

# 221 (d)(4) Affordable Housing Training

Active

## Opportunity

Notice ID

**MFH06172026**

Related Notice

(blank)

Contract Opportunity Type

**Sources Sought**

Contract Line Item Number

(blank)

Inactive Dates

**Jul 16, 2026**

Inactive Policy

**15 days after response date**

Response Date

**Jul 01, 2026 12:00 PM EDT**

Published Date

**Jun 17, 2026 2:45 PM EDT**

Department/Ind. Agency

**HOUSING AND URBAN DEVELOPMENT, DEPARTMENT OF**

Sub-tier

**HOUSING AND URBAN DEVELOPMENT, DEPARTMENT OF**

Office

**CPO : FHA HOUSING SUPPORT DIVISION**

## Classification

Original Set Aside

(blank)

Product Service Code

**U009 - EDUCATION/TRAINING- GENERAL**

NAICS Code

**611430 - Professional and Management Development Training**

Place of Performance

(blank)

Initiative

- **None**

## Description

The Department of Housing and Urban Development (HUD) is issuing this source sought synopsis as a means of conducting market research to identify parties having an interest in and the resources to support this requirement for a contractor to

provide training services to provide a structured, instructor-led, virtual training program tailored to FHA Section 221(d)(4) multifamily underwriting and affordable housing finance. The training shall focus on new construction and substantial rehabilitation transactions, including transactions involving Low-Income Housing Tax Credits, tax-exempt private activity bonds, and other layered financing structures.

The Contractor shall be responsible for:

- Developing or providing training materials that address the required learning areas identified in the Statement of Work (SOW).
- Delivering live virtual instruction to HUD participants.
- Providing practical examples, exercises, case studies, or scenarios relevant to FHA Section 221(d)(4) transactions.
- Incorporating participant engagement methods, such as discussion questions, knowledge checks, problem-solving exercises, or applied underwriting examples.
- Providing a final knowledge assessment, case study, project, or equivalent evaluation tool to measure participant understanding.
- Providing documentation of participant completion.
- Coordinating with the Government regarding schedule, logistics, training access, participant materials, and course administration.

The Contractor may use commercially available training materials, customized materials, or a combination of both, provided the final training satisfies the requirements of this SOW and is not dependent on a proprietary certification or vendor-specific credential unless separately approved by the Government.

The result of this market research will contribute to determining the method of procurement. The applicable North American Industry Classification System (NAICS) code assigned to this procurement is 611430, Professional and Management Development Training.

There is no solicitation at this time. This request for capability information does not constitute a request for proposals; submission of any information in response to this market survey is purely voluntary; the government assumes no financial responsibility for any costs incurred.

The government will evaluate market information to ascertain potential market capacity to 1) provide services consistent in scope and scale with those described in this notice and otherwise anticipated; 2) secure and apply the full range of corporate financial, human capital, and technical resources required to successfully perform similar requirements; and 3) implement a successful project management plan that includes: compliance with program schedules; cost containment; meeting and tracking performance; hiring and retention of personnel and risk mitigation.

Based on the responses to this sources sought notice/market research, this requirement may be set-aside for small businesses or procured through full and open competition. Telephone inquiries will not be accepted or acknowledged, and no feedback or evaluations will be provided to companies regarding their submissions.

**Background:**

HUD staff involved in multifamily underwriting, technical review, loan processing, construction administration, and related program oversight require a sophisticated understanding of large-scale multifamily lending and affordable housing finance.

Section 221(d)(4) transactions frequently involve complex financing structures, including Low-Income Housing Tax Credits, tax-exempt private activity bonds, multiple funding sources, layered subsidy structures, construction budgets, development teams, and detailed underwriting review. HUD staff must be able to understand these structures, assess transaction feasibility, identify risks, and apply relevant MAP Guide requirements.

This training requirement is intended to provide HUD participants with advanced instruction in FHA-insured multifamily mortgage underwriting, with emphasis on Section 221(d)(4) new construction and substantial rehabilitation transactions. Training shall include practical examples, case-based exercises, and discussion of real-world issues commonly encountered in affordable multifamily housing finance and underwriting.

The training shall be aligned with applicable HUD guidance, including relevant provisions of the

Multifamily Accelerated Processing (MAP) Guide, current HUD policies and other applicable FHA multifamily program requirements ( <https://www.hud.gov/hudclips/letters/mortgagee> )

**General Description of Work:**

Please see the Statement of Work (SOW) for specifics about the tasks associated with this effort.

The Contractor shall provide a virtual instructor-led training program of approximately six to eight weeks in duration during the period of performance. The Government anticipates approximately two live virtual sessions per week, with each session lasting approximately two hours. Offerors may propose an alternative schedule, sequence, or delivery structure, provided the proposed approach satisfies the learning objectives and allows completion within the period of performance.

The final training schedule shall be coordinated with and approved by the Government after award.

Detailed descriptions of specific tasks are provided in Section 5, "Specific Requirements and Performance Standards" of the draft Government's SOW – See Attachment 1.

**Response Information:**

THIS IS AN RFI ONLY to identify sources that can provide 221(d)(4) Affordable Housing Training. Interested vendors are those vendors who have interest in providing a response to RFI and who can provide a vendor capability statement demonstrating a commercial solution and technical experience for this requirement,

including relevant scope in terms of its size, complexity and magnitude to the tasks/activities to be performed under this requirement, particularly, as it pertains to the support services and technical solutions required for the Federal Housing Administration Section 221(d)(4) multifamily mortgage insurance program for U.S. Department of Housing and Urban Development staff. All capable and available firms are encouraged to participate.

Please be advised that generic capability statements are not sufficient for effective review of respondents' response. It must directly demonstrate the company's capability, experience, and/or ability to marshal resources to effectively and efficiently perform each of the tasks described above in sufficient level of detail to allow definitive numerical evaluation; and evidence that the contractor can satisfy the minimum requirements listed above in compliance with RFO 52.219-14 ("Limitations of Subcontracting"). Failure to definitively address the requirement will result in a finding that respondent lacks the capability of performing the work.

Responses to this notice shall be limited to **ten pages**, and must include:

1. Company name, mailing address, e-mail address, telephone and FAX numbers, website address (if available), and the name, telephone number, and e-mail address of a point of contact having the authority and knowledge to clarify responses with Government representatives.
2. Name, title, telephone number, and e-mail addresses of individuals who can verify the demonstrated capabilities identified in the responses.
3. Business size for NAICS 611430 (size standard \$15.0 million) and status, if qualified as an 8(a) firm (must be certified by SBA), Small Disadvantaged Business (must be certified by SBA), Woman-Owned Small Business, HUBZone firm (must be certified by SBA), and/or Service-Disabled Veteran-Owned Small Business (must be listed in the VetBiz Vendor Information Pages).
4. DUNS number, CAGE Code, Tax Identification Number, Unique Entity ID (UEI), and company structure (Corporation, LLC, partnership, joint venture, etc.). Companies also must be registered in the System for Award Management (SAM) at <https://www.sam.gov/portal/SAM/#1> to be considered as potential sources.
5. Identification of the firm's GSA Schedule contract(s) by Schedule number and contract number and SINS that are applicable to this potential requirement are also requested.
6. If the company has a government approved accounting system, please identify the agency that approved the system.

Please submit copies of any documentation such as letters or certificates to indicate the firm's status (see item #3, above).

Teaming arrangements are acceptable, and the information required above on the company responding to this announcement should also be provided for each entity expected to be teammates of the respondent for performance of this work.

To the maximum extent possible, please submit non-proprietary information. Any proprietary information submitted should be identified as such and will be properly

protected from disclosure. This notice is for planning purposes only, and does not constitute an Invitation for Bids, a Request for Proposals, a Solicitation, and a Request for Quotes, or an indication the Government will contract for the items contained in this announcement. This request is not to be construed as a commitment on the part of the Government to award a contract, nor does the Government intend to pay for any information submitted as a result of this request. The Government will not reimburse respondents for any cost associated with submission of the information being requested or reimburse expenses incurred to interested parties for responses to this announcement.

Responses to this announcement will not be returned, nor will there be any ensuing discussions or debriefings of any responses. However, information obtained as a result of this announcement may be reflected in the subsequent solicitation, and HUD, Office of the Chief Procurement Officer (OCPO) may contact one or more respondents for clarifications and to enhance the Government's understanding. This announcement is Government market research and may result in revisions in both its requirements and its acquisition strategy based on industry responses.

All deliverables **must be in compliance with Section 508 requirements** as established by the Section 508 Access Board ([www.section508.gov](http://www.section508.gov)).

RESPONDENTS MUST SUBMIT CAPABILITY STATEMENT VIA E-MAIL:

SUBJECT LINE: **Source Sought 221(d)(4) Affordable Housing Training**

to Tradine.D.Jackson-Washington@hud.gov and Tracy.R.Davenport@hud.gov no later than Monday, **July 1, 2026 @ 12:00 PM EST** for consideration.

## Contact Information

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### Primary Point of Contact

Tradine Washington

Email

[tradine.d.jackson-washington@hud.gov](mailto:tradine.d.jackson-washington@hud.gov)

Phone Number

(blank)

### Alternative Point of Contact

Tracy Davenport

Email

[tracy.r.davenport@hud.gov](mailto:tracy.r.davenport@hud.gov)

Phone Number

(blank)

### Contracting Office Address

451 7TH STREET, SW  
(No Street Address 2)  
WASHINGTON, DC 20410 USA

### Attachments/Links

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#### Links

No links have been added to this opportunity.

#### Attachments

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Document	File Size	Access	
SOW 6.3.2026 DRAFT -.pdf	224.15 KB	Public	Jun 1