

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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Inspector General	SUSAN M. GAFFNEY
President, Government National Mortgage Association	GEORGE S. ANDERSON

The Department of Housing and Urban Development is the principal Federal agency responsible for programs concerned with the Nation's housing needs, fair housing opportunities, and improvement and development of the Nation's communities.

The Department of Housing and Urban Development (HUD) was established by the Department of Housing and Urban Development Act (42 U.S.C. 3532–3537), effective November 9, 1965. It was created to:

- administer the principal programs that provide assistance for housing and for the development of the Nation's communities;
- encourage the solution of housing and community development problems through States and localities; and
- encourage the maximum contributions that may be made by vigorous private homebuilding and mortgage lending industries, both primary and secondary, to housing, community development, and the national economy.

Although HUD administers many programs, its major functions may be grouped into six categories:

- insuring mortgages for single-family and multi-family dwellings, and extending loans for home improvement and for purchasing mobile homes;
- channeling funds from investors into the mortgage industry through the Government National Mortgage Association;
- making direct loans for construction or rehabilitation of housing projects for the elderly and the handicapped;
- providing Federal housing subsidies for low- and moderate-income families;

- providing grants to States and communities for community development activities; and
- promoting and enforcing fair housing and equal housing opportunity.

Office of the Secretary

Secretary The Department is administered under the supervision and direction of a Cabinet-level Secretary who:

- formulates recommendations for basic policies in the fields of housing and community development;
- works with the Executive Office of the President and other Federal agencies to ensure that economic and fiscal policies in housing and community development are consistent with other economic and fiscal policies of the Government;
- encourages private enterprise to serve as large a part of the Nation's total housing and community development needs as possible;
- promotes the growth of cities and States and the efficient and effective use of housing and community and economic development resources by stimulating private sector initiatives, public/private sector partnerships, and public entrepreneurship;
- ensures equal access to housing and affirmatively prevents discrimination in housing; and

—provides general oversight, as required by law, of the Federal National Mortgage Association.

Staff Offices

Administrative Law Judges The Office of Administrative Law Judges hears and decides Federal housing discrimination cases under the Administrative Procedure Act, as well as those arising under departmental regulations.

HUD Board of Contract Appeals The Board issues binding decisions on all appeals of HUD actions in contracting, awarding grants, disciplining mortgagees, and offsetting tax refunds of people indebted to HUD.

Program Areas

Community Planning and Development

The Office administers grant programs to help communities plan and finance their growth and development, increase their capacity to govern, and provide shelter and services for homeless people. The Office is responsible for implementing:

- Community Development Block Grant (CDBG) programs for entitlement communities; State- and HUD-administered small cities programs; Section 108 community development loan guarantees; special purpose grants for insular areas, historically black colleges and universities, and technical assistance; and Appalachian Regional Commission grants;

- Home Investment in Affordable Housing (HOME), which provides Federal assistance for use by participating jurisdictions or Indian tribes for housing rehabilitation, tenant-based assistance, assistance to first-time homebuyers, and new construction when a jurisdiction is determined to need new rental housing;

- the Department's programs to address homelessness, including the supportive housing program (transitional housing and permanent housing components), supplemental assistance for facilities to assist the homeless (SAFAH), shelter plus care, surplus

Small and Disadvantaged Business

Utilization The Office of Small and Disadvantaged Business Utilization oversees HUD's small and disadvantaged set-aside contracting activities and the minority business enterprise programs.

External Organization

Federal Housing Finance Board An independent agency in the executive branch, the Board oversees the Federal Home Loan Banks to ensure that they carry out their housing finance mission, remain adequately capitalized, and operate in a safe and sound manner.

property for use to assist the homeless, Section 8 moderate rehabilitation single room occupancy (SRO) program, housing opportunities for persons with AIDS, emergency shelter grants, and safe havens;

- the John Heinz Neighborhood Development Program;

- community outreach partnerships;
- the Joint Community Development

Plan, assisting institutions of higher education working in concert with State and local governments to undertake activities under the CDBG program;

- community adjustment and economic diversification planning grants;
- the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970;

- the YouthBuild Program, which provides opportunities and assistance to very low income high school dropouts, ages 16–24;

- the Consolidated Plan;

- empowerment zones and enterprise communities;

- efforts to improve the environment, pursuant to the National Environmental Policy Act of 1969 and related statutes and Executive orders; and

- community planning and development efforts with other departments and agencies, public and

private organizations, private industry, financial markets, and international organizations.

For further information, contact the Office of Community Planning and Development. Phone, 202-708-2690.

Fair Housing and Equal Opportunity

The Office administers:

- fair housing laws and regulations prohibiting discrimination in public and private housing on the basis of race, color, religion, sex, national origin, handicap, or familial status;

- equal opportunity laws and regulations prohibiting discrimination in HUD-assisted housing and community development programs on the basis of race, handicap, sex, age, or national origin;

- the Fair Housing Assistance grants program to provide financial and technical assistance to State and local government agencies to implement local fair housing laws and ordinances; and

- the Community Housing Resources Boards (CHRB's) program to provide grants for fair housing activities such as outreach and education, identification of institutional barriers to fair housing, and complaint telephone hotlines.

For further information, contact the Office of Fair Housing and Equal Opportunity. Phone, 202-708-4252.

Federal Housing Enterprise Oversight

The Office oversees the financial safety and soundness of the Federal National Mortgage Association (Fannie Mae) and the Federal Home Loan Mortgage Corporation (Freddie Mac) to ensure that they are adequately capitalized and operating safely.

For further information, contact the Office of Federal Housing Enterprise Oversight. Phone, 202-414-3800.

Government National Mortgage

Association (GNMA) The mission of this Government corporation, also known as Ginnie Mae, is to support expanded affordable housing by providing an efficient Government-guaranteed secondary market vehicle to link the capital markets with Federal housing markets. Ginnie Mae guarantees mortgage-backed securities composed of

FHA-insured or VA-guaranteed mortgage loans that are issued by private lenders and guaranteed by GNMA with the full faith and credit of the United States. Through these programs, Ginnie Mae increases the overall supply of credit available for housing by providing a vehicle for channeling funds from the securities market into the mortgage market.

For further information, contact the Government National Mortgage Association. Phone, 202-708-0926.

Housing The Office of Housing is responsible for the Department's housing functions and oversees aid for construction and financing of new and rehabilitated housing and for preservation of existing housing. The Office:

- underwrites single-family, multi-family, property improvement, and manufactured home loans;

- administers special purpose programs designed specifically for the elderly, the handicapped, and the chronically mentally ill;

- administers assisted housing programs for low-income families who are experiencing difficulties affording standard housing;

- administers grants to fund resident ownership of multifamily house properties; and

- protects consumers against fraudulent practices of land developers and promoters.

For further information, contact the Office of Housing. Phone, 202-708-3600.

Lead Hazard Control The Office is responsible for lead hazard control policy development, abatement, training, regulations, and research. Activities of the Office include:

- increasing public and building industry awareness of the dangers of lead-based paint poisoning and the options for detection, risk reduction, and abatement;

- encouraging the development of safer, more effective, and less costly methods for detection, risk reduction, and abatement; and

- encouraging State and local governments to develop lead-based paint

programs covering primary prevention, including public education; contractor certification; hazard reduction; financing; and enforcement.

For further information, contact the Office of Lead Hazard Control. Phone, 202-755-1785.

Policy Development and Research The Office supervises the Department's research activities and the development of its policies and is responsible for experimental housing and technical studies. The Office:

- develops a research agenda to reflect the overall policy needs of the Department;
- performs background analyses, studies, and priority assessments concerning housing and community development issues;
- provides economic analyses and recommendations, performs housing and financial market research, and designs and monitors housing-related data series;
- evaluates existing and proposed HUD programs;
- analyzes the adequacy of existing and proposed program information systems to provide timely and relevant information;
- provides technical and analytical assistance to program Assistant Secretaries;
- evaluates new housing and construction materials and techniques and encourages use of new technologies;
- supports the Secretary in carrying out responsibilities for Federal National Mortgage Association and Federal Home Loan Mortgage Corporation regulations;
- manages research contracts, cooperative agreements, and grants; and
- administers the Office of University Partnerships and oversees grants awarded for the community development work study, joint community development, and community outreach programs.

For further information, contact the Office of Policy Development and Research. Phone, 202-708-1600.

Public and Indian Housing The Office:

- administers public and Indian housing programs, including rental and

homeownership programs, and provides technical and financial assistance in planning, developing, and managing low-income projects;

- provides operating subsidies for public housing agencies (PHA's) and Indian housing authorities (IHA's), including procedures for reviewing the management of public housing agencies;

- administers the comprehensive improvement assistance and comprehensive grant programs for modernization of low-income housing projects to upgrade living conditions, correct physical deficiencies, and achieve operating efficiency and economy;

- administers the Resident Initiatives Program for resident participation, resident management, homeownership, economic development and supportive services, and drug-free neighborhood programs;

- protects tenants from the hazards of lead-based paint poisoning by requiring PHA's and IHA's to comply with HUD regulations for the testing and removal of lead-based paint from low-income housing units;

- implements and monitors program requirements related to program eligibility and admission of families to public and assisted housing, and tenant income and rent requirements pertaining to continued occupancy;

- administers the HOPE VI and vacancy reduction programs;

- administers the Section 8 voucher and certificate programs and the Moderate Rehabilitation program;

- coordinates all departmental housing and community development programs for Indian and Alaskan Natives; and

- awards grants to PHA's and IHA's for the construction, acquisition, and operation of public and Indian housing projects, giving priority to projects for larger families (3 or more bedrooms) and acquisition of existing units (as opposed to new construction).

For further information, contact the Office of Public and Indian Housing. Phone, 202-708-0950.

Field Structure

The field offices of the Department have boundaries prescribed by the Secretary. Each field office is headed by a Secretary's Representative, who is responsible to the Secretary for the

management of the offices within the prescribed area.

For information concerning the detailed jurisdiction of an office, contact the nearest area office.

Regional Offices—Department of Housing and Urban Development

Region	Address	Secretary's Representative	Telephone
New England	Rm. 375, 10 Causeway St., Boston, MA 02222-1092	Mary Lou K. Crane	617-565-5234
New York/New Jersey	26 Federal Plz., New York, NY 10278-0068	Warren DeBlasio-Wilhelm	212-264-6500
Mid-Atlantic	100 Penn Sq. E., Philadelphia, PA 19107-3380	Karen A. Miller	215-656-0500
Southeast/Caribbean	75 Spring St. SW., Atlanta, GA 30303-3388	Davey L. Gibson	404-331-5136
Midwest	77 W. Jackson Blvd., Chicago, IL 60604-3507	(Vacancy)	312-353-5680
Southwest	P.O. Box 2905, Fort Worth, TX 76113-2905	Elizabeth Julian	817-885-5401
Great Plains	Rm. 200, 400 State Ave., Kansas City, KS 66106-2406	Michael L. Tramontina	913-551-5462
Rocky Mountains	1st Interstate Twr. N., 633 17th St., Denver, CO 80202-3607	Anthony J. Hernandez	303-672-5440
Pacific/Hawaii	P.O. Box 36003, 450 Golden Gate Ave., San Francisco, CA 94102-3448	Arthur C. Agnos	415-436-6532
Northwest/Alaska	Suite 200, 909 1st Ave., Seattle, WA 98104-1000	Robert N. Santos	206-220-5101

Sources of Information

Inquiries on the following subjects should be directed to the nearest regional office or to the specified headquarters office, U.S. Department of Housing and Urban Development, 451 Seventh Street SW., Washington, DC 20410. Phone, 202-708-1112. TDD, 202-708-1455.

Contracts Contact the Contracting Division. Phone, 202-708-1290.

Directory Locator Phone, 202-708-1112. TDD, 202-708-1455.

Employment Inquiries and applications should be directed to the headquarters Office of Personnel (phone, 202-708-0408); or the Personnel Division at the nearest HUD regional office.

Freedom of Information Act (FOIA)

Requests Persons interested in inspecting documents or records under the Freedom of Information Act should contact the Freedom of Information Officer. Phone, 202-708-3054. Written requests should be directed to the Director, Executive Secretariat, U.S. Department of Housing and Urban

Development, Room 10139, 451 Seventh Street SW., Washington, DC 20410.

HUD Hotline The Hotline is maintained by the Office of the Inspector General as a means for individuals to report activities involving fraud, waste, or mismanagement. Phone, 202-708-4200, or 800-347-3735 (toll-free). TDD, 202-708-2451.

Program Information Center The Center provides viewing facilities for information regarding departmental activities and functions and publications and other literature to headquarters visitors. Phone, 202-708-1420.

Property Disposition For single family properties, contact the Property Disposition Division (phone, 202-708-0740); or the Chief Property Officer at the nearest HUD regional office. For multifamily properties, contact the Property Disposition Division (phone, 202-708-3343); or the Regional Housing Director at the nearest HUD regional office.

For further information, contact the Office of Public Affairs, U.S. Department of Housing and Urban Development, 451 Seventh Street SW., Washington, DC 20410. Phone, 202-708-0980.