

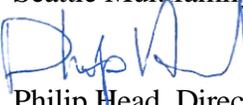


U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

OFFICE OF HOUSING

November 18, 2015

MEMORANDUM FOR: Seattle Multifamily Hub Clients and Stakeholders

FROM: 
Philip Head, Director, Seattle Multifamily Hub

SUBJECT: Multifamily Transition Status Update

As you may know, the Office of Multifamily Housing is improving the way it does business through the *Multifamily for Tomorrow (MFT)* transformation. *MFT* is providing more efficient and effective service to partners and stakeholders. Components of this initiative include workload sharing, digitization of property records, adopting industry best practices, and realigning the Multifamily Housing organizational structure. Details about *MFT* can be found at http://portal.hud.gov/hudportal/HUD?src=/transforming_hud/multifamily_transformation.

As part of the Western Region's transformation, the department will be consolidating operations of the Seattle Hub's Multifamily into the San Francisco Multifamily Regional Center, this winter. Most of the multifamily staff in our Seattle, Anchorage and Portland Multifamily offices will become employees of the Office of Healthcare Programs in January 2016.

Transitions related to *MFT* have already started in the Seattle Multifamily Hub. Our Hub was originally scheduled to transition along with the rest of *MFT* Wave 5, but our timetable has been moved up by several months due to pressing needs in Healthcare. The Office of Healthcare Program expects up to 700 applications for FHA-insured financing in 2016, so it's essential that our transitioning staff are trained in Healthcare operations as soon as possible.

While all dates are subject to change, here is the latest timeline:

Asset Management

- **November 13, 2015:** 400 projects from Oregon and Washington were transferred to Alpine Companies, Inc., a contractor for HUD, who will be handling daily asset management processing for these projects. Letters were sent notifying owners, managers and servicing lenders of each project transferred.
- **December 2, 2015:** 300 additional projects from Oregon and Washington will be transferred to Alpine for daily asset management.
 - Approximately 300 projects will remain with HUD asset managers. These consist primarily of 202 and 811 PRACs, and projects with pending actions. Servicing for these projects will stay with Seattle asset managers and transition to the San Francisco Hub in early to mid-2016.

- **September 2016:** the approximate date for all Oregon and Washington projects to be transferred back from Alpine Companies to the SF Hub for long-term servicing.

To find the HUD or Alpine asset manager currently assigned to any property, go to:

<http://portal.hud.gov/hudportal/HUD?src=/states/shared/working/r10/mf/pmassignment>

*Note: In late 2014, asset management of all projects in **Alaska** and **Idaho** were transitioned to the San Francisco Hub via HUD's Workload Sharing program.*

Production

- Effective November 13, 2015: all firm applications for FHA financing of projects in Alaska, Idaho, Washington and Oregon are being sent to the San Francisco Hub for processing.
 - Applications for financing will be sent to West-MFApplicationIntake@hud.gov.
 - Requests for Concept Meetings should be sent to West-MFConceptMeetings@hud.gov.

For more information on HUD Multifamily go to:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh

Last, I want to assure you that our staff is doing everything possible to make certain that customer service for Northwest HUD Multifamily remains at a very high level during this transition and long-term. We appreciate your patience and understanding. If you have concerns, please contact: Philip Head

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