



*Department of Veterans Affairs*  
*6900 Alameda Road*  
*Houston, Texas 77030-4200*  
*Toll Free 1.888.232.2571*  
*Web Site [www.vba.va.gov/houstonrlc.htm](http://www.vba.va.gov/houstonrlc.htm)*

***BULLETIN NO. 2006-13***

**November 8, 2006**

**TO: ALL LENDERS, SARS, HOLDERS AND SERVICERS**

**SUBJ: IMPLEMENTATION OF PUBLIC LAW 109-233, SECTION 101 –  
SPECIALLY ADAPTED HOUSING**

1. On June 15, 2006, the President signed P. L. 109-233, the Veterans Housing Opportunity and Benefits Act of 2006. This circular explains provisions for implementing Specially Adapted Housing (SAH) grant use, which is a portion of the new law.

**2. BENEFIT CHANGES**

a. Specially Adapted Housing

(1) This law enables an eligible veteran or active duty service member (SM) to receive up to a total of three SAH grants. This new benefit also extends to previous grant recipients. Prior to this law, grant recipients could only receive their SAH benefit from VA one time, regardless of the grant amount.

(a) Although a veteran or SM may now use the SAH benefit three times, the aggregate amount of assistance cannot exceed the maximum amounts allowable for grants authorized under Title 38, United States Code (U.S.C.), section 2101(a) or section 2101(b).

(b) However, under the new law, previous grant recipients cannot obtain a subsequent grant(s) to pay for adaptations made prior to June 15, 2006 or to reduce an existing mortgage principal for properties acquired prior to June 15, 2006.

(2) The law also establishes a new section 2102A of title 38, U.S.C. This new section provides for a Temporary Residence Adaptation (TRA) grant to assist a **veteran** in adapting a family member's home to meet the veteran's special needs. However, the law does not make **SMs** eligible for a TRA grant. Veterans eligible for a TRA grant are now permitted to use up to \$14,000 of the maximum grant amount for a section 2101(a) SAH grant or up to \$2,000 of the maximum amount for a section 2101(b) SHA grant. There is also a provision that states that no TRA grant assistance may be provided after June 15, 2011.

3. **USAGE SCENARIOS:** The following tables illustrate, for veterans and service members, the maximum grant usage, maximum grant amounts and authorized temporary grant usage, as specified in the new law.

**VETERANS**

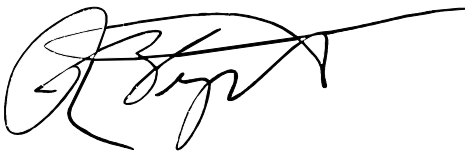
	Eligible for 2101(a)	Eligible for 2101(b)	Dually eligible for 2101(a) and 2101(b)
Maximum Grant Usage	Up to 3 grants	Up to 3 grants	Up to 3 grants
Maximum Grant Amounts	Combination of grants may not exceed \$50K	Combination of grants may not exceed \$10K	Assistance for veterans using both grants may not exceed \$60K <ul style="list-style-type: none"> <li>• Combination of 2101(a) grants may not exceed \$50K</li> <li>• Combination of 2101(b) grants may not exceed \$10K</li> <li>• The 2102A (TRA) grant counts towards maximum grant amounts</li> </ul>
Temporary Grant Usage	If used, 2102A (TRA) grant is one-time use and may not exceed \$14K  Use of 2102A (TRA) grant counts toward 'maximum grant usage'  2102A grants may not be provided after June 15, 2011	If used, 2102A (TRA) grant is one-time use and may not exceed \$2K  Use of 2102A (TRA) grant counts toward 'maximum grant usage'  2102A grants may not be provided after June 15, 2011	See previous columns

**SERVICEMEMBERS (SMs)**

	Eligible for 2101(a)	Eligible for 2101(b)	Dually eligible for 2101(a) and 2101(b)
Maximum Grant Usage	Up to 3 grants	Up to 3 grants	Up to 3 grants
Maximum Grant Amounts	Combination of grants may not exceed \$50K	Combination of grants may not exceed \$10K	Assistance for veterans using both grants may not exceed \$60K <ul style="list-style-type: none"> <li>• Combination of 2101(a) grants may not exceed \$50K</li> <li>• Combination of 2101(b) grants may not exceed \$10K</li> </ul>
Temporary Grant Usage	Usage of 2102A (TRA) grant is not authorized for servicemembers	Usage of 2102A (TRA) grant is not authorized for servicemembers	Usage of 2102A (TRA) grant is not authorized for servicemembers

4. **CONTACT INFORMATION:** For further questions regarding this bulletin please contact Tom Braggs at (888) 232-2571 x1721 or Charles Bunkers at (888) 232-2571 x1794.

5. **RESCISSION:** This bulletin is automatically rescinded on October 1, 2008.



R. BIAGIOLI  
Loan Guaranty Officer