

MULTIFAMILY HOUSING HUB STRUCTURE—Continued

Hub	Program center	Geographic area serviced
Philadelphia	Charleston, Newark, Pittsburgh	Delaware, New Jersey, Pennsylvania, West Virginia.
San Francisco	Honolulu, Phoenix, Las Vegas	Arizona, Northern California, Hawaii, Nevada.
Seattle	Anchorage, Portland	Alaska, Idaho, Oregon, Washington.

In summary, certain Multifamily Housing Office managers in Program Centers, Hubs, and Headquarters, acting within the scope of their redelegated authorities and applicable law, have independent authority, through the delegation process, to make binding decisions on behalf of the Department. Program Center Directors report to Hub Directors who, in turn, report to the Deputy Assistant Secretary and the Associate Deputy Assistant Secretary for Multifamily Housing Programs.

C. Office of Insured Health Care Facilities (OIHCF)

The Office of Insured Health Care Facilities was created some twelve years ago for the express purpose of reviewing and approving mortgage insurance proposals for hospitals and to handle asset management and property disposition matters related to HUD's insured hospital portfolio. OIHCF also administers all matters under Title XI of the National Housing Act (mortgage insurance for group practice facilities). Prior to the creation of OIHCF, hospital mortgage insurance applications were processed within the Office of Multifamily Housing. However, because of underwriting and oversight issues unique to hospital care facilities, HUD determined to create this separate office with particular expertise in the health care area. Unlike the usual case where applications for mortgage insurance are submitted to the local Program Center, insurance proposals for hospitals are submitted to OIHCF in Headquarters. OIHCF staff is located in HUD Headquarters, although some staff is out-stationed to New York City. The Director and the Deputy Director of OIHCF report directly to the Assistant Secretary and the General Deputy Assistant Secretary for Housing. In making its determinations, OIHCF also oversees work performed by personnel in the Department of Health and Human Services (HHS), pursuant to a Memorandum of Agreement between the two departments. OIHCF also makes limited use of resources in the Office of Multifamily Housing's Field structure. In order to facilitate transactions in hospital insurance cases, certain authority is being delegated to Hub Directors in Multifamily Housing Field Offices. However, this authority may be

exercised only pursuant to the prior direction or concurrence of the OIHCF Director.

Section II. Multifamily Housing Programs—Functions

The Office of Multifamily Housing is charged with carrying out duties of the Assistant Secretary and General Deputy Assistant Secretary for Housing, as they relate to multifamily programs set forth in HUD's governing legislation. This broad range of programs enables HUD, in concert with its partners from the private and public sectors, to provide safe, decent, and affordable multifamily housing to millions of American families. The programs include mortgage insurance, capital advances, grant programs, and some programs that assist communities in reducing crime. Some programs make access to assisted living facilities more affordable.

Note: Multifamily Housing programs and functions related thereto do not include activities performed by the Office of Housing under the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (FHEFSSA) (12 U.S.C. 4501 *et seq.*). A separate Office within Housing, the Office of Government Sponsored Enterprise Regulatory Staff assists the Assistant Secretary in carrying out the provisions of the FHEFSSA.

Under this delegation, the Assistant Secretary redelegates broad program authority, with limited exceptions that are discussed in Section III. of this notice to the Deputy Assistant Secretary, the Associate Deputy Assistant Secretary, certain Multifamily Housing Directors in Headquarters and the Field, and the Director of the OIHCF.

Characterizing the authority that is being redelegated by the Assistant Secretary in broad or general terms will enable the Deputy Assistant Secretary, the Associate Deputy Assistant Secretary, and certain Directors to perform all functions necessary to accomplish Multifamily Program tasks and objectives.

In some past delegation notices, HUD has set forth, in "laundry list" fashion, the functions that are carried out by managers under generic function headings. Publishing detailed lists has proven problematic, as some listed items become obsolete over time, while others are omitted through oversight.

Conversely, this delegation sets forth functions in general terms, while the preamble provides insights into the nature of the work performed by managers with delegated authority under each category. The basic Multifamily Housing functions and a brief description of each are as follows:

A. General Authority: This authority allows Office of Housing officials, in the Office of Multifamily Housing and in OIHCF, to sign any and all documents necessary to carry out the business, within their program and geographic jurisdictions. In addition, this authority allows such officials, when considering a proposal, to waive any directives, not mandated by statute or regulation, or reserved to Headquarters, for good cause and with a written justification.

B. Production: This function allows a manager with delegated authority to make all necessary determinations that relate to the FHA-insured mortgage underwriting process and the Risk-Sharing Programs. Essentially, this category of functions begins with a pre-application or application for mortgage insurance and ends with the Department's endorsement of an insured mortgage and related documentation. For all mortgage insurance programs, it includes, but is not limited to, such activities as determining the acceptability of project sites; issuing conditional or firm commitments for FHA insurance; issuing initial or final endorsements for FHA insurance; executing regulatory agreements; requiring corrective actions and escrow accounts as needed; and wherever applicable, directing the actions of HUD clients in connection with a project's development (*e.g.*, authorizing a Housing Finance Agency to process risk sharing loans or to conduct a subsidy layering review). Similar production functions are performed in connection with capital advances for elderly persons (section 202) and persons with disabilities (section 811). For example, applications are reviewed and rated; funding awards are made; and regulatory agreements executed.

C. Asset Management: Functions carried out under this category involve HUD's continuing relationship with a multifamily project after it has been added to the HUD portfolio through either FHA mortgage insurance, co-