
TABLE OF CONTENTS

Paragraph	Page
CHAPTER 1. INTRODUCTION	
1-1. Purpose of Section 221(d) Programs	1-1
1-2. Legislative Authority	1-1
1-3. Waivers	1-2
CHAPTER 2. PROPERTY AND MORTGAGOR ELIGIBILITY	
2-1. Eligible Section 221(d) Project	2-1
2-2. Ineligible Project	2-2
2-3. Substantial Rehabilitation Criteria	2-2
2-4. Real Estate Requirements	2-3
2-5. Liens and Mortgage Security	2-4
2-6. Property Standards	2-4
2-7. Displacement	2-4
2-8. Area Eligibility	2-5
2-9. Eligible Mortgagors	2-6
2-10. Construction, Hiring and Wages	2-8
2-11. Occupancy	2-9
CHAPTER 3. GENERAL UNDERWRITING CONSIDERATIONS	
3-1. Processing Stages	3-1
3-2. Changes in Proposals	3-3
3-3. Determining Loan Amount and Amortization Period	3-3
3-4. Amount of Loan - New Construction	3-4
3-5. Amount of Loan - Rehabilitation	3-6
3-6. Underwriting Considerations	3-6
3-7. Identity of Interest	3-8
CHAPTER 4. PROJECT PROCESSING	
4-1. Environmental Review	4-1
4-2. Procedures for Previous Participation Review	4-1
4-3. Market Analysis Review	4-1
4-4. Affirmative Fair Housing Marketing (AFHM) Plan	4-2
4-5. Intergovernmental Review Requirements	4-2

CHAPTER 5. TECHNICAL PROCESSING

SECTION 1 - ARCHITECTURAL

5-1.	General	5-1
5-2.	Project Acceptability	5-1
5-3.	Design	5-1
5-4.	Standards	5-2
5-5.	Firm Application	5-2
5-6.	Required Architect Services	5-2
5-7.	Design Representative	5-2
5-8.	Substantial Rehabilitation	5-3
5-9.	Inspection	5-3
5-10.	Cost Overview	5-4
5-11.	Builder's and Sponsor's Profit and Risk Allowance (BSPRA)	5-5

SECTION 3 - VALUATION PROCESSING

5-12.	General	5-5
5-13.	Principal Forms and References	5-6
5-14.	Primary Processing Responsibilities	5-8
5-15.	Basic Source Books	5-9
5-16.	Mortgage Credit Overview	5-10
5-17.	Builder-Seller Mortgagor under Section 221(d) (3)	5-10
5-18.	Investor-Sponsor Mortgagor under Section 221(d) (3)	5-10
5-19.	Cost Certification Procedures	5-11

CHAPTER 6. SPECIAL FEATURES FOR NONPROFIT OR PUBLIC MORTGAGORS

6-1.	Use of Consultants	6-1
6-2.	Loans and Donations	6-1