



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING
OFFICE OF PUBLIC HOUSING INVESTMENTS

September 2, 2026

MEMORANDUM TO: PHA Executive Directors

FROM: Belinda L. Bly, Director, Office of Urban Revitalization
Office of Public Housing Investments, PIU

SUBJECT: Due Dates for Transactions Closing by December 31, 2026

- Mixed Finance Transactions
- Change of Ownership/Refinancings of Existing Projects

This memo is to inform you of the Office of Public Housing Investments' schedule for processing projects that need to close by December 31, 2026. If you intend to close your project by the end of the year, you must meet the following submission schedule. Please inform your partners of these dates.

When seeking HUD's approval for new mixed-finance development projects, or for changes in ownership and/or refinancings of existing mixed-finance projects, please adhere to the following schedule:

- **Submit a complete Development Proposal to OPHI by October 2, 2026.** The Proposal must be in accordance with 24 CFR 905, subpart F and must be complete. If you have already submitted a Proposal but have been asked to revise it, the revised Proposal must be submitted by **October 9, 2026**. If, after HUD review, the Proposal is still determined to need substantial revision, it will be deemed incomplete, and there will be no assurance that HUD will approve your project by December 31, 2026.

- **Submit final, unexecuted evidentiary materials to HUD by October 9, 2026.** These evidentiary materials must be in accordance with 24 CFR 905, subpart F and must conform to the Proposal, as revised after presentation to the OPHI Project Review Panel. No changes to the evidentiary materials are permitted after this date unless requested by HUD. If other parties make changes to the documents after submission, HUD gives no assurance that it will approve the document(s) before December 31, 2026.

For Post-Conversion RAD-PBV projects that fall within the guidelines of Section 6 or 7 of the [RAD Post-Conversion Processing Guide](#) published July 27, 2020, please provide the information listed below to rad.pbv.requests@hud.gov by **October 2, 2026** and submit a complete package including all requested legal and program documents by **October 9, 2026**.

- Property name and PIC ID at the time of RAD conversion
- Brief description of proposed transaction
- Closing date for conversion
- Date of HUD approval of RAD Completion Certification

We encourage you to submit your Development Proposal and evidentiary materials to your Grant Manager and to our@hud.gov or rad.pbv.requests@hud.gov before these due dates. We will be reviewing the Proposals and evidentiary materials in order of receipt and will make every effort to accommodate your closing date. It is to your advantage to submit the documents well in advance of the above deadlines.

As this is an extremely busy time of year, we request that you and your staff make every effort to close your project prior to **December 18, 2026**. While we will still work with you to get your project closed prior to December 31, typically there are only a limited number of staff in the office between December 18 and December 31. We strongly urge you to submit documents early to ensure your project can close by the end of the calendar year.

We commend you for your commitment to affordable housing. If you have any questions regarding this matter or if our office is unaware of your intent to close a project by the end of the calendar year, please email your assigned project manager, Belinda Bly (Belinda.l.bly@hud.gov) and our@hud.gov. Thank you for your cooperation in this matter. If we can be of further assistance, please let us know.

cc: Public and Indian Housing Field Office Directors

David Reizes, OGC