project, HUD will develop an initial and a final disposition plan for the project that specifies the minimum terms and conditions for the disposition of the project, the sales price that is acceptable to HUD, and the assistance that HUD plans to make available to a prospective purchaser.

- (b) Market-wide plans. In developing the disposition plan under this section for a HUD-owned multifamily housing project located in a market area in which at least 1 other HUD-owned multifamily housing project is located, HUD may coordinate the disposition of **HUD-owned multifamily housing** projects located within the same market area to the extent and in such a manner as the Department determines appropriate to carry out the goals under § 290.3.
- (c) Sales price. The sales price in the disposition plan will be reasonably

related to the intended use of the project after the sale, any rehabilitation requirements for the project, the rents for units in the project that can be supported by the market, the amount of rental assistance available for the project under Section 8 of the United States Housing Act of 1937, the occupancy profile of the project (including family size and income levels for tenant families), and any other factors that **HUD** considers appropriate.

(d) Community and tenant input. In developing the initial and final disposition plans, HUD will consider any timely input from officials of the unit of general local government affected, the community in which the project is situated, and the tenants of the project, including the comments received in response to the notice required by § 290.26. To obtain this

input, HUD may provide technical assistance, directly or indirectly, and may use amounts available for technical assistance under the Emergency Low Income Housing Preservation Act of 1987, subtitle C of the Low-Income Housing Preservation and Resident Homeownership Act of 1990, subtitle B of title IV of the Cranston-Gonzalez National Affordable Housing Act, or this part, for the provision of such technical assistance. Recipients of technical assistance funding under the provisions referred to in this subparagraph may provide technical assistance to the extent of such funding, notwithstanding the source of the funding.

(e) Environmental requirements. HUD will perform, and include in the final disposition plan, the environmental reviews required by 24 CFR part 50.

TABLE OF ACTIONS TO FACILITATE DISPOSITION

All Multifamily Housing Projects [Subpart E].

Subsidized Projects [Sub-

part F].

- Required Actions
- 1. Displacement requirements (§ 290.42).
- 2. Very-low income preexisting tenant-2 year rent freeze if rent after disposition more than 30 percent of adjusted income (§ 290.44).
- 3. Nondiscrimination against Section 8 certificate holders and voucher holders (§ 290.46).
- Basic Actions 1. Provide project-based Section 8 assistance to at least all units that, before acquisition or foreclosure, received: Rent Supp, RAP, Sec. 23, project-based Section 8 (§ 290.54(a))
- 2. Vacancy in any assisted unit must be filled by a family that is eligible for the assistance (§ 290.54(b)).
- 3. Rent and use restrictions on BMIR, 236, or 202 subsidized project units that were not covered before acquisition or foreclosure by Rent Supp, RAP, Sec. 23, or project-based Section 8 (§ 290.54(c)). Alternatives to Basic Actions
- 1. Assistance to, or restrictions on, units in unsubsidized projects instead of assistance to units in subsidized projects (§ 290.56(a)).
- 2. Substitution of tenant-based Section 8 assistance to low-income families instead of Project-based assistance to units (§ 290.56(b)).
- 3. Use of the additional assistance and restrictions permitted in subpart H (§ 290.56(c)).

Unsubsidized Projects [Subpart G]

Basic Actions

- 1. Provide project-based Section 8 assistance for all units that, before acquisition or foreclosure, received assistance under:
- (i) The new construction and substantial rehabilitation program under section 8(b)(2) of the United States Housing Act of 1937 (as in effect before October 1, 1983);
- (ii) The property disposition program under section 8(b) of such Act;
- (iii) The project-based certificate program under section 8 of such Act;
- (iv) The moderate rehabilitation program under section 8(e)(2) of such Act;
- (v) Section 23 of such Act (as in effect before January 1, 1975);
- (vi) The rent supplement program under section 101 of the Housing and Urban Development Act of 1965; or
- (vii) Section 8 of the United States Housing Act of 1937, following conversion from assistance under section 101 of the Housing and Urban Development Act of 1965 (§ 290.64(a)).
- 2. Provide tenant-based Section 8 assistance to preexisting tenants of LMSA-assisted units (§ 290.64(b)). Alternatives to Basic Actions
- 1. Substitution of tenant-based Section 8 assistance to low-income families instead of project-based assistance to units (§ 290.66(a)).
- 2. Use of the additional assistance and restrictions permitted in subpart H (§290.66(b)).

Additional Actions

- 1. Discounted sales price (§ 290.72).
- 2. Additional use and rent restrictions (§ 290.74).
- 3. Short-term loans (§ 290.76).
- 4. Up-front grants (§ 290.78).
- 5. Additional tenant-based assistance (§ 290.80).
- 6. Alternative uses (§ 290.82)
- 6. Rebuilding (§ 290.84).
- 7. Emergency assistance funds (§ 290.86). 8. Determination not to preserve (§ 290.88).

All Multifamily Housing Projects [Subpart H].