



U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Special Attention: Public Housing Hub
Office Directors; PIH Program Center
Coordinators; and Housing Choice Voucher
Public Housing Agencies

NOTICE PIH 2005-10 (HA)

Issued: March 23, 2005

Expired: March 31, 2006

Cross References:

**Subject: Posting of Class Action Notice (Taylor vs. Jackson, Civil Action No. 02-cv-1120AA)
-- Fairness Hearing for Proposed Settlement of Litigation Concerning Enhanced
Vouchers Provided in Connection with Preservation Prepayments that Occurred in
Federal Fiscal Years (FYs) 1997, 1998, and 1999**

The above class action lawsuit was brought against the Department of Housing and Urban Development (HUD) and HUD's Secretary, in his official capacity. The plaintiffs are tenants who lived in privately-owned apartment complexes at the time the owner prepaid the mortgage or voluntarily terminated the mortgage insurance of a preservation eligible property in Federal Fiscal Years 1997, 1998, and 1999. As a result, the families received enhanced housing choice vouchers (then commonly referred to as preservation vouchers) from their local public housing agencies (PHAs). The plaintiffs allege that, pursuant to directives issued by HUD to the PHAs, the amounts of voucher payments made by the PHAs to plaintiffs' landlords for certain periods were less than the amounts mandated by federal statutes. As a result, the plaintiffs contend that their portion of the rent was excessive. HUD denies the plaintiffs' claims and has asserted a number of legal defenses.

In part to avoid the possibility of plaintiffs filing lawsuits against individual PHAs, HUD has determined it is in HUD's and the PHAs' best interest to negotiate a settlement agreement. HUD and the plaintiffs have agreed, subject to the Court's approval, that this lawsuit should be settled.

Before the federal district court can provide its final approval for this settlement, the court must conduct a fairness hearing to allow potentially eligible families the opportunity to express their opinions concerning the settlement. The purpose of Attachment A, the Notice of Class Certification and Proposed Class Settlement, is to notify potentially eligible families of this opportunity to express their opinions concerning the settlement.

Distribution: W-3-1, R-3-1 (PIH), R-6, R-7, 138-3

In order to notify potentially eligible families of the fairness hearing, all PHAs are directed to post Attachment A of this notice, which is entitled Notice of Class Certification and Proposed Class Settlement, in a public place at their offices.

Attachment B to this notice contains a list of the projects for which HUD assigned preservation vouchers to PHAs based on an owner notification of the prepayment of the mortgage or voluntary termination of mortgage insurance for a preservation eligible project for the years in question. PHAs that received these preservation vouchers are further directed to distribute a copy of Attachment A to managers of these properties and request that Attachment A be posted in a public place at the properties. PHAs that received these preservation vouchers are directed to access the proposed settlement from www.hud.gov/offices/pih/programs/hcv and to make a copy of the proposed settlement available at their offices for inspection upon request.

Pursuant to the settlement, HUD will direct PHAs to provide retroactive adjustments to eligible families. The PHA may only make such payments or prorrations to the extent that the PHA has sufficient budget authority available under its ACC to do so. Should the PHA lack sufficient funding, payments or prorrations are to be made in the future subject to the availability of appropriated funds and subject to any limitations in the law or in HUD regulations and requirements. Under no circumstances may the PHA make retroactive adjustments if continued assistance for current voucher program participants would be jeopardized as a result. In such a case, the PHA must delay making the retroactive payment adjustments.

Any questions related to this notice should be addressed to the Housing Voucher Management and Operations Division at (202) 708-0477.

_____/s/_____
Michael Liu
Assistant Secretary for Public
and Indian Housing

Attachments

UNITED STATES DISTRICT COURT
DISTRICT OF OREGON

MILDRED TAYLOR,)	
JUANITA OLIVAS,)	
RAMSAY DECKER III,)	
NORMA FRY, ROBERT VIGUE,)	Civil Action No.
MARTHA HILSTAD, and)	02-cv-1120AA
BEATRICE MORGAN, on behalf)	
of themselves and all others similarly)	
situated,)	
)	
Plaintiffs,)	
)	
v.)	
)	
ALPHONSO JACKSON, in his official)	
capacity as Acting Secretary of the Department))	
of Housing and Urban Development; and)	
UNITED STATES DEPARTMENT OF)	
HOUSING and URBAN DEVELOPMENT,)	
)	
Defendants.)	

NOTICE OF CLASS CERTIFICATION AND PROPOSED CLASS SETTLEMENT

TO: ALL PERSONS WHO RECEIVED SECTION 8 PRESERVATION VOUCHERS IN FY 1997-1999. THIS NOTICE MAY AFFECT YOUR RIGHTS. PLEASE READ CAREFULLY.

This lawsuit was brought against the Department of Housing and Urban Development (HUD) and HUD's Secretary, in his official capacity. The plaintiffs are tenants who lived in federally assisted privately-owned apartment complexes that received preservation Section 8 vouchers from their local public housing agencies ("PHAs") in FY 1997, 1998, or 1999 as a result of the owner's decision to prepay the mortgage or voluntarily terminate the mortgage insurance of a preservation eligible project. Plaintiffs allege that, pursuant to directives issued by HUD to PHAs, the amounts of voucher payments made by the PHAs to plaintiffs' landlords for certain periods were less than the amounts mandated by federal statutes. As a result, plaintiffs contend that their portion of the rent was excessive. Plaintiffs further claim that they are entitled to injunctive and declaratory relief, and to attorneys' fees and costs. HUD denies plaintiffs' claims and has asserted a number of legal defenses.

HUD and the plaintiffs have agreed, subject to the Court's approval, that this lawsuit should be settled. The parties have also agreed that a plaintiff class should be certified. That class is defined as follows:

all persons in the United States who received preservation Section 8 vouchers as a result of a mortgage prepayment or voluntary termination of mortgage insurance of a preservation eligible

project in the FYs 1997-99 and whose vouchers have not covered all rent increases at the project as a result of HUD's policy of applying the enhanced voucher payment standard feature only to the first rent increase within a year following mortgage prepayment or voluntary termination of mortgage insurance.

The parties have executed a consent decree which contains the terms of their proposed settlement, and have requested that this Court approve it.

TERMS OF THE PROPOSED SETTLEMENT

Subject to the Court's approval, the plaintiffs and defendants have agreed that HUD will issue a directive to all PHAs. The directive would direct PHAs to provide retroactive adjustments to a family if it meets all of the following conditions:

1. The family received a preservation voucher from the public housing agency between October 1, 1996, and September 30, 1999. In order to have received a preservation voucher:
 - a. the family must have resided in a section 236 or section 221(d)(3) project where the owner prepaid the mortgage or voluntarily terminated the mortgage insurance during this period; and
 - b. the owner increased the rent no later than one year from the effective date of the owner's prepayment of the mortgage or voluntary termination of the mortgage insurance.
2. Following the initial rent increase that established both the family's eligibility and the preservation voucher payment standard, the owner of the project subsequently increased the rent for the unit before the family's preservation voucher assistance was converted to the enhanced voucher rules established under 42 U.S.C. § 1437f(t) (current enhanced voucher rules allows the subsidy to increase to cover all subsequent rent increases); and
3. As a result, the family was required to pay for subsequent rent increases that the preservation voucher subsidy did not cover until the family either left the project or its preservation voucher was converted to an enhanced voucher. The family's preservation voucher would have been converted to enhanced voucher assistance by the public housing agency on the effective date of the family's first annual income recertification on or after October 20, 1999.

For families currently participating in the voucher program, the PHA will automatically determine their eligibility at their next regular annual income re-examination following issuance of the HUD directive. If, however, the PHA compiled and retained a master list of families that were issued preservation vouchers as a result of a prepayment of the mortgage or voluntary termination of the mortgage insurance during the relevant period, the PHA may make the adjustment prior to the family's annual income examination. Former voucher program participants, who believe they may be eligible for relief must apply to the PHA which issued their enhanced voucher to receive this retroactive adjustment.

Copies of the proposed settlement are available for inspection at the Court, at plaintiffs' offices or at the PHA that issued preservation vouchers in FY 1997, 1998 or 1999. (Please note that the vast majority of PHAs did not issue preservation vouchers for the time period in question). Moreover, you can access the proposed settlement from www.hud.gov/offices/pih/programs/hcv or www.hud-enhanced-vouchers.org. If you have questions about the settlement, contact plaintiffs' counsel at the telephone numbers and addresses listed below.

PLAINTIFFS' COUNSEL

The attorneys and law firms acting as class counsel for plaintiffs are:

Michelle Ryan
Art Schmidt
Spencer M. Neal
Oregon Law Center
921 SW Washington St.,
Suite 516
Portland, Oregon 97205
800-898-5594, x147

Schwabe, Williamson & Wyatt, PC
1600-1900 PacWest Center
1211 SW 5th Ave
Portland, Oregon 97204
(503) 796-2406

James R. Grow
National Housing Law Project
614 Grand Avenue, Suite 320
Oakland, California 94610
(510) 251-9400

John Cann
Ann M. Norton
Timothy L. Thompson
Housing Preservation Project
570 Ashbury Street, Suite 105
St. Paul, Minnesota 55104
(651) 642-0102

If you want to be represented by your own counsel, you may hire one at your own expense.

THE COURT MUST APPROVE THE SETTLEMENT AND YOU MAY OBJECT

This settlement has not yet been approved by the Court. If the Court approves the settlement you will be bound by its terms. **YOU MAY NOT EXCLUDE YOURSELF OR "OPT OUT" OF THIS SETTLEMENT.**

IF YOU HAVE AN OBJECTION TO THE SETTLEMENT, YOU MAY FILE YOUR OBJECTION WITH THE COURT FOR IT TO CONSIDER. To file an objection, you must submit a written statement. The statement must include your name and address along with a statement of your objection(s) to the proposed settlement and the reason(s) for the objection(s). The statement must be mailed to the following three addresses no later than May 6th, 2005.

<u>Court</u>	<u>Plaintiffs' Counsel</u>	<u>Defendants' Counsel</u>
Clerk, U.S District Court for the District of Oregon 740 Mark O. Hatfield Building United States Courthouse 1000 Southwest Third Avenue Portland, Oregon 97204-2902	Michelle Ryan The Oregon Law Center 921 SW Washington St., Suite 516 Portland, Oregon 97205	Marcia Sowles Federal Programs Branch Civil Division U.S. Dept. of Justice P.O. Box 833 Ben Franklin Station Washington, DC 20044

THE COURT WILL HOLD A HEARING TO DECIDE WHETHER TO APPROVE THE SETTLEMENT. The hearing will be held in Courtroom 13B of the United States Courthouse, Mark O. Hatfield Building, 1000 Southwest Third Avenue, Portland, Oregon 97204-2902 on May 16th, 2005, at 1:30 pm. The purpose of the hearing is to determine whether the settlement is fair, reasonable and adequate. You have the right to attend this hearing but are not required to do so. If you have filed written objections, you may or may not be allowed to speak depending on the Court's rulings at the hearing. If you have not sent written objections, however, you may not be allowed to speak at the hearing.

DATE: February 18, 2005

Ann Aiken
UNITED STATES DISTRICT JUDGE

FY 1999 FUNDING STATUS WORKSHEET

PRESERVATION / **PREPAYMENTS:**

Unassisted units assigned by project (PHA)

1522 ST. ANDREWS (LA CITY)	1
1541 ST. ANDREWS (LA CITY)	1
1819 ST. ANDREWS (LA CITY)	2
929 HOUSE (CAMBRIDGE)	55
ADMIRALTY APTS (JEFFERSON COUNTY)	6
ALPINE MANOR (BOISE)	35
AMY LOWELL HOUSE (BOSTON)	65
AMY LOWELL HOUSE (BOSTON)	1
ASHLEY APTS (COLUMBIA)	98
ATLANTIC GARDENS (JACKSONVILLE)	32
AUDOBON PARK (CLERMONT)	47
BEECH HILL PARK I (MANCHESTER)	125
BEECH HILL PARK II (MANCHESTER)	73
BELLE PLAINE BLDG (CHICAGO)	5
BLOOMFIELD MANOR (NJDC)	16
BRADFORD SQUARE (MARION CITY)	14
BRADFORD VILLAGE (MARION CITY)	36
BRENTWOOD EST. (PENNINGTON)	1
BRIGHTON GARDEN (BOSTON)	51
BRIGHTON GARDENS (BOSTON)	1
BROOK VILLAGE SOUTH (MILFORD)	93
BROOKSIDE ESTATES (COLUMBUS)	70
BRUNSWICK VILLAGE (GARY)	40
CAMPBRIDGE SQUARE (HIALEAH)	102
CANTERBURY HS (FT. LAUDERDALE)	15
CARRIAGE HOUSE (JONESBORO)	112
CARRIER ARMS (GRAND PRAIRIE)	79
CASCADIA VILLAGE (LINN-BENTON)	18
CEDAR VALLEY (CEDAR RAPIDS)	18
CHERRY CREEK VIEW (MILWAUKEE C)	89
CHESAPEAKE APTS (VHDA)	92
CLINTON PLAZA (MSHDA)	35

CLINTON PLAZA II (MSHDA)	24
COLLEGE PARK APTS (TEMPLE)	50
COLUMBIA VILLA (NW MT RESOURCE)	4
COVERT VILLAGE (EVANSVILLE)	32
CROSSROADS VILLAGE (LIBERTY)	38
DELTA VILLAGE (SAN JOAQUIN)	49
DONNA LYNN (GRAND PRAIRIE)	70
DOVER APTS (RALEIGH)	95
DOVER APTS (RALEIGH)	4
EL CAPITAN (MESQUITE)	35
FAWN RIDGE EAST (DALLAS CO)	46
FLANDER EAST (CT DOSS)	71
FOX HOLLOW (GRAND PRAIRIE)	57
GARLAND GARDENS (GARLAND)	70
GLEN MEADOWS (FRANKLIN)	113
GLENWOOD GARDENS (SC REGION I)	21
GREEN MEADOWS APTS (DUPAGE COUNTY)	53
HAGERSTOWN III (HAGERSTOWN)	59
HAMPTON GARDENS (N. HAMPTON)	8
HDR FUND II APTS (LA CITY)	11
HIGHLAND HILLS DRIVE (LANCASTER)	9
HIGHLAND RD VILLAGE (DALLAS CO)	59
HILLCREST APTS (MESQUITE)	59
HOMESTEAD APTS (LUBBOCK)	8
HUDSON ESTATES (NJDCA)	39
INDEPENDENCE PLACE I (PARMA)	162
INDIAN HEAD MANOR (PG COUNTY)	83
JACKSON MANOR (MESQUITE)	92
JAMESTON STREET (WEATHERFORD)	29
JOHN ADAMS MANOR (SAN DIEGO HC)	10
LA VATTA VILLA (MT DOC)	2
LANCASTER ESTATES (INDIANAPOLIS)	79
LANCASTER MANOR (LOS ANGELES)	18
LITTLE CHICO GARDENS (BUTTE CO)	64
LOS ANGELES PRO I (LA CITY)	18
LOS CABALLEROS (ADAMS CO)	2
MARK VI (LA CITY)	1
MAUNA ULU (HAWAII CO)	11
MAURICE ARMS (GRAND JUNCTION)	3

MAYFAIR APTS (MSHDA)	43
MAYWOOD APTS (MAYWOOD)	4
MCBEE APTS (GREENVILLE)	60
MEADOWBROOK PARK (S. BERNARDINO)	56
MIDWAY APTS (NJDCA)	15
MOANALUA HILLSIDE (HONOLULU)	199
MOHAWK FOREST (NORTH ADAMS)	9
MORAYA NORTH (SPOKANE)	36
MORAYA NORTH (SPOKANE)	6
MOUNTAIN VIEW I (BERNALILLO CO)	34
MOUNTAIN VIEW III (ALBUQUERQUE)	4
MT. SCOTT TERRACE (PORTLAND)	24
MUSKEGON TWNHS I (MSHDA)	14
MUSKEGON TWNHS II (MSHDA)	8
MUSKEGON TWNHS III (MSHDA)	6
MYSTIC VALLEY TWRS (MEDFORD)	284
NEW KENSINGTON APTS (COOK CO)	315
NORTHCREST APTS (PLANO)	29
NORTHCREST APTS (PLANO)	40
NORTHVALE I APTS (NJDCA)	2
NORTHVALE I APTS (NJDCA)	33
NORTHVALE II APTS (NJDCA)	2
NORTHVALE II APTS (NJDCA)	27
NORTHVALE IIIA (NJDCA)	16
NORTHWOOD APTS (FT. COLLINS)	81
OAKWOOD TERRACE (MO HDC)	43
OAKWOOD VILLAGE (MHSDA)	19
PADDOCK FARMS (LANSING)	85
PARKSIDE VILLAGE (MISSOULA)	60
PARKVIEW – WALLA (WALLA WALLA)	13
PINE MANOR	61
PRAIRIE CREEK MANOR (DALLAS)	60
QUEEN ANNE’S GATE II (MA DHCD)	42
QUEEN ANNES GATE II (MA DHCD)	4
QUEEN BEE APTS (CHICAGO)	2
RANCHO NORTH (TARRANT CO)	19
RIO LINDO APTS (BUTTE COUNTY)	47
RIVIERA GDNS (SANTA FE SPRINGS)	23
ROLLING GREEN (FALL RIVER)	250

RONDEL COURT (CLACKAMAS CO)	1
ROSELAND APTS I (CHARLOTTE)	166
ROSELAND APTS II (CHARLOTTE)	138
ROYAL LANE (DALLAS)	178
SAMPSON GARDENS (YUBA)	67
SCOTT GARDENS I (WATERBURY)	5
SCOTT GARDENS II (WATERBURY)	3
SHADYWOOD (TARRANT COUNTY)	72
SINGING OAKS (DENTON)	105
SOUTHGATE APTS (RALEIGH)	3
SPRINGDALE WEST (LONG BEACH)	24
SPRINGDALE WEST (LONG BEACH)	2
SPRUCE HILL APTS (ASHEVILLE)	74
ST. JOHN VILLAGE (SEMINOLE CO)	58
ST. JOHN VILLAGE II (SEMINOLE CO)	192
SUBURBAN PARK VILLAGE (HOC)	125
SUN TERRACE (LA CITY)	68
SUN TERRACE (LOS ANGELES)	2
SUSANVILLE GARDENS (LASSEN CO)	45
SWAN CREEK (TACOMA)	47
TANARA VILLA I (TACOMA)	61
TOWN BANK MANOR (NJDCA)	34
VACAVILLE PARK (VACAVILLE)	10
VALLEY APTS (ALBUQUERQUE)	53
VALLEY ARMS APTS (STATESVILLE)	17
VALLEY VIEW APTS (MT DOC)	32
VALLEYVIEW APTS (EVANSVILLE)	32
VICTORIA APTS (LEXINGTON)	48
WASHINGTON ESTATES (NJDCA)	38
WAVERLY APTS (BOSTON)	11
WEDGEWOOD VILLAGE (VHDA)	107
WESTCHESTER COMMONS (JACKSON)	34
WILLOW APTS (ANNE ARUNDEL CO)	136
WILLOW VIEW (NJDCA)	23
WILSON TWNHS II (BERKS CO)	91

FY 1998 FUNDING STATUS WORKSHEET

PRESERVATION / **PREPAYMENTS:**

Unassisted units assigned by project (PHA)

ADAIR I MANOR (KCDC)	51
ADAIR MANOR II (KCDC)	1
AEGAN APTS (VACAVILLE)	40
AQUA VIEW APTS (SPOKANE)	12
AUBURN GARDENS (SACRAMENTO)	42
AUBURN TERRACE (PORTLAND)	85
BEASELEY ARMS (NASH-EDGEComb)	6
BEDFORD MANOR (ST. FRANCIS)	34
BIRCHWOOD GARDENS (PG CO)	40
BOULEVARD APTS (DENVER)	47
BOULEVARD VILLA (METRO COUNCIL)	48
BROOKSIDE MANOR (KILLEEN)	67
BUTTONWOOD ACRES (NEW BEDFORD)	76
CAMELBACK WEST (PHOENIX)	71
CANADA MANOR (MSHDA)	6
CANTERBURY COMMONS (LANSING)	27
CANTERBURY COMMONS (LANSING)	35
CARRIAGE HOUSE N. (INDIANAPOLIS)	171
CASA FELIZ (TUCSON)	62
CASA FELIZ (TUCSON)	29
CASTLE PARK (SAN DIEGO CO)	37
CASTLE PARK (SAN DIEGO CO)	7
CEDAR CREST (LINN-BENTON)	9
CEDAR VALLEY (CEDAR RAPIDS)	48
CHADBURNE (LANSING)	43
CHADBURNE (LANSING)	43
CHATEAU CLEARY (JEFF PARISH)	28
CHATEAU CLEARY (JEFF PARISH)	19
CHATEAU VILLA (APPLETON)	4
CHERRY HILL (COLUMBUS)	24
CHURCHLAND SQ (PORTSMOUTH)	123
CHURCHPARK (DHCD)	7
CITY LINE TOWERS (PG CO, MD)	68

CITY LINE TOWERS (PG CO, MD)	65
COLLEGE GARDENS (SACRAMENTO)	175
COUGAR CREEK I (VANCOUVER)	7
COUGAR CREEK II (VANCOUVER)	9
COUNTRY CLUB (CHICAGO)	109
COUNTRY VIEW I (BLOOMINGTON)	5
DEANSWOOD (WILSON)	53
DEANSWOOD (WILSON)	11
DUNDALE ARMS (NORFOLK)	92
E. WINTONBURY HILL (HARTFORD)	41
E. WINTONBURY HILL (HARTFORD)	7
EAST GREEN HILLS (METRO DADE)	47
EASTMONT TERR (WENANCHEE)	17
ESSEX HOUSE APTS (ALEXANDRIA)	185
FANO GARDENS (BALDWIN PARK)	36
FELLOWS CREEK (MSHDA)	63
FOX HILL (HAMPTON)	79
FRIENDSHIP ESTATES (VALLEJO)	14
FULTONVIEW GARDENS (MT VERNON)	38
GENTRY MANOR (DUPAGE)	85
GRACE STREET APTS (CHICAGO)	152
GREEN MOUNTAIN (LAKEWOOD)	6
GREENBROOK APTS (MILWAUKEE)	45
GREENFIELD ACRES (GREENFIELD)	71
HARPERS SQUARE (VA BEACH)	390
HICKORY CREEK (FT. WAYNE)	50
HIGHLAND TERRACE (WESTMORELAND)	93
HOLLOWAY CT (KINSTON)	33
HOLLOWAY CT (KINSTON)	2
HUNTINGTON BEACH (ORANGE CO)	1
JACKSON TRAILS (FT. WALTON BEACH)	42
JOHN KNOX TOWERS (NORFOLK)	113
JONATHON ACRES (METRO COUNCIL)	25
JOSEY PLACE (DALLAS COUNTY)	162
KENNESAW VILLAGE (MARIETTA)	87
KIMBERLY I (COLUMBUS)	48
KIMBERLY II (COLUMBUS)	49
KOHLER GDNS APTS (SACRAMENTO)	22
LAKE MANN GARDENS (ORLANDO)	175

LAKE VILLAGE (CHESAPEAKE)	77
LAKE VILLAGE I (CHESAPEAKE)	101
LAKEVIEW GARDENS (DENTON)	75
LANDMARK APTS (ALEXANDRIA)	30
LARCHMONT GDNS (SACRAMENTO)	105
LARCHMONT GDNS (SACRAMENTO)	55
LAS GOLONDRIAS (LOS ANGELES CO)	1
LAUREL GLADE (FAIRFAX)	88
LAURELWOOD GARDENS (KING CO)	62
LEESBURG VILLAGE (VHDA)	120
LENORE ST. GARDENS (MDHA)	49
LIBERTY HILL (NORTHAMPTON CO)	165
LITCHFIELD GARDENS (WINCHESTER)	38
MAPLE COURT (YAMHILL)	3
MAPLE TERR (WASHINGTON CO)	8
MAYFAIR APTS (LAFAYETTE)	80
MEADOWS EAST (RENO)	123
MONTAIN VIEW I (BERNALILLO CO)	48
MOUNTAIN KNOLL (CO SPRINGS)	88
NORMANDY APTS (ROCKFORD)	6
NORTHFIELD MANOR (KENTUCKY)	5
NORTHWAY MANOR (ELKHART)	43
NOTTINGHAM APTS (SOUTH DELTA)	16
OAKLAND HEIGHTS (FLORENCE)	54
ORANGE GARDENS (ORANGE CO)	2
ORANGE GARDENS (ORANGE CO)	2
OXFORD APTS (SEATTLE)	3
PARC CHATEAU I (DEKALB CO)	76
PARC CHATEAU II (DEKALB CO)	77
PARK CREEK (ARVADA)	2
PARK CREEK (ARVADA)	46
PARK GROVE SQ (ARLINGTON)	63
PARKSIDE APTS (MONTANA DOC)	2
PARKWEST I (ATLANTA)	54
PARKWEST II (ATLANTA)	10
PERSON CT (NC COMM OF I.A.)	2
PINECREST VILLAGE I (TAMPA)	174
PIPERBROOK APTS (W. HARTFORD)	50
PLACE 35 (COUNCIL BLUFFS)	25

PLEASANTON GREENS (ALAMEDA CO)	97
QUEEN ANNES GATE (DHCD)	44
QUEEN HEIGHTS (MID-COLUMBIA)	3
RANCHO ELLEN (OXNARD)	151
RIVERSIDE APTS (MSHDA)	19
RIVERVIEW APTS (BROWN CO)	1
ROCKDALE WEST (NEW BEDFORD)	126
ROLLING GREEN (AMHERST)	14
ROLLING GREEN (MILFORD)	153
ROLLING GREEN AMHERST (AMHERST)	99
ROLLING MEADOWS (LANCASTER)	112
ROSEVILLE GARDENS (ROSEVILLE)	45
ROSS COLONY COURT (NHFHA)	24
S.J. GREENBACK I (SACRAMENTO)	104
S.J. GREENBACK II (SACRAMENTO)	40
SCOTT GARDENS I (WATERBURY)	46
SCOTT GARDENS II (WATERBURY)	60
SEAWARD ARMS (SAN DIEGO HC)	7
SEAWARD ARMS (SAN DIEGO HC)	2
SHADOWOOD VILLAGE (DUPAGE)	71
SHAFTER VILLAGE (KERN CO)	7
SHEYENNE TERR. I (CASS CO)	11
SHEYENNE TERR. II (CASS CO)	10
SOUTHGATE APTS (RALEIGH)	107
SOUTHGATE APTS (RALEIGH)	11
SOUTHMOOR (GREELEY)	27
SPARTAN VILLA (SPARTANBURG)	74
SPRING VALLEY (TARRANT CO)	105
SPRUCE SQUARE (DALLAS)	44
ST. CROIX MANOR (WI HEDA)	40
STOCKTON GARDENS (SAN JOAQUIN)	53
STOCKTON TERR (SAN JOAQUIN)	70
SUGAR GROVE SQ (COLUMBUS)	100
SUNDALE ARMS (ALAMEDA)	112
SUNSHINE LAKES I (METRO DADE)	59
SUNSHINE LAKES II (METRO DADE)	65
SUTTER TERRACE (SACRAMENTO)	48
TANGLEWOOD PARK I (NW OREGON)	3
THE MEADOWS (RENO)	43

THUNDERBIRD (N. LAS VEGAS)	32
TIMBERCROFT IV & V (BALT. CO)	264
TINKER CREEK APTS (ROANOKE)	2
TRANS PACIFIC GARDENS (BUTTE CO)	82
TRASK APTS (ORANGE CO)	7
UJIMORE APTS (HONOLULU)	38
UNIVERSITY GARDENS (NYCHA)	4
VAL VERDE (SCHERTZ)	10
VILLA CAPRI (SALT LAKE CO)	8
VILLAGE NAPPANEE (IDFSS)	21
VISTA ORIENTE (ALBUQUERQUE)	62
WALNUT MANOR (SAN ANTONIO)	54
WATERMAN APTS (SAN BERNARD.)	3
WATERSIDE I (MSHDA)	34
WELDON SQ II (COLUMBUS MHA)	33
WELDON SQUARE II (COLUMBUS MHA)	69
WEST PARK TERR (WASHINGTON CO)	1
WESTGATE MANOR (GOSHEN)	32
WESTGATE VILLAGE (PLYMOUTH)	9
WESTMINISTER A. (GARDEN GROVE)	20
WESTMINISTER ARMS (GARDEN GROVE)	5
WESTWOOD GLEN (MA DHCD)	78
WESTWOOD GLEN (MA DHCD)	52
WIDFIELD APTS (EL PASO CO)	79
WILSON TWNHS I (BERKS CO)	127

FY 1997 FUNDING STATUS WORKSHEET

PRESERVATION / **PREPAYMENTS:**

Unassisted units assigned by project (PHA)

CHURCH PARK (BOSTON)	3
CHURCH PARK (DHCD)	1
CHURCH PARK APTS (BOSTON)	26
CONWAY ARMS I (CONWAY)	56
DOGWOOD FOREST I (MYRTLE BEACH)	42
DOGWOOD FOREST II (MYRTLE BEACH)	53
DRONFIELD TWNHSES (LOS ANGELES)	13
ELDEN TERRACE (FAIRFAX CO)	108
ESCONDIDO PARK (SAN DIEGO CO)	3
ESCONDIDO PARK (SAN DIEGO CO)	17
ESCONDIDO PARK (SAN DIEGO)	11
FAIRBROOK HGTS (BALTIMORE CO)	3
FAIRVIEW GARDENS (SANTA ANA)	16
FIFTH AVE APTS I (NW OREGON)	11
FOREST GARDENS (DALLAS)	94
FOX RIDGE (BALTIMORE CO)	9
FULLERTON HILLS (ORANGE CO)	149
GATEWAY APTS (MDCA)	87
GENESEE PARK (SAND DIEGO HSG COMM)	8
GLENDALE APTS (JEFFERSON CO)	13
GOLIAD GARDENS (SAN ANTONIO)	53
HAGERSTOWN II (HAGERSTOWN)	115
HANOVER APTS (LEXINGTON-FAYETTE)	7
HERITAGE MANOR (RENO)	108
HERITAGE MANOR (RENO)	1
HICKORY HILL (TALLAHASSEE)	57
HOLLY CIRCLE (HARFORD CO)	34
HUNTINGTON BEACH (ORANGE CO)	51
HURON TOWERS (CAMBRIDGE)	68
INDIANA MANOR (SICHA)	29
JOHN ADAMS MANOR (SAN DIEGO HC)	1
KAY RAY MAR (TACOMA)	7
KINGSTON TWNHSES (BALTIMORE CO)	7
KINGSTOWNE (OGDEN)	20
KNOTT TOWNHOUSES (ORANGE CO)	2

KNOTT TOWNHOUSES (ORANGE)	4
LA DAWN APTS (OGDEN)	1
LAFAYETTE VILLAS (SUMTER)	62
LANCASTER MANOR (SAN DIEGO CO)	121
LANDMARK APTS (ALEXANDRIA)	2
LAWRENCE ROAD (SANTA CLARA)	1
LAWRENCE ROAD (SANTA CLARA)	36
LAWRENCE RODA (SANTA CLARA CO)	1
LAWYERS HILL (HOWARD CO HA)	8
LITTLE DIPPER (ALASKA HFA)	7
LURLINE GARDENS (LOS ANGELES CITY)	142
LURLINE GARDENS (LOS ANGELES CITY)	4
MACLEAY PARK (PORTLAND)	29
MADERA VILLAGE (SPARTANSBURG)	85
MANCHESTER APTS I (SAVANNAH)	154
MANCHESTER APTS II (SAVANNAH)	72
MAPLE TERRACE (WASHINGTON CO)	8
MEDALLION APTS (MONTEREY)	8
MOUNTAIN VIEW (BEAR RIVER RHA)	2
MUNJOY SOUTH APTS (PORTLAND)	27
NORMAN MANOR (IDAHO HFA)	14
NORTH CAMPUS HGTS II (SPOKANE)	11
NORTHWEST PARK APTS (ARLINGTON)	74
OAK GROVE TOWERS (MCDA)	206
OAKDALE SQUARE (BLOOMINGTON)	34
ORANGE GARDENS (ORANGE CO)	88
PARK LANE TERRACE (DALLAS)	73
PARKVIEW APTS (URB REN & COM DEV)	18
PARKWEST TOWER (CHICAGO)	16
PIN OAK MANOR (MISHAWAKA)	112
PINEWOOD MANOR (LINCOLN CO)	7
PIONEER CITY I (ANNE ARUNDEL CO)	7
PIONEER CITY II (ANNE ARUNDEL CO)	8
PIONEER CITY III (ANNE ARUNDEL CO)	12
PLAZA APTS (TARRANT CO)	68
PRINCE HALL HSG (CO SPRINGS)	2
RANCHO VISTA (SAN DIEGO CO)	18
RANCHO VISTA (SAN DIEGO CO)	2
ROCK HILL GARDENS (ROCK HILL)	62

ROCKINGHAM AVE (BOSTON)	142
S. BERNARDINO VLG (S. BERNARDINO)	54
SEAWARD ARMS (SAN DIEGO HC)	84
SIGMA ACRES (TULARE CO)	7
SKYLINE VIEW (SAN MATEO CO)	5
SPRINGBROOK PARK (RIVERSIDE)	80
SPRINGWATER (DENVER)	1
ST. FRANCIS SQUARE (MESQUITE)	91
STEPHENS-WOODS (MARIETTA)	36
STIVERS APTS (FRANKFORT)	12
TIMES SQUARE APTS (ELGIN)	140
TOWN & COUNTRY I (RICHMOND RHA)	156
TOWN & COUNTRY II (RICHOMND RHA)	150
TOWN VIEW PLAZA I (DENVER)	4
TOWN VIEW PLAZA II (DENVER)	49
TRASK APTS (ORANGE CO)	5
TRASK APTS (ORANGE CO)	6
UNIVERSITY TERRACE (ST. LOUIS CO)	21
VALLE DEL NORTE (ALBUQUERQUE)	2
VILLAGE GREEN (SANTA CLARA)	8
VILLAGE GREEN (SANTA CLARA)	70
VILLAGE GROVE APTS (COOK CO)	257
VILLAGE MANOR (BOSTON)	8
VILLAGE MANOR (BOSTON)	52
VILLAGE MANOR (BOSTON)	1
VINE VILLA (SALT LAKE CITY)	22
WALEPOLE POINT APTS (CHICAGO)	31
WALNUT HILL (DCHA)	10
WARFIELD TWNHSES (A. ARUNDEL CO)	2
WARREN PARK (ALBUQUERQUE)	46
WARREN PARK (MESA)	1
WASHINGTON PLAZA (PORTLAND HA)	66
WEST PARK TERR (WASHINGTON CO)	1
WESTERN MANOR (SOUTH BEND)	81
WESTMINISTER SQUARE (ADAMS CO)	3
WESTMINISTER SQUARE (ADAMS CO)	3
WESTMINSTER ARMS (GARDEN GROVE)	14
WESTMINSTER ARMS (GARDEN GROVE)	12
WESTPOINT APTS (DOUGLAS)	81

WEXFORD MANOR (FAIRFAX)	38
WIEBER MANOR (CLINTON)	20
WILLIAMSBURG I (EAST PEORIA)	20
WILLIAMSBURG II (EAST PEORIA)	23
WINDSOR HOUSE (BALTIMORE CO)	5
WOODRIDGE E. PHASE I (ELDORADO CO)	40
WOODRIDGE E. PHASE II (ELDORADO CO)	38
YUKON APTS (HAWTHORNE)	6