



U.S. Department of Housing and Urban Development

Minneapolis Field Office
920 Second Avenue South
Minneapolis, Minnesota 55402
<http://www.hud.gov/>

HUD/FHA Multifamily Loan Programs

There are two categories of HUD/FHA Multifamily Loan Programs – Insured and Non-insured.

Insured Apartment and Cooperative Projects:

Insured projects are evaluated on the basis of whether the proposal is an acceptable insurance risk for the FHA Insurance Fund. It is not a competitive process. Applications for mortgage insurance are submitted to FHA approved lenders. The applications are ultimately submitted to the Minneapolis Field Office where Firm Commitments are issued and projects are closed. To read more about our insured programs, please go to our website at: <http://www.hud.gov/offices/hsg/mfh/map/maphome.cfm>. At this site, you may obtain general information about our most popular insured programs by clicking on Chapter 3 of the MAP Guide. MAP is a procedure for processing loans whereby the lender does the underwriting and HUD simply reviews the lender's work. Also at this site is a list of approved MAP lenders. There are no income/rent restrictions brought about by any of our insured programs. Other funding sources (when combined with our insured programs) may, however, carry restrictions.

Examples of our most popular apartment and cooperative insured programs:

Section 221(d)(4): New construction and substantial rehab.

Section 223(f): Refinance or purchase of existing

Section 213: New construction of cooperative housing

Section 232 Insured Health Care Facilities

(Assisted Living Facilities, Nursing Homes and Elderly with Services Projects)

Visit the Section 232 website at:

http://portal.hud.gov/portal/page/portal/HUD/federal_housing_administration/healthcare_facilities/section_232/lean_processing_page

Non-Insured Projects:

Non-insured projects are submitted directly to HUD once each year in response to a Notice of Funding Availability. Sponsors of non-insured proposals must be non-profit organizations. There is a limit to the number of these proposals that we may fund each year so it is a very competitive process. Non-insured proposals are built for very low income persons (monthly rental assistance is provided by HUD). The up-front funding is a forgivable loan (provided certain conditions are met).

Our two non-insured programs are:

Section 202: Housing for the independent elderly

Section 811: Housing for persons with disabilities

For two page fact sheets on all of our programs, please go to the following link:

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

The contacts for insured apartment and cooperative projects are: Del Relopez at Delfin.Relopez@hud.gov, Rachel Coleman at Rachel.L.Coleman@hud.gov. Phone numbers are 612-370-3000 Ext. 2274 and 2273 respectively.

For information on the Section 232 program, visit our website at: http://portal.hud.gov/portal/page/portal/HUD/federal_housing_administration/healthcare_facilities/section_232/lean_processing_page or email LeanThinking@hud.gov.

The contacts for non-insured projects are: Cindy Mohs at Cindy.Mohs@hud.gov or Rachel Coleman at Rachel.L.Coleman@hud.gov. Phone numbers are 612-370-3000 Ext. 2268 and 2273 respectively.