described in B.2.(a), (b), and (c), below (Exhibits 2.a., b., and c. of the application), which are the articles of incorporation, (or other organizational documents), by-laws, and the IRS tax exemption, respectively. If there has been a change in any of the eligibility documents since its previous HUD approval, the Sponsor must submit the updated information in its application. The local HUD Office will base its determination of the eligibility of a new Sponsor for a reservation of Section 202 capital advance funds on the information provided in the application. HUD Offices will verify a Sponsor's indication of previous HUD approval by checking the project number and approval status with the appropriate HUD Office.

In addition to this relief of paperwork burden in preparing applications,

applicants will be able to use information and exhibits previously prepared for prior applications under Section 202, Section 811, or other funding programs. Examples of exhibits that may be readily adapted or amended to decrease the burden of application preparation include, among others, those on previous participation in the Section 202 or Section 811 programs, applicant experience in provision of housing and services, supportive services plan, community ties, and experience serving minorities.

B. General Application Requirements

1. Form HUD-92015-CA, Application for Section 202 Supportive Housing Capital Advance.

2. Evidence of *each* Sponsor's legal status as a private, nonprofit organization or nonprofit consumer cooperative, including the following:

(a) Articles of Incorporation, constitution, or other organizational documents;

(b) By-laws;

(c) IRS tax exemption ruling (this must be submitted by all Sponsors, including churches). A consumer cooperative that is tax exempt under State law, has never been liable for payment of Federal income taxes, and does not pay patronage dividends may be exempt from the requirement set out in the previous sentence if it is not eligible for tax exemption.

Note: Sponsors who have received a section 202 fund reservation within the last three funding cycles are not required to submit the documents described in (a), (b), and (c), above. Instead, sponsors must submit the project number of the latest application and the HUD office to which it was submitted. If there have been any modifications or additions to the subject documents, indicate such, and submit the new material.

(d) Resolution of the board, duly certified by an officer, that no officer or director of the Sponsor or Owner has or will have any financial interest in any contract with the Owner or in any firm or corporation that has or will have a contract with the Owner and that includes a current listing of all duly qualified and sitting officers and directors by title, and the beginning and ending dates of each person's term.

3. Sponsor's purpose, community ties, and experience, including the following:

(a) A description of Sponsor's purposes and activities, ties to the community, and minority support, and how long the Sponsor has been in existence (include any additional related information);

(b) A description of Sponsor's housing and/or supportive services experience.

The description should include any rental housing projects and/or medical facilities, sponsored, owned, and operated by the Sponsor, the Sponsor's past or current involvement in any programs other than housing that demonstrates the Sponsor's management capabilities and experience, and the Sponsor's experience in serving the elderly and/or families and minorities;

(c) A description of Sponsor's participation in joint ventures and experience in contracting with minority-owned businesses, women-owned businesses, and small businesses over the last three years, including a description of the joint venture, partners and the Sponsor's involvement and a summary of the total contract amounts awarded in each of the three categories for the preceding three years, and the percentage that amount represents of all contracts awarded by the Sponsor in the relevant time period;

(d) A certified Board Resolution, acknowledging responsibilities of sponsorship, long-term support of the project(s), willingness of Sponsor to assist the Owner to develop, own, manage, and provide appropriate services in connection with the proposed project, and that it reflects the will of its membership. Also, evidence, in the form of a certified Board Resolution, of the Sponsor's willingness to fund the estimated start-up expenses, the Minimum Capital Investment (one-half of one percent of the HUD-approved capital advance, not to exceed \$10,000, if nonaffiliated with a National Sponsor; one-half of one percent of the HUD-approved capital advance, not to exceed \$25,000, for all other Sponsors;), and the estimated cost of any amenities or features (and operating costs related thereto) that would not be covered by the approved capital advance.

(e) Description, if applicable, of the Sponsor's efforts to involve elderly persons, including minority elderly persons, in the development of the application, as well as its intent to involve elderly persons in the development of the project.

4. Project information, including the following:

(a) Evidence of need for supportive housing. Such evidence would include a description of the category or categories of elderly persons the housing is intended to serve and evidence demonstrating sustained effective demand for supportive housing for that population in the market area to be served, taking into consideration the occupancy and vacancy conditions in existing Federally assisted housing for the elderly (HUD and RHS; e.g., public

housing); State or local data on the limitations in activities of daily living among the elderly in the area; aging in place in existing assisted rentals; trends in demographic changes in elderly population and households; the numbers of income eligible elderly households by size, tenure, and housing condition, the types of supportive services arrangements currently available in the area and the use of such services as evidenced by data from local social service agencies or agencies on aging.

(b) Description of the project, including the following:

(1) Narrative description of the building design, including a description of any special design features and community space, and how this design will facilitate the delivery of services in an economical fashion and accommodate the changing needs of the residents over the next 10-20 years.

(2) Describe whether and how the project will promote energy efficiency, and, if applicable, innovative construction or rehabilitation methods or technologies to be used that will promote efficient construction.

(c) Evidence of site control and permissive zoning.

(1) Evidence that the Sponsor has entered into a legally binding option agreement (which extends through the end of the current fiscal year and contains a renewal provision so that the option can be renewed for at least an additional six months) to buy or lease the proposed site; or has a copy of the contract of sale for the site, a deed, long-term leasehold, a request with all supporting documentation, submitted either prior to or with the Application for Capital Advance, for a partial release of a site covered by a mortgage under a HUD program, or other evidence of legal ownership of the site (including properties to be acquired from the RTC/FDIC). The Sponsor must also identify any restrictive covenants, including reverter clauses. In the case of a site to be acquired from a public body, evidence that the public body possesses clear title to the site, and has entered into a legally binding agreement to lease or convey the site to the Sponsor after it receives and accepts a notice of Section 202 capital advance and identification of any restrictive covenants, including reverter clauses. However, in localities where HUD determines the time constraints of the funding round will not permit all of the required official actions (e.g., approval of Community Planning Boards) that are necessary to convey publicly-owned sites, a letter in the application from the mayor or director of the appropriate

local agency indicating approval of conveyance of the site contingent upon the necessary approval action is acceptable and may be approved by the HUD Office if it has satisfactory experience with timely conveyance of sites from that public body. In such cases, documentation shall also include a copy of the public body's evidence of ownership and identification of any restrictive covenants, including reverter clauses.

Note: A proposed project site may not be acquired or optioned from a general contractor (or its affiliate) that will construct the section 202 project or from any other development team member.

(2) Evidence that the project as proposed is permissible under applicable zoning ordinances or regulations, or a statement of the proposed action required to make the proposed project permissible and the basis for belief that the proposed action will be completed successfully before the submission of the commitment application (e.g., a summary of the results of any requests for rezoning on land in similar zoning classifications and the time required for such rezoning, preliminary indications of acceptability from zoning bodies, etc.).

(3) Narrative description of site and area surrounding the site, characteristics of neighborhood, how the site will promote greater housing opportunities for minorities, and any other information that affects the suitability of the site for the elderly.

(4) A map showing the location of the site and the racial composition of the neighborhood, with the area of racial concentration delineated.

(5) A Transaction Screen Process, in accordance with the American Society for Testing and Material (ASTM) Standards E 1528-93 and E 1527-93, as amended. If the completion of the Transaction Screen Questionnaire results in either a "yes" or "unknown" response, further study is required, and the Sponsor must complete a Phase I Environmental Site Assessment in accordance with the ASTM and submit it with the application. Sponsors may choose to automatically complete a Phase I Environmental Site Assessment in lieu of completing the Transaction Screen Questionnaire. If the Phase I study indicates the possible presence of contamination and/or hazards, further study must be undertaken. At this point, the Sponsor must decide whether to continue with this site or choose another site. Should the Sponsor choose another site, the same environmental site assessment procedure identified above must be followed for that site.

Since all Transaction Screen processes and Phase I studies must be completed and submitted with the application, it is important that the Sponsor start the site assessment process as soon after the publication of this NOFA as possible.

If the Sponsor chooses to continue with the original site, then it must undertake a detailed Phase II Environmental Site Assessment by an appropriate professional.

Note: This could be an expensive undertaking. The cost of the study will be borne by the sponsor if the application is not selected.

If the Phase II Assessment reveals site contamination, the extent of the contamination, and a plan for clean-up of the site must be submitted to the local HUD Office. The plan for clean-up must include a contract for remediation of the problem(s) and an approval letter from the applicable Federal, State, and/or local agency with jurisdiction over the site. In order for the application to be considered for review under this FY 1996 funding, this information would have to be submitted to the local HUD Office *no later than 30 days after the application deadline date*.

Note: For properties to be acquired from the RTC/FDIC, include a copy of the RTC/FDIC prepared Transaction Screen Checklist or Phase I Environmental Site Assessment, and applicable documentation, per the RTC/FDIC Environmental Guidelines.

(6) If applicable, identify whether the site for the proposed project is located within the boundaries of a Place Based Community Revitalization Area, as defined above. If the site is in a Place Based Community Revitalization Area, briefly summarize the locally developed strategy for the area involving items such as physical improvements, necessary public facilities and services, private investment and citizen self-help activities.

(d) Provision of supportive services and proposed facility.

(1) A detailed description of the supportive services proposed to be provided to the anticipated occupancy.

(2) Form HUD 92013E, Supplemental Application Processing Form—Housing for the Elderly. Identify all supportive services, if any, to be provided to the persons occupying such housing.

(3) A description of public or private sources of assistance that reasonably could be expected to fund the proposed services.

(4) The manner in which such services will be provided to such persons (*i.e.*, on or off-site), including whether a service coordinator will facilitate the adequate provision of such

services, and how the services will meet the identified needs of the residents.

5. A list of the applications, if any, the Sponsor has submitted or is planning to submit to any other HUD Office in response to this NOFA or the NOFA for Supportive Housing for Persons with Disabilities (published elsewhere in today's Federal Register). Indicate by HUD Office, the proposed location by city and State, and the number of units requested for each application. Include a list of all FY 1995 and prior year projects to which the Sponsor(s) is a party, identified by project number and HUD Office, which have not been finally closed.

6. HUD-2880, Applicant/Recipient Disclosure/Update Report, including Social Security Numbers and Employee Identification Numbers.

7. E.O. 12372. A certification that the Sponsor has submitted a copy of its applications, if required, to the State agency (single point of contact) for State review in accordance with Executive Order 12372.

8. A statement that (a) identifies all persons (families, individuals, businesses, and nonprofit organizations), identified by race/ minority group, and status as owners or tenants, occupying the property on the date of submission of the application for a capital advance; (b) indicates the estimated cost of relocation payments and other services; and (c) identifies the staff organization that will carry out the relocation activities.

Note: If any of the relocation costs will be funded from sources other than the section 202 capital advance, the sponsor must provide evidence of a firm commitment of these funds. When evaluating applications, HUD will consider the total cost of proposals (*i.e.*, cost of site acquisition, relocation, construction and other project costs).

9. SF-424. A certification on SF-424, Application for Federal Assistance, that the Sponsor(s) is not delinquent on the repayment of any Federal debt.

10. Disclosure of Lobbying Activities. If the amount applied for is greater than \$100,000, the certification with regard to lobbying required by 24 CFR part 87 must be included. If the amount applied for is greater than \$100,000 and the applicant has made or has agreed to make any payment using nonappropriated funds for lobbying activity, as described in 24 CFR part 87, the submission must also include SF LLL, Disclosure of Lobbying Activities. The applicant determines if the submission of the SF LLL form is applicable.

11. Certification of Consistency with the Consolidated Plan (Plan) for the jurisdiction in which the proposed

project will be located must be submitted by the Sponsor. The certification must be made by the unit of general local government if it is required to have, or has, a complete Plan. Otherwise the certification may be made by the State, or if the project will be located in a unit of general local government authorized to use an abbreviated strategy, by the unit of general local government if it is willing to prepare such a Plan.

All certifications must be made by the public official responsible for submitting the Plan to HUD. The certifications must be submitted as part of the application by the application submission deadline set forth in this NOFA. The Plan regulations are published in 24 CFR part 91.

12. Sponsor Certifications. (a) A certification of the Sponsor(s)' intent to comply with section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the implementing regulations at 24 CFR part 8; the Fair Housing Act (42 U.S.C. 3600-3619) and the implementing regulations at 24 CFR part 100, 108, 109, and 110; Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the implementing regulations at 24 CFR part 1; section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and the implementing regulations at 24 CFR part 135; the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) and the implementing regulations at 24 CFR part 146; Executive Order 11246 (as amended) and the implementing regulations at 41 CFR Chapter 60; the regulations implementing Executive Order 11063 (Equal Opportunity in Housing) at 24 CFR part 107; the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*) to the extent applicable; the affirmative fair housing marketing requirements of 24 CFR part 200, subpart M and the implementing regulations at 24 CFR part 108; and other applicable Federal, State, and local laws prohibiting discrimination and promoting equal opportunity.

(b) A certification that the Sponsor(s) will comply with the requirements of the Drug-Free Workplace Act.

(c) A certification that the project will comply with HUD's project design and cost standards; the Uniform Federal Accessibility Standards and HUD's implementing regulations at 24 CFR part 40; Section 504 of the Rehabilitation Act of 1973 and HUD's implementing regulations at 24 CFR part 8; and for covered multifamily dwellings designed and constructed for first occupancy after March 13, 1991, the design and construction requirements of the Fair Housing Act and HUD's implementing

regulations at 24 CFR part 100; and the Americans with Disabilities Act of 1990.

(d) A certification by the Sponsor(s) that it will comply (or has complied) with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), implemented by regulations at 49 CFR part 24, and 24 CFR 891.155(e).

(e) A certification by the Sponsor(s) that it will form an Owner (as defined in 24 CFR 891.305) after the issuance of the capital advance, will cause the Owner to file a request for determination of eligibility and a request for capital advance, and will provide sufficient resources to the Owner to insure the development and long-term operation of the project, including capitalizing the Owner at conditional commitment processing in an amount sufficient to meet its obligations in connection with the project.

IV. Development Cost Limits

(a) The following development cost limits, adjusted by locality as described in (b) below, shall be used to determine the capital advance amount to be reserved for projects for the elderly:

(1) The total development cost of the property or project attributable to dwelling use (less the incremental development cost and the capitalized operating costs associated with any excess amenities and design features to be paid for by the Sponsor) may not exceed:

Non-elevator structures:

- \$28,032 per family unit without a bedroom;
- \$32,321 per family unit with one bedroom;
- \$38,979 per family unit with two bedrooms;

For elevator structures:

- \$29,500 per family unit without a bedroom;
- \$33,816 per family unit with one bedroom;
- \$41,120 per family unit with two bedrooms;

(2) These cost limits reflect those costs reasonable and necessary to develop a project of modest design that complies with HUD minimum property standards; the accessibility requirements of § 891.120(b); and the project design and cost standards of § 891.120.

(b) Increased development cost limits.

(1) HUD may increase the development cost limits set forth in paragraph (a)(1) of this section by up to 140 percent in any geographic area

where the cost levels require, and may increase the development cost limits by up to 160 percent on a project-by-project basis.

(2) If HUD finds that high construction costs in Alaska, Guam, Virgin Islands or Hawaii make it infeasible to construct dwellings, without the sacrifice of sound standards of construction, design, and livability, within the development cost limits provided in this paragraph (a), the amount of the capital advances may be increased to compensate for such costs. The increase may not exceed the limits established under this section (including any high cost area adjustment) by more than 50 percent.

V. Other Matters

A. Environmental Impact

A Finding of No Significant Impact with respect to the environment has been made in accordance with HUD regulations that implement section 102(2)(C) of the National Environmental Policy Act of 1969 (42 U.S.C. 4332). The Finding of No Significant Impact is available for public inspection during business hours in the Office of the Rules Docket Clerk, Office of General Counsel, Room 10276, Department of Housing and Urban Development, 451 Seventh Street, SW, Washington, DC 20410. This NOFA only solicits applications for supportive housing for the elderly.

B. Federalism Executive Order

The General Counsel, as the Designated Official under section 6(a) of Executive Order 12612, Federalism, has determined that this NOFA does not have substantial direct effects on States or their political subdivisions, or on the relationship between the Federal government and the States, or on the distribution of power and responsibilities among the various levels of government. This NOFA merely notifies the public of the availability of capital advances and project rental assistance for supportive housing for the elderly.

C. Family Executive Order

The General Counsel, as the Designated Official under Executive Order 12606, The Family, has determined that this NOFA does not have the potential for significant impact on family formation, maintenance, or general well-being. This NOFA may have a positive though indirect effect on families, to the extent that families will benefit from the provision of supportive housing for elderly persons. Since any effect on families is beneficial, this

NOFA is not subject to review under the Order.

D. Accountability in the Provision of HUD Assistance

HUD has promulgated a final rule to implement section 102 of the Department of Housing and Urban Development Reform Act of 1989 (HUD Reform Act). This final rule is codified at 24 CFR part 12. Section 102 contains a number of provisions that are designed to ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. On January 14, 1992, HUD published in the Federal Register (57 FR 1942) additional information that gave the public (including applicants for, and recipients of, HUD assistance) further information on the implementation, public access, and disclosure requirements of section 102. The documentation, public access, and disclosure requirements of section 102 are applicable to assistance awarded under this NOFA as follows:

1. Documentation and Public Access Requirements

HUD will ensure that documentation and other information regarding each application submitted pursuant to this NOFA are sufficient to indicate the basis upon which assistance was provided or denied. This material, including any letters of support, will be made available for public inspection for a five-year period beginning not less than 30 days after the award of the assistance. Material will be made available in accordance with the Freedom of Information Act (5 U.S.C. 552) and HUD's implementing regulations at 24 CFR part 15. In addition, HUD will include the recipients of assistance pursuant to this NOFA in its Federal Register notice of all recipients of HUD assistance awarded on a competitive basis. (See 24 CFR 12.14(a) and 12.16(b), and the notice published in the Federal Register on January 16, 1992 (57 FR 1942), for further information on these requirements.)

2. Disclosures

HUD will make available to the public for five years all applicant disclosure reports (HUD Form 2880) submitted in connection with this NOFA. Update reports (also Form 2880) will be made available along with the applicant disclosure reports, but in no case for a period less than three years. All reports—both applicant disclosures and updates—will be made available in accordance with the Freedom of Information Act (5 U.S.C. 552) and HUD's implementing regulations at 24

CFR part 15. (See 24 CFR subpart C, and the notice published in the Federal Register on January 16, 1992 (57 FR 1942), for further information on these disclosure requirements.)

E. Prohibition Against Advance Information on Funding Decisions.

HUD's regulation implementing section 103 of the Department of Housing and Urban Development Reform Act of 1989, codified as 24 CFR part 4, applies to the funding competition announced today. The requirements of the rule continue to apply until the announcement of the selection of successful applicants. HUD employees involved in the review of applications and in the making of funding decisions are limited by part 4 from providing advance information to any person (other than an authorized employee of HUD) concerning funding decisions, or from otherwise giving any applicant an unfair competitive advantage. Persons who apply for assistance in this competition should confine their inquiries to the subject areas permitted under 24 CFR part 4.

Applicants or employees who have ethics related questions should contact the HUD Office of Ethics (202) 708-3815 (TTY/Voice). (This is not a toll-free number.) For HUD employees who have specific program questions, such as whether particular subject matter can be discussed with persons outside HUD, the employee should contact the appropriate Field Office Counsel, or Headquarters counsel for the program to which the question pertains.

F. Prohibition Against Lobbying Activities

The use of funds awarded under this NOFA is subject to the disclosure requirements and prohibitions of Section 319 of the Department of the Interior and Related Agencies Appropriations Act for Fiscal Year 1990 (31 U.S.C. 1352)(the Byrd Amendment) and the implementing regulations at 24 CFR part 87. These authorities prohibit recipients of Federal contracts, grants, or loans from using appropriated funds for lobbying the executive or legislative branches of the Federal Government in connection with a specific contract, grant, or loan. The prohibition also covers the awarding of contracts, grants, cooperative agreements, or loans unless the recipient has made an acceptable certification regarding lobbying. Under 24 CFR part 87, applicants, recipients and subrecipients of assistance exceeding \$100,000 must certify that no Federal funds have been or will be spent on lobbying activities in connection with the assistance.

G. Catalog of Federal Domestic Assistance Program

The Catalog of Federal Domestic Assistance Program title and number is 14.157, Housing for the Elderly or Handicapped.

Authority: Section 202, Housing Act of 1959, as amended (12 U.S.C. 1701q), Section 7(d), Department of Housing and Urban Development Act (42 U.S.C. 3535(d)).

Dated: June 27, 1996.

Nicolas P. Retsinas,

Assistant Secretary for Housing—Federal Housing Commissioner.

Appendix A—HUD Offices

Note: The first line of the mailing address for all offices is U.S. Department of Housing and Urban Development. Telephone numbers listed are not toll-free.

HUD—New England Area

Connecticut State office

First Floor, 330 Main Street, Hartford, CT 06106-1860, (203) 240-4523

Massachusetts State Office

Room 375, Thomas P. O'Neill, Jr. Federal Building, 10 Causeway Street, Boston, MA 02222-1092, (617) 565-5234

New Hampshire State Office

Norris Cotton Federal Building, 275 Chestnut Street, Manchester, NH 03101-2487, (603) 666-7681

Rhode Island State Office

Sixth Floor, 10 Weybosset Street, Providence, RI 02903-3234, (401) 528-5351

HUD—New York, New Jersey Area

New Jersey State Office

Thirteenth Floor, One Newark Center, Newark, NJ 07102-5260, (201) 622-7900

New York State Office

26 Federal Plaza, New York, NY 10278-0068, (212) 264-6500

Buffalo Area Office

Fifth Floor, Lafayette Court, 465 Main Street, Buffalo, NY 14203-1780, (716) 551-5755

HUD—Midatlantic Area

District of Columbia Office

820 First Street, NE., Washington, D.C. 20002-4502, (202) 275-9200

Maryland State Office

Fifth Floor, City Crescent Building, 10 South Howard Street, Baltimore, MD 21201-2505, (410) 962-2520

Pennsylvania State Office

The Wanamaker Building, 100 Penn Square East, Philadelphia, PA 19107-3390 (215) 656-0600

Virginia State Office

The 3600 Centre, 3600 West Broad Street, P.O. Box 90331, Richmond, VA 23230-0331, (804) 278-4507

West Virginia State Office

Suite 708, 405 Capitol Street, Charleston, WV 25301-1795, (304) 347-7000

Pittsburgh Area Office

339 Sixth Avenue, Sixth Floor, Pittsburgh, PA 15222-2515 (412) 644-6428

HUD—Southeast/Caribbean Area

Alabama State Office

Suite 300, Beacon Ridge Tower, 600 Beacon Parkway, West, Birmingham, AL 35209-3144, (205) 290-7617

Caribbean Office

New San Juan Office Building, 159 Carlos Chardon Avenue, San Juan, PR 00918-1804, (809) 766-6121,

Georgia State Office

Richard B. Russell Federal Building, 75 Spring Street, S.W., Atlanta, GA 30303-3388, (404) 331-5136

Kentucky State Office

601 West Broadway, P.O. Box 1044, Louisville, KY 40201-1044, (502) 582-5251

Mississippi State Office

Suite 910, Doctor A.H. McCoy Federal Building, 100 West Capitol Street, Jackson, MS 39269-1096, (601) 965-5308

North Carolina State Office

Koger Building, 2306 West Meadowview Road, Greensboro, NC 27407-3707, (919) 547-4001

South Carolina State Office

Strom Thurmond Federal Building, 1835-45 Assembly Street, Columbia, SC 29201-2480, (803) 765-5592

Tennessee State Office

Suite 200, 251 Cumberland Bend Drive, Nashville, TN 37228-1803, (615) 736-5213

Jacksonville Area Office

Suite 2200, Southern Bell Tower, 301 West Bay Street, Jacksonville, FL 32202-5121, (904) 232-2626

Knoxville Area Office

Third Floor, John J. Duncan Federal Building, 710 Locust Street, Knoxville, TN 37902-2526, (615) 545-4384

HUD—Midwest Area

Illinois State Office

Ralph H. Metcalfe Federal Building, 77 West Jackson Boulevard, Chicago, IL 60604-3507, (312) 353-5680

Indiana State Office

151 North Delaware Street, Indianapolis, IN 46204-2526,

(317) 226-6303
Michigan State Office
Patrick V. McNamara Federal Building,
477 Michigan Avenue,
Detroit, MI 48226-2592,
(313) 226-7900

Minnesota State Office,
220 Second Street, South,
Minneapolis, MN 55401-2195,
(612) 370-3000

Ohio State Office
200 North High Street,
Columbus, OH 43215-2499,
(614) 469-5737

Wisconsin State Office
Suite 1380,
Henry S. Reuss Federal Plaza,
310 West Wisconsin Avenue,
Milwaukee, WI 53203-2289,
(414) 297-3214

Cincinnati Area Office
525 Vine Street,
Seventh Floor,
Cincinnati, OH 45202-3188,
(513) 684-2884

Cleveland Area Office
Fifth Floor,
Renaissance Building,
1350 Euclid Avenue,
Cleveland, OH 44115-1815,
(216) 522-4065

Grand Rapids Area Office
Trade Center Building,
Third Floor,
50 Louis Street, NW,
Grand Rapids, MI 49503-2648,
(616) 456-2100

HUD—Southwest Area

Arkansas State Office
Suite 900,
TCBY Tower,
425 West Capitol Avenue,
Little Rock, AR 72201-3488,
(501) 324-5931

Louisiana State Office
Ninth Floor,
Hale Boggs Federal Building,
501 Magazine Street,
New Orleans, LA 70130-3099,
(504) 589-7200

Oklahoma State Office
500 Main Plaza,
500 West Main Street,
Suite 400,
Oklahoma City, OK 73102-2233,
(405) 553-7400

Texas State Office
1600 Throckmorton Street,
P.O. Box 2905,
Fort Worth, TX 76113-2905,
(817) 885-5401

Houston Area Office
Suite 200,
Norfolk Tower,
2211 Norfolk,
Houston, TX 77098-4096,
(713) 313-2274

San Antonio Area Office
Washington Square,
800 Dolorosa Street,
San Antonio, TX 78207-4563,
(210) 472-6800

HUD—Great Plains

Iowa State Office
Room 239,
Federal Building,
210 Walnut Street,
Des Moines, IA 50309-2155,
(515) 284-4512

Kansas/Missouri State Office
Room 200
Gateway Tower II,
400 State Avenue,
Kansas City, KS 66101-2406,
(913) 551-5462

Nebraska State Office
Executive Tower Centre,
10909 Mill Valley Road,
Omaha, NE 68154-3955,
(402) 492-3100

Saint Louis Area Field Office
Third Floor,
Robert A. Young Federal Building,
1222 Spruce Street,
St. Louis, MO 63103-2836,
(314) 539-6583

HUD—Rocky Mountains Area

Colorado State Office
633 17th Street,
Denver, CO 80202-3607,
(303) 672-5440

HUD—Pacific/Hawaii Area

Arizona State Office
Suite 1600,
Two Arizona Center,
400 North 5th Street,
Phoenix, AZ 85004-2361,
(602) 379-4434

California State Office
Philip Burton Federal Building and U.S.
Courthouse,
450 Golden Gate Avenue,
P.O. Box 36003,
San Francisco, CA 94102-3448,
(415) 436-6532

Hawaii State Office
Suite 500,
7 Waterfront Plaza,
500 Ala Moana Boulevard,
Honolulu, HI 96813-4918,
(808) 522-8175

Los Angeles Area Office
1615 West Olympic Boulevard,
Los Angeles, CA 90015-3801,
(213) 251-7122

Sacramento Area Office
Suite 200,
777 12th Street,
Sacramento, CA 95814-1997,
(916) 498-5220

HUD—Northwest/Alaska Area

Alaska State Office
Suite 401,
University Plaza Building,
949 East 36th Avenue,
Anchorage, AK 99508-4399,
(907) 271-4170

Oregon State Office
400 Southwest Sixth Avenue,
Suite 700,
Portland, OR 97204-1632,
(503) 326-2561

Washington State Office
Suite 200,
Seattle Federal Office Building,
909 First Avenue,
Seattle, WA 98104-1000,
(206) 220-5101

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