



## Section 236 Preservation Resources and Tools

This resources and tools list provides information about where to find detailed guidance on how to preserve and recapitalize a Section 236 project. The information applies to each of the following types of Section 236 mortgages:

- FHA-insured
- HUD-held loans
- State Housing Finance Agency (HFA)-issued

PRESERVATION BASICS		
Get Started: Basic Information about HUD Multifamily Affordable Housing Preservation	<ul> <li>On the <u>HUD Exchange Multifamily Housing Preservation</u> page:</li> <li><u>Webinar: Welcome to Preservation: Strategies to Preserve and Refinance Affordable Housing Properties</u></li> <li><u>Get Started on Your Preservation Strategy</u></li> <li><u>Glossary of Multifamily Affordable Housing Preservation Terms</u></li> <li><u>Roadmap to Preservation Checklist</u></li> <li>Subscribe to the <u>Multifamily Housing Preservation Mailing List</u> to receive emails with news, events, training, and information about how to maintain housing affordability</li> </ul>	
HUD.gov Websites	<ul> <li>HUD's <u>Office of Recapitalization</u> administers Section 236 preservation transactions</li> <li>HUD.gov <u>Section 236 Preservation Overview</u></li> <li>HUD.gov <u>Preserving Multifamily Properties</u></li> </ul>	

SECTION 236 PRESERVATION GUIDANCE		
Section 236 Preservation: General Guidance		
Get Started: Preservation	On the <u>HUD Exchange Section 236 Page</u> :	
of a Section 236 Project	Webinar: How to Preserve and Recapitalize a Section 236 Property	
	Section 236 Preservation Checklist	
	<ul> <li>Section 236 Preservation Resources and Tools (this document)</li> </ul>	
	<ul> <li>Preservation Options for Section 236 Properties (coming soon)</li> </ul>	



Apply for Section 236 Preservation Approvals	<ul> <li><u>HUD memorandum issued on June 28, 2013</u>: Instructions for requesting HUD approvals related to Section 236 loans (revisions pending)</li> <li>Section 236 preservation information and resources are available via the <u>Multifamily Preservation Resource Desk</u>: Application for prepayment and other preservation transaction approvals</li> </ul>		
	Section 236 Preservation: Refinancing Guidance		
Prepayment Permission	<ul> <li><u>Notice H 2006-11</u>: Prepayments Subject to Section 250(a) of the National Housing Act</li> <li><u>Policy Clarification for Prepayments Subject to Section 250(a) of the</u> <u>National Housing Act</u></li> </ul>		
Section 236 IRP Decoupling	<ul> <li><u>Notice H 2013-25</u>: Updated Guidelines for Continuation of Interest Reduction Payments after Refinancing: "Decoupling," as allowed by the National Housing Act, under Section 236(e)(2)</li> <li><u>Notice H 2000-08</u>: (Superseded except for Section 236(b) transactions)</li> </ul>		
	Guidelines for Continuation of Interest Reduction Payments after Refinancing: Decoupling under Section 236(e)(2) and refinancing of insured Section 236 projects into non-insured Section 236(b) projects		
	<ul> <li>HUD guidance on the treatment of Section 8 in decoupling transactions is codified in the <u>Section 8 Renewal Policy Guide Book; May 18, 2012</u></li> </ul>		
Deferral of Flexible Subsidy Operating Assistance Loans	<ul> <li><u>Notice H 2011-05</u>: Policies and Procedures for the Deferred Repayment of Operating Assistance Flexible Subsidy Loans (Extended by Notice H 2012- 04)</li> </ul>		
	<ul> <li><u>Notice H 2013-02</u>: Collection Procedures for Delinquent Section 201 Flexible Subsidy Loans</li> </ul>		
Mortgage Insurance Termination	• Form 9807: Insurance Termination Request for Multifamily Mortgage		
Section 236 Preservation: Rental Assistance Options			
Renewal of Project-Based Section 8 Contracts	<ul> <li><u>Section 8 Renewal Policy Guide Book, Issued August 7, 2015 and effective</u> <u>November 5, 2015</u>: Description of owners' options for renewing expiring Section 8 Project-Based Rental Assistance</li> </ul>		
Tenant Protection Vouchers and Enhanced Vouchers	<ul> <li><u>Notice PIH 2001-41</u>: Section 8 Tenant-Based Assistance (Enhanced and Regular Housing Choice Vouchers) For Housing Conversion Actions — Policy and Processing Guidance</li> </ul>		
	<ul> <li><u>Notice H 2012-03</u>: Guidance on Eligibility for Tenant Protection Vouchers Following Certain Housing Conversion Actions</li> </ul>		
	<ul> <li><u>Notice PIH 2015-07</u>: Funding for Tenant-Protection Vouchers for Certain At-Risk Households</li> </ul>		
RAD 2	<ul> <li><u>Notice PIH 2012-32, REV 2 (June 15, 2015)</u>: Rental Assistance Demonstration — Final Implementation, Revision 2</li> </ul>		



Project-Based Voucher Regulations General Rules Integrating	<ul> <li><u>24 CFR 983</u> Project-Based Voucher (PBV) program regulations</li> <li><u>Applicability of Davis-Bacon Labor Requirements to Projects Selected as</u> <u>Existing Housing Under the Section 8 Project-Based Voucher Program —</u> <u>Guidance</u></li> <li>For Rent Supplement, Section 236 Rental Assistance Payment (RAP) and</li> </ul>	
Section 236 Operations with Rental Assistance	<ul> <li>Section 8 Loan Management Set-aside (LMSA):</li> <li><u>Asset Management Handbook</u> (4350.1) (revisions pending)</li> </ul>	
Section 236 Preservation: Other Considerations		
Allowance of Nonprofit Sales Proceeds and Distributions	<ul> <li><u>Notice H 2011-31</u>: Policy for Treatment of Proceeds Resulting from the Sale of FHA-insured or HUD-held formerly insured Multifamily Projects by Nonprofit Owners</li> </ul>	
Amendment of Use Agreements pursuant to ELIHPA and LIHPRHA	<ul> <li>For Emergency Low-Income Housing Preservation Act (ELIHPA) and Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA):</li> <li>Regulations at <u>24 CFR Part 248</u></li> <li>Individual property Plans of Action and Use Agreements</li> <li><u>Notice H 2012-25</u>: Policy for Amended and Restated Use Agreement for Multifamily Projects Subject to the Low-Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA)</li> </ul>	
Conversion of Efficiency Units to One-Bedroom Units	<ul> <li><u>Notice H 2011-03</u>: Policies and Procedures for the Conversion of Efficiency Units to One-Bedroom Units</li> </ul>	
Tenant Participation Requirements	<u>Notice H 2014-12</u> : Implementation of Tenant Participation Requirements in accordance with 24 CFR Part 245	

Need answers to your Section 236 preservation questions? Contact the Office of Recapitalization at 236Preservation@hud.gov.