



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

OFFICE OF HOUSING

March 18, 2021

MEMORANDUM FOR: FHA Committee, Mortgage Bankers Association
FHA MAP Lenders

FROM: Patricia M Burke, Director, Office of Multifamily Production, HTR

SUBJECT: Update to Multifamily Underwriter Assignment Order

Multifamily Production continues to receive record levels of loan applications from MAP Lenders. HUD created an Underwriter Assignment Order last October, which provides transparency to MAP Lenders (to help manage client expectations related to timing) and ensures fairness across the platform. The Assignment Order reflects the priorities of HUD by focusing HUD's resources on processing applications in a balanced manner across all loan programs. Recently, the number of applications in the Assignment Order has grown to exceed the active processing pipeline, reflecting the continued high demand for FHA's multifamily loan programs.

Currently, applications are reviewed by each Regional Center upon receipt for submission deficiencies and then placed on the Assignment Order with an estimated assignment date. Two loan types are given priority, with the remainder being assigned on a first-in, first-out basis (FIFO).

After six months of managing the Assignment Order, HUD reviewed the process and incorporated feedback from MAP Lenders and Regional Centers. Based on this input, HUD has revised the priority categories, as follows:

Priority Through March 17

1. New PILOT LIHTC 221(d)(4)
2. Opportunity Zone transactions

Updated Priority Effective March 18

1. New PILOT LIHTC 221(d)(4)
2. LIHTC – New Credits
3. Opportunity Zone transactions (with qualified investment fund)
4. Second Stage / Firm Application New Construction (includes market rate projects)
5. Other Affordable or Broadly Affordable transactions (as defined in Section 3.1.10 of the MAP guide)

As shown, the updated priorities apply to applications received on or after March 18, 2021. Applications currently in the queue will retain their current position, with new applications then added to the queue based on the updated priority. As always, Regional Centers have the discretion to prioritize any application that is subject to third party timing constraints or has other critical issues.

MAP Lenders can facilitate HUD's intake process by clearly identifying which, if any, priority level applies to an application in a cover letter for their submission or typed in bold in the Underwriting Narrative. Thank you for your continued support of the FHA Multifamily Production platform.