



# Partners in Housing

## Multifamily Housing Preservation Training Webcast



## Participant Note-taking Guide



## **Copyright Warning**

U.S. Department of Housing and Urban Development training materials are considered to be in the public domain, except where specific copyrighted works have been incorporated into the material with permission from the copyright holder. Such permission allows HUD to use the material only within the full context of the course. The materials may include audiovisual materials (photos, slides, films, videos, computer generated images, illustrations, graphics, audio recordings) and text materials, such as direct quotes or entire reprints. With respect to such copyrighted works, reproducing them is prohibited without permission from the copyright holder.

## **Disclaimer**

Web citations are accurate at the time of writing but may be subject to change.

## Course Information

# “Partners in Housing” Multifamily Housing Preservation Training

### Course Outcomes

#### Knowledge Outcomes

Upon completion of the course, you should have knowledge about:

- HUD’s commitment to maintaining the availability of affordable housing to low-income, elderly and other citizens who require it and the resulting positive impact on residents and communities.
- Some current challenges to providing affordable housing.
- The importance of continuing or establishing their participation in HUD programs.
- The potential benefits available to them through HUD programs, opportunities, and options.

#### Skill Outcomes

Upon completion of the course, you should be able to:

- Recognize HUD’s role in providing affordable housing.
- Summarize the nature and scope of current challenges HUD faces in terms of providing affordable housing for low-income and elderly citizens.
- Effectively compare the requirements, features, and benefits of available HUD programs, opportunities and options in order to determine suitable options for their properties.
- Analyze the various aspects of the decisions they make regarding the future of their properties.
- Perform the necessary tasks to engage with HUD to renew their participation in (an) existing program(s) and/or enroll in (a) new HUD program(s).

# “Partners in Housing” Multifamily Preservation Webcast

## Agenda



### Day One: Thursday, July 19

11:45 AM	Welcome, Facilitator Introductions, and Course Overview
12:00 PM	Lesson 1: Providing Affordable Housing and the Challenges
1:00 PM	Break
1:15 PM	Lesson 2: Section 236 and 221(d)(3) BMIR Prepayment Requirements
2:15 PM	Break
2:30 PM	Lesson 3: Tools for Preservation of FHA-Insured Properties
3:30 PM	Break
3:45 PM	Lesson 4: Preservation of Section 202 Supportive Housing for the Elderly

### Day Two: Friday, July 20

11:45 AM	Welcome, Facilitator Introductions, and Course Overview
12:00 PM	Lesson 5: Preserving Rental Assistance Through Long Term Contracts
1:00 PM	Break
1:15 PM	Lesson 6: Sustaining Affordable Housing with FHA Financing
2:15 PM	Break
2:30 PM	Lesson 7: Sustaining Affordable Housing with Low Income Housing Tax Credits

**Note:** This agenda is based on estimated lesson durations and is subject to change.

## **Lesson 1: Providing Affordable Housing and the Challenges**

<b>Topic</b>	<b>Notes</b>
<b>1.1</b> HUD's Mission	
<b>1.2</b> HUD's Affordable Rental Housing Programs	
<b>1.3</b> The Importance of Affordable Multifamily Housing	

<b>Topic</b>	<b>Notes</b>
<b>1.4</b> What's At Stake?	
<b>1.5</b> Current Challenges and Benefits	
<b>1.6</b> Preservation Challenges and Potential Solutions	

## **Lesson 2: Section 236 and 221 (d)(3) BMIR Prepayment Requirements**

<b>Topic</b>	<b>Notes</b>
<b>2.1</b> Prepayment Situations and Benefits	
<b>2.2</b> Prepayments Subject to Section 250 of the National Housing Act	
<b>2.3</b> Prepayments Subject to Section 219	

<b>Topic</b>	<b>Notes</b>
Case Study	
<b>2.4</b> Tenant Protection Vouchers	

## **Lesson 3: Tools for Preservation of FHA-Insured Properties**

<b>Topic</b>	<b>Notes</b>
<b>3.1</b> Section 236 Decoupling	
Case Study	
<b>3.2</b> Flexible Subsidy Loan Deferral	

<b>Topic</b>	<b>Notes</b>
Case Study	
<b>3.3</b> Preservation Issues Related to LIHPRHA and ELIHPA	
<b>3.4</b> Mark-to-Market	

<b>Topic</b>	<b>Notes</b>
<b>3.5</b> Converting Efficiency Units into One-Bedroom Units	
Activity	
References	

## **Lesson 4: Preservation of Section 202 Supportive Housing for the Elderly**

<b>Topic</b>	<b>Notes</b>
<b>4.1</b> Section 202 Direct Loan Preservation Issues	
<b>4.2</b> Section 202 Prepayments	
Activity	

<b>Topic</b>	<b>Notes</b>
4.3 Subordination of 202 Direct Loans	
Activity	

## **Lesson 5: Preservation Rental Assistance Through Long Term Contracts**

<b>Topic</b>	<b>Notes</b>
<b>5.1</b> Renewing Section 8 Rental Assistance Contracts	
<b>5.2</b> Benefits of 20-year Contract Renewal	
<b>5.3</b> 20-year Contract Option One	

<b>Topic</b>	<b>Notes</b>
<b>5.4</b> 20-year Contract Option Two Chapter 15	
Activity	
<b>5.5</b> Rental Assistance Demonstration: Preservations Tools for Rent Supp, RAP, and Section 8 Mod Rehab Projects	

<b>Topic</b>	<b>Notes</b>
Activity	

## **Lesson 6: Sustaining Affordable Housing with FHA Financing**

<b>Topic</b>	<b>Notes</b>
<b>6.1</b> Applying for an FHA-Insured Loan	
<b>6.2</b> HUD/FHA Multifamily Mortgage Insurance Programs	

## **Lesson 7: Sustaining Affordable Housing with Low Income Housing Tax Credits**

<b>Topic</b>	<b>Notes</b>
7.1 Low Income Housing Tax Credits (LIHTC)	