

Multi-Family Housing (MFH) Rural Housing and Community Development Service (RHCDS)

I. General

A. This provides MFH allocations to individual States for Fiscal Year 1995 (FY 95). Allocation computations have been performed in accordance with §§ 1940.576 and 1940.578 of subpart L of part 1940 of this chapter. The transition formula is not used.

B. State Directors are encouraged to notify nonprofit and public housing agencies of the availability of MFH loan and grant funds.

C. With the exception of the Section 515 Rural Rental Housing (RRH) Loans program which has not been re-authorized, as of the date of this publication, the MFH loan deliverable levels and grant levels for FY 95 are as follows:

Section 514 Farm Labor Housing (LH) Loans	\$15,075,000
Section 516 LH Grants (Unobligated prior year balances and/or cancellations of prior years will be added to the amount shown)	10,900,000
Section 521 Rental Assistance (RA) RRH New Construction	44,563,000
LH New Construction	3,750,000
Section 525/509 Housing Application Packaging Grants *	1,000,000
Section 533 Housing Preservation Grants (HPG)	22,000,000
* See Single Family Housing (SFH) section of this Notice for further information.	

D. MFH loan types not allocated to States are:

1. Section 514 LH Loans. These loans are funded in accordance with § 1940.579(a) of subpart L of part 1940 of this chapter. Loans within the State Director's approval authority may be obligated on a first-come-first-served basis. Proposals that include LH grant requests or for loan amounts in excess of the State Director's approval authority are to be submitted to the Director, Multi-Family Housing Processing Division (MFHPD). (See paragraph IV below on review of LH loan and grant proposals for FY 1995.)

2. Section 516 LH Grants. These grants are funded in accordance with § 1940.579(b) of subpart L of part 1940 of this chapter.

FY 95 Appropriation	\$10,900,000
Reserve for Migrant Farmworkers and the Rural Homeless	1,900,000
Available for LH Grants and Technical Assistance (TA) Contracts	\$9,000,000

3. Section 516 LH Grants for Migrant Farmworkers and the Rural Homeless. Funds are administratively reserved until June 30, 1995, for applicants for proposed housing under existing regulations to serve the dual population

of migrant farmworkers and the homeless. State Directors and District Directors are encouraged to promote the concept of dual purpose housing in partnership with State or local nonprofit community service agencies in agricultural market areas for migrant farmworkers and homeless individuals and their families. Project demand must be based primarily on the need for migrant farmworker housing and feasibility can be based on 90 percent grant and 100 percent RA. Proposals and discussions for this dual use housing should consider very basic yet durable structures that can be either built new or purchased and rehabilitated. All proposals should be considered and further information may be obtained by contacting the MFHPD, Special Authorities Branch (SAB).

4. Section 516 Technical Assistance (TA) Contracts. The funding availability for TA Contracts is based on the amounts available for Section 516 grants. TA is available for the development of labor housing exclusively for farmworkers and may also be used in those unique agricultural markets where there is also a homeless population. More information may be obtained by contacting the MFHPD, SAB. The Agency has solicited for contract proposals for FY 95 TA contracts to begin January 1995.

5. RA for LH—New Construction. This RA is held in a National Office reserve in accordance with paragraph II B of this notice.

II. State Allocations

All allocations have been developed with the methodology and formulas stated in subpart L of part 1940 of this chapter.

A. Section 515 RRH Funds. [Reserved]

B. Rental Assistance (RA)

1. *Valuation of New Construction RA.* A total of \$44,563,000 will be available for RRH new construction RA when the Section 515 program is re-authorized. A total of \$3,750,000 is available for LH new construction RA. These equate to an estimated 4,201 units for the RRH and LH loan programs. To determine the number of RA units available nationwide, a national weighted average of \$11,500 was utilized for new construction RA. All RA units held in the reserves are estimated, based on the national average.

2. *Estimated Units Available for Allocation.* Approximately 4,201 units are available for allocation.

Estimated total units available	4,201
LH	326
RRH	3,875

3. *Base Allocation.* No base allocation is provided.

4. *Administrative Allocation.* No administrative allocation is provided.

5. *Reserves:*

a. State Office Reserve. [Reserved]

b. National Office Reserve. All 326 units of LH RA will be retained in a separate reserve. Written requests for the LH reserve may be made by State Directors in conjunction with LH loan and grant requests, on a case-by-case basis, to the Director, MFHPD.

6. *Pooling of RA.* [Reserved]

7. *Availability of the Allocation.* [Reserved]

8. *Suballocation by the State Director.* [Reserved]

9. *Approval and Obligation of RA.* [Reserved]

C. Section 533 Housing Preservation Grants (HPG).

1. *Amount Available for Allocation.*

Total available	\$22,000,000
Less reserve	2,200,000
Less base allocation	5,300,000
Less administrative allocation	0
Basic formula amount	\$14,500,000

2. *Base allocation.* The base allocation is equal to the anticipated size of an average 1-year HPG proposal (\$100,000) times the number of States and regions.

3. *Administrative Allocations.* Not used.

4. *Reserve.* Allocated funds must be used prior to requesting reserve funds. Further guidance on accessing the National reserve will be published at a later date.

5. *Rounding of Initial Allocations.* HPG initial allocations have been rounded to the nearest \$10.

6. *Pooling of Funds.* Funds in excess of the dollar amount of applications on hand will be returned to the National Office reserve for redistribution.

7. *Availability of the Allocation.* HPG is a competitive grant program. Opening and closing dates for submission of preapplications will be announced in the **Federal Register**. At this time, it is estimated that the 90-day preapplication period should begin on/or about January 3, 1995. (This date may be revised as well as the pooling date, depending on the publication of the announcement.) Subsequent to review and ranking of preapplications and submission of final applications, States are authorized to obligate HPG requests in amounts not to exceed those reflected in the chapter.

III. Exception Authority

The Administrator, or his/her designee, may, in individual cases, make an exception to any requirements of this Notice which are not inconsistent with the authorizing statute, if he/she