

**Part I of the
Project Assistance Contract**

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner



03714

Section 202 Housing for Nonelderly Handicapped Families and Individuals

Type of Project: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Rehabilitation <input type="checkbox"/> Acquisition	PAC Contract No.:	HUD Project No.:
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This Project Assistance Contract (Contract) is entered into between the United States of America acting through the Department of Housing and Urban Development (HUD) and _____ (Owner) pursuant to Section 202 of the Housing Act of 1959 as amended by Section 162 of the Housing and Community Development Act of 1987. The purpose of this Contract is to provide project assistance payments on behalf of Eligible Families leasing decent, safe and sanitary units from the Owner.

1.1 Significant Date and other Items; Contents and Scope of Contract.

- (a) **Effective Date of Contract:** _____, 19 ____ .
- (b) **Fiscal Year.** The ending date of each Fiscal Year shall be _____ (insert March 31, June 30, September 30, or December 31, as approved by HUD). The Fiscal Year for the project shall be the 12-month period ending on this date. However, the first Fiscal Year for the project is the period beginning with the effective date of the Contract and ending on the last day of the Fiscal Year which is not less than 12 months after the effective date. If the first Fiscal Year exceeds 12 months, the maximum total annual project assistance payment in section 1.1(c) will be adjusted by the addition of the pro rata amount applicable to the period of operation in excess of 12 months.
- (c) **Maximum Annual Contract Commitment.** The maximum annual amount of the commitment for project assistance payments under this Contract (see section 2.3) is the amount of contract authority identified in Exhibit 3.
- (d) **Project Description.**
- (e) **Statement of Services, Maintenance and Utilities Provided by the Owner.**
 - (1) Services and Maintenance:

(2) Equipment:

(3) Utilities:

(4) Other:

- (f) **Contents of Contract.** This Contract consists of Part I, Part II and the following exhibits:
 - Exhibit 1: The schedule showing the number of units by size and, in the case of group homes, residential spaces, (Contract Units) and their applicable rents (Contract Rents),
 - Exhibit 2: The schedule showing amounts of daily debt service.
 - Exhibit 3: The schedule showing contract and budget authority.
 - Exhibit 4: The Affirmative Fair Housing Marketing Plan
 - Additional exhibits: (Specify additional exhibits, if any, such as Special Conditions for Acceptance. If none, insert "None.")

(g) **Scope of Contract.** This Contract, including the exhibits, whether attached or incorporated by reference, comprises the entire agreement between the Owner and HUD with respect to the matters contained in it. Neither party is bound by any representations or agreements of any kind except as contained in this Contract, any applicable regulations, and agreements entered into in writing by the parties which are not inconsistent with this Contract.

1.2 Term of Contract: Obligation to Operate Project for Full Term.

- (a) **Term of Contract.** The term of this Contract for any unit shall be 20 years, beginning with the effective date of this Contract for such unit. If the project is completed in stages, the term shall be separately related to the units in each stage. However, the total Contract term for all the stages, beginning with the effective date of the Contract for the first stage, shall not exceed 22 years.
- (b) **Obligation to Operate Project for Full Term.** The Owner agrees to continue operation of the project in accordance with this Contract for the full term specified in paragraph (a).

1.3 HUD Assurance. The execution of this Contract by HUD is an assurance by HUD to the Owner that:

- (a) The faith of the United States is solemnly pledged to the payment of project assistance payments pursuant to this Contract, and
- (b) HUD has obligated funds for these payments.

Warning: 18 U.S.C. 1001 provides, among other things, that whoever knowingly and willfully makes or uses a document or writing containing any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years, or both.

United States of America
Secretary of Housing and Urban Development

Owner:

Signature :

Signature :

By:

By:

Name :

Name :

Official Title :

Official Title :

Date :

Date :

If the project is to be completed and accepted in stages, execution of the contract with respect to the several stages appears on the following page of this contract

Execution of Contract with Respect to Contract Units Completed and Accepted in Stages
Stage 1 This Contract is hereby executed with respect to the units described in Exhibit 1a.
Effective Date: The effective date of this Contract with respect to the units described in Exhibit 1a.
is _____, 19 ____.

United States of America
Secretary of Housing and Urban Development

Signature : _____

By:

Name : _____

Official Title : _____

Date : _____

Owner:

Signature : _____

By:

Name : _____

Official Title : _____

Date : _____

Execution of Contract with Respect to Contract Units Completed and Accepted in Stages
Stage 2 This Contract is hereby executed with respect to the units described in Exhibit 1b.
Effective Date: The effective date of this Contract with respect to the units described in Exhibit 1b.
is _____, 19 ____.

United States of America
Secretary of Housing and Urban Development

Signature : _____

By:

Name : _____

Official Title : _____

Date : _____

Owner:

Signature : _____

By:

Name : _____

Official Title : _____

Date : _____

Execution of Contract with Respect to Contract Units Completed and Accepted in Stages
Stage 3 This Contract is hereby executed with respect to the units described in Exhibit 1c.
Effective Date: The effective date of this Contract with respect to the units described in Exhibit 1c.
is _____, 19 ____.

United States of America
Secretary of Housing and Urban Development

Signature : _____

By:

Name : _____

Official Title : _____

Date : _____

Owner:

Signature : _____

By:

Name : _____

Official Title : _____

Date : _____

Exhibit 1

Schedule of Contract Units and Contract Rents¹

Number of Bedrooms	Number of Units (or residential spaces in a group home)	Household Type (Physically Handicapped, DDs or CMI's)	Contract Rent

^{1/} This Exhibit must be completed and attached to the Contract at the time the Agreement is executed. It may, however, be amended in accordance with program rules before the Contract is executed. When Contract Rents are amended this format should be used.

Exhibit 2
Daily Debt Service

Number of Bedrooms	Number of Units	Daily Debt Service
0	_____	\$ _____
1	_____	\$ _____
2	_____	\$ _____
3	_____	\$ _____
4	_____	\$ _____
5	_____	\$ _____

This information is used for computing assistance payments for vacant units under section 2.4(d).

Exhibit 3

This Exhibit shows the initial and subsequent amounts of contract and budget authority obligated for project number: _____. (The Housing Division shall furnish the Legal Division with the information necessary to complete this Exhibit, with appropriate supporting documentation including an ACC/HAP Contract List.)

	Contract Authority	Budget Authority
As of the Effective Date of Agreement	_____	_____
Effective Date of Agreement Amendment: _____ Show Increase or Decrease	\$ _____	\$ _____
Revised Total	\$ _____	\$ _____
Effective Date of Agreement Amendment: _____ Show Increase or Decrease	\$ _____	\$ _____
Revised Total	\$ _____	\$ _____
As of the Effective Date of Contract	_____	_____
Effective Date of Contract Amendment: _____ Show Increase or Decrease	\$ _____	\$ _____
Revised Total	\$ _____	\$ _____
Effective Date of Contract Amendment: _____ Show Increase or Decrease	\$ _____	\$ _____
Revised Total	\$ _____	\$ _____

Exhibit 4

Affirmative Fair Housing Marketing Plan

This exhibit is the Affirmative Fair Housing Marketing Plan provided by the _____ Branch.

Additional Exhibits: (Specify, such as: Special Conditions for Acceptance. If none, insert "None.")