



## Financing Programs for Housing, Skilled Nursing and Assisted Living Providers

*Click the "Program Features" links for additional information about each program.*

FHA SECTION 202/223(f)

**Financing for Prepayment of Section 202 Direct Loan.**

[Program Features](#)

FHA SECTION 221(d)(3)

**Financing for New Construction or Substantial Rehabilitation of Multifamily Rental Housing.**

[Program Features](#)

FHA SECTION 221(d)(4)

**Financing for New Construction or Substantial Rehabilitation of Multifamily Rental Housing and Elderly Housing Including Low-Income Housing Tax Credits and Section 8 Rental Assistance.**

[Program Features](#)

FHA SECTION 223(a)(7)

**Refinancing of properties currently subject to FHA insured project loans. Applies to all of the FHA loan programs including multifamily housing, elderly housing, nursing homes, assisted living facilities and hospitals.**

[Program Features](#)

FHA SECTION 223(f)

**Financing for the Purchase or Refinancing of Existing Multifamily Rental Housing.**

[Program Features](#)

FHA SECTION 241

**Supplemental financing for the improvements or additions to a multifamily project or healthcare/senior housing project already financed by an FHA insured project loan.**

[Program Features](#)

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[Sims Mortgage Funding, Inc.](#) (SMF) originates Federal Housing Administration (FHA) insured loans for the construction, rehabilitation, acquisition and refinancing of healthcare, senior housing and multifamily rental projects. Established in 1984, SMF is a subsidiary of [Herbert J. Sims & Co.](#) (HJ Sims), a nationally recognized investment banking firm that specializes in debt and equity financing for the senior living industry. 05/10