family's subsidized rent, in accordance with part 813 of this title.

(ii) *In unsubsidized projects.* (A) For tenants in occupancy when HUD becomes mortgagee-in-possession or owner of an unsubsidized project, HUD may request an income certification from families who are not paying a subsidized rent.

(B) For families applying for admission to such projects, HUD will request sufficient information for income verification to determine the family's ability to pay the unit rent.

(2) Notice of increases in the amount of rent payable. Whenever HUD proposes an increase in rents in a HUDowned multifamily project or a project where HUD is mortgagee-in-possession, HUD will provide tenants 30 days notice of the proposed changes and an

opportunity to review and comment on the new rent and supporting documentation. After HUD considers the tenants' comments and has made a decision with respect to its proposed rent change, HUD shall notify the tenants of its decision, with the reasons for the decision. A tenant in occupancy before the effective date of any revised rental rate must be given 30 days notice of the revised rate, and any change in the tenant's rent is subject to the terms of an existing lease. Notices to each tenant must be personally delivered or sent by first class mail. General notices to all tenants must be posted in the project office and in appropriate conspicuous and accessible locations around the project.

(3) Disclosure and verification of Social Security numbers. Any

## **PRE-DISPOSITION NOTIFICATION REQUIREMENTS**

certifications or reexaminations of the income of tenants or prospective tenants in connection with tenancy under this section are subject to the requirements for the disclosure and verification of Social Security Numbers, as provided by part 200, subpart T, of this title.

(4) Signing of consent forms for income verification. Any certifications or reexaminations of the income of tenants or prospective tenants in connection with tenancy under this section are subject to the requirements for the signing and submitting of consent forms for the obtaining of wage and claim information from State Wage Information Collection Agencies, as provided by part 200, subpart V, of this title. (Approved by Office of Management and Budget under control number 2502–0204.)

Pre-foreclosure (§ 290.22)	1. <i>Timing.</i> Not later than 60 days before foreclosure on any mortgage.
Fie-loreclosure (§290.22)	2. Recipients.
	(i) Tenants of the project, and
	(ii) The unit of general local government in which the project is located.
	3. Contents.
	(i) General terms and conditions concerning the sale, future use, and operation of the project that HUD propose to impose; and,
	(ii) Whether temporary or permanent relocation is anticipated, and, if so, available displacement and relocation as sistance.
Right of first refusal (§ 290.24).	<ol> <li>Timing. Not later than 30 days after HUD acquires title to a multifamily housing project.</li> <li>Recipients.</li> </ol>
	(i) The appropriate unit of general local government;
	(ii) Public housing agencies in the project's market area;
	(iii) The State agency or agencies designated to receive such notice by the chief executive officer of the State in which the project is located.
	3. Contents.
	(i) Description of the project;
	(ii) Invitation to recipients to make bona fide offers to purchase the project;
	(iii) Offer of right of first refusal for period of up to 90 days;
Notice to tenants and the	<ul><li>(iv) Method by which the recipient may respond to HUD.</li><li>1. <i>Timing</i>. Not later than 60 days after HUD acquires title to a multifamily housing project.</li></ul>
community (§ 290.26).	2. Recipients.
	(i) To the tenants of the project;
	(ii) To the unit of general local government in which the project is located; and
	(iii) To the community in which the project is located.
	3. Contents.
	(i) Description of the project;
	<ul> <li>(ii) Proposed general terms and conditions concerning the sale, future use, and operation of the project;</li> <li>(iii) Invitation for tenants and their organizations, units of general local government, and other public or nonprof entities to submit comments on the disposition plan, and/or proposals for disposition which will be considered b HUD in making its property disposition determination.</li> </ul>

## Subpart C—Notification Requirements

## § 290.20 How will HUD provide the notifications that are required under this regulation?

(a) *In general.* HUD may combine two or more of the notifications required by this subpart, as appropriate, to simplify the disposition process.

(b) Methods of notification— (1) To tenants. The notices required to be made to tenants under this subpart will be delivered to each unit in the project, or sent to each unit by first class mail. Where HUD is mortgagee-in-possession or owner of a project, the notice will also be posted in the project office and in appropriate conspicuous and accessible locations around the project.

(2) To the unit of general local government. The notice required to be made to a unit of general local government under this section will be sent to the chief executive officer of the unit of general local government by first class mail. For purposes of receiving or sending any notices or information under this subpart, the unit of general local government is its chief executive officer, or the person designated by the chief executive officer to receive or send the notice or information.

(3) To the community or any other party. HUD will consult with tenants and their organizations, officials of units of general local government, and other entities as HUD determines to be appropriate, to identify community recipients of any notification required by this subpart. Any notice required to be made to any party other than a tenant