



United States
Department of
Agriculture

Rural Development



USDA Rural Development

Infrastructure, Partnerships, and Innovation

Enterprise Academy – Site Management & Agency Reviews
Presenters: Jodi Allgood & Robert McElroy, USDA Loan Specialists

Fair Housing

- Affirmative Fair Housing Marketing Plan (AFHMP)...know it, use it
- Applications & Waiting Lists [7 CFR 3560 154 (a) and HB-2-3560 Exhibit 6-5 and Section 6.18A]
- Reasonable Accommodations

Exhibit 6-5

Minimum Requirements for a Tenant Application

- Name and present address;
- Household income information, including all information from sources that would be counted in calculating annual income, adjusted income, and net assets; and consent to release wage matching data to RHS and the borrower
- Number of household members, including all members who would live in the dwelling unit, even those who would only live there on a part-time basis, and their birthdates;
- Indication of a need for a handicap accessible unit and/or handicap or disability adjustments to income;
- Applicant certification that the unit will serve as the household's primary residence;
- Social Security Number for all member of the household;
- Adjustments to income for which the household may qualify, which should be verified;
- Signature and date;
- Race, ethnicity, and gender designation; and
- Disclosure notice.

Colorado Portfolio

Tenant Files

- Leases & Required Documents
- Certs (typical errors)
- Majority of projects in the state are 20 years or older
- Common missing items; recert, 3rd party verification 1st, zero income monitoring (90 days?)
- Keep your Handbooks handy 😊

<https://www.rd.usda.gov/publications/regulations-guidelines/handbooks>

<https://www.rd.usda.gov/publications/regulations-guidelines/handbooks#hb35602>

Physical Inspection

- *“Providing decent, safe, and sanitary affordable housing to the occupants”* – HB-2-3560, Chapter 5
- Health & Safety priority
- Asset Management
- Proactive not Reactive
- Deferred Maintenance vs. Capital Improvements

Accessibility

- Know your governing regulation and the applicable standards
- UFAS <https://www.access-board.gov/aba/ufas.html>
- FHA https://www.fairhousingfirst.org/faq/view_all.html
- ADA AG <https://www.access-board.gov/adaag-1991-2002.html>
- How current is your 504, Accessibility Plan?
- Latest Guidance, January 2020 UL
<https://www.rd.usda.gov/sites/default/files/RDUL-Section504.pdf>

Colorado Multi-Family Housing Portfolio

- HB-2-3560, Appendix 5
- Know your dates & regulations
- Certificate of Occupancy
- Standards: UFAS, Fair Housing Act, ADA AG

	Section 504 Project ready for occupancy on or before 6- 10-82	Section 504 Project ready for occupancy after 6-10-82	Fair Housing Act Project ready for occupancy on or before 3-13-91	Fair Housing Act Project ready for occupancy after 3-13-91	ADA Project ready for occupancy on or before 1-26-93	ADA Project ready for occupancy on or after 1-26-93
New Construction		Must meet UFAS requirements		Must meet UFAS and FHA/AG requirements		Must meet UFAS, FHA/AG and ADA/AG requirements
Rehabilitation	1. Encouraged to meet 5% requirement 2. Must meet common area requirement, if feasible 3. Must accommodate on request 4. Must have a self-evaluation 5. If required by self-evaluation, must have a transition plan	Must meet above requirements or be addressed during rehabilitation	Not applicable	Must meet above requirements or be addressed during rehabilitation	Must meet UFAS and ADA/AG requirements or be addressed during rehabilitation (If built after 3/13/91, FHA/AG requirements apply as well)	Must meet above requirements or be addressed during rehabilitation
Equity	Prior to the receipt of equity, must meet above requirements	Must meet above requirements or be addressed prior to receipt of equity	Not applicable	Not applicable (not eligible for equity at this time)	Not applicable	Not applicable (not eligible for equity at this time)
Transfer without Rehabilitation	Prior to transfer, must meet above requirements	Must meet above requirements prior to transfer	Not applicable	Must meet above requirements prior to transfer	Not applicable	Must meet above requirements prior to transfer
Ongoing project operations – monitored by supervisory visits or compliance reviews	Must meet above requirements	Must meet above requirements and must have a self evaluation and transition plan if found in non-compliance	Not applicable	Must meet above requirements	Not applicable	Must meet above requirements

Questions & Answers

Colorado Rural Development Office Locations

Denver State Office

Denver Federal Center
Building 56, Room 2300, P.O. Box 25426
Denver, CO 80225-0426
Phone: (720) 544-2903

Alamosa Area Office

101 S. Craft Drive
Alamosa, CO 81101
Office (719) 589-5661 x4

Cortez Local Office

628 W. 5th Street
Cortez, CO 81321
Office (970) 565-9045, x4

Craig Local Office

145 Commerce Street
Craig, CO 81625
Office (970) 824-3476 x4

Delta Area Office

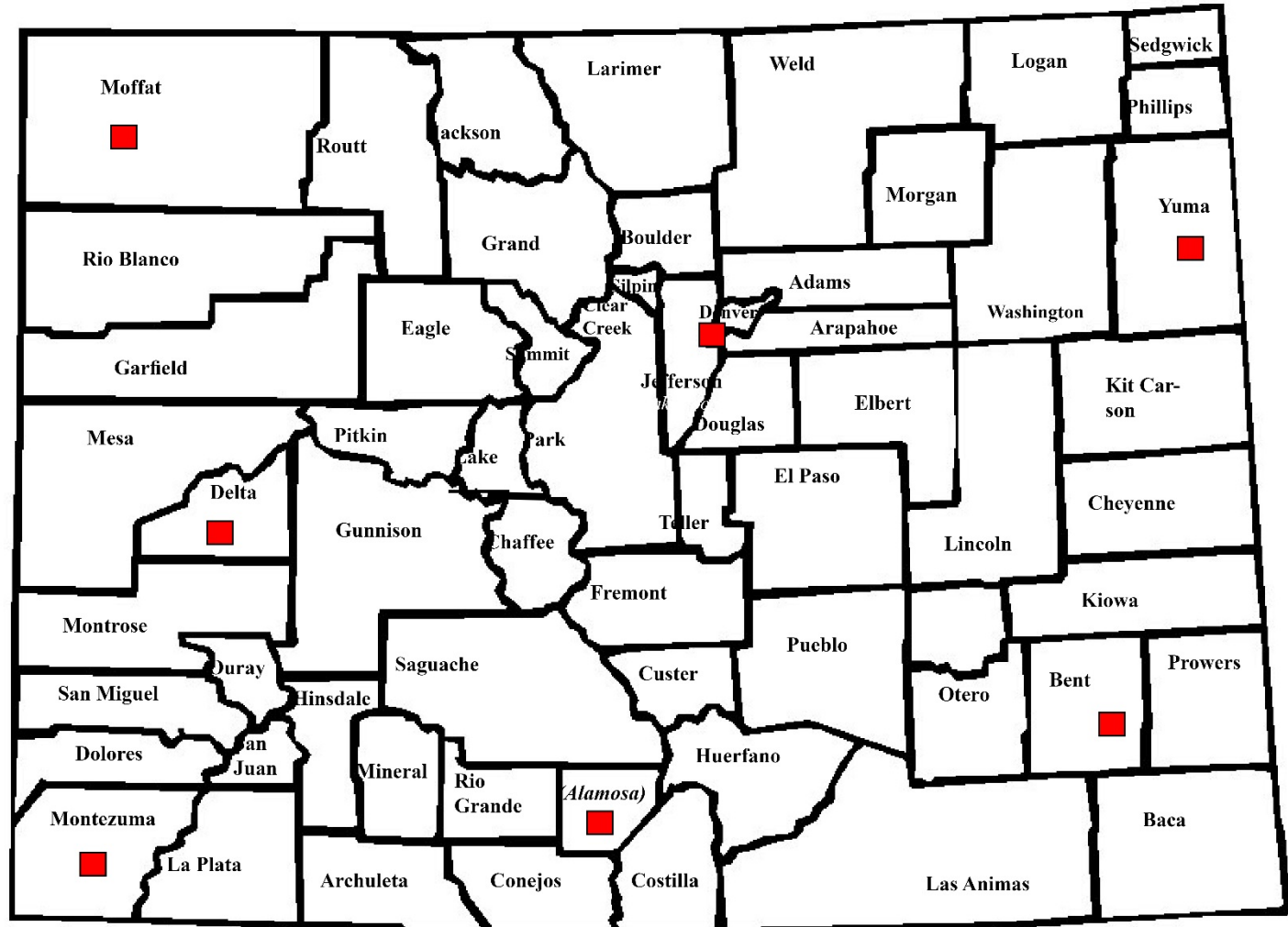
690 Industrial Blvd.
Delta, CO 81416
Office (970) 874-5735 x4

Las Animas Area Office

760 Bent Ave
Las Animas, CO 81054
Office (719) 456-0120 x4

Wray Area Office

247 N Clay, Suite 2
Wray, CO 80758
Office (970) 332-3107 x4



Questions?

Contact us:

Jodi Allgood jodi.allgood@usda.gov

Robert McElroy robert.mcelroy@usda.gov

For more information visit www.RD.usda.gov