

of the bidding process and the Loan Sale Agreement are not subject to negotiation.

#### Due Diligence Review

The BIP will describe the due diligence process for reviewing loan files in MHLS 2006-2. Qualified bidders will be able to access loan information remotely via a high-speed Internet connection. Further information on performing due diligence review of the Mortgage Loans will be provided in the BIP.

#### Mortgage Loan Sale Policy

HUD reserves the right to add Mortgage Loans to or delete Mortgage Loans from MHLS 2006-2 at any time prior to the Award Date. HUD also reserves the right to reject any and all bids, in whole or in part, without prejudice to HUD's right to include any Mortgage Loans in a later sale. Mortgage Loans will not be withdrawn after the Award Date except as is specifically provided in the Loan Sale Agreement.

This is a sale of unsubsidized mortgage loans. Pursuant to the Multifamily Mortgage Sale Regulations, 24 CFR 290.30 *et seq.*, the Mortgage Loans will be sold without FHA insurance. Consistent with HUD's policy as set forth in 24 CFR 290.35, HUD is unaware of any Mortgage Loan that is delinquent and secures a project (1) for which foreclosure appears unavoidable, and (2) in which very-low income tenants reside who are not receiving housing assistance and who would be likely to pay rent in excess of 30 percent of their adjusted monthly income if HUD sold the Mortgage Loan. If HUD determines that any Mortgage Loans meet these criteria, they will be removed from the sale.

#### Mortgage Loan Sale Procedure

HUD selected a competitive sale as the method to sell the Mortgage Loans primarily to satisfy the Mortgage Sale Regulations. This method of sale optimizes HUD's return on the sale of these Mortgage Loans, affords the greatest opportunity for all qualified bidders to bid on the Mortgage Loans, and provides the quickest and most efficient vehicle for HUD to dispose of the Mortgage Loans.

#### Bidder Eligibility

In order to bid in the sale, a prospective bidder must complete, execute and submit both a Confidentiality Agreement and a Qualification Statement acceptable to HUD. The following individuals and entities are ineligible to bid on any of

the Mortgage Loans included in MHLS 2006-2:

- (1) Any employee of HUD, a member of such employee's household, or an entity owned or controlled by any such employee or member of such an employee's household;
- (2) any individual or entity that is debarred, suspended, or excluded from doing business with HUD pursuant to Title 24 of the Code of Federal Regulations, Part 24;
- (3) any contractor, subcontractor and/or consultant or advisor (including any agent, employee, partner, director, principal or affiliate of any of the foregoing) who performed services for or on behalf of HUD in connection with MHLS 2006-2;
- (4) any individual who was a principal, partner, director, agent or employee of any entity or individual described in subparagraph 3 above, at any time during which the entity or individual performed services for or on behalf of HUD in connection with MHLS 2006-2;
- (5) any individual or entity that uses the services, directly or indirectly, of any person or entity ineligible under subparagraphs 1 through 4 above to assist in preparing any of its bids on the Mortgage Loans;
- (6) any individual or entity which employs or uses the services of an employee of HUD (other than in such employee's official capacity) who is involved in MHLS 2006-2;
- (7) any mortgagor (or affiliate of a mortgagor) that failed to submit to HUD on or before November 29, 2006, audited financial statements for 1999 through 2005 for a project securing a Mortgage Loan; and
- (8) any individual or entity and any Related Party (as such term is defined in the Qualification Statement) of such individual or entity that is a mortgagor in any of HUD's multifamily housing programs and that is in default under such mortgage loan or is in violation of any regulatory or business agreements with HUD, unless such default or violation is cured on or before November 29, 2006.

In addition, any entity or individual that serviced or held any Mortgage Loan at any time during the 2-year period prior to October 31, 2006, is ineligible to bid on such Mortgage Loan or on the pool containing such Mortgage Loan, but may bid on loan pools that do not contain Mortgage Loans that they have serviced or held at any time during the 2-year period prior to October 31, 2006. Also ineligible to bid on any Mortgage Loan are: (a) Any affiliate or principal

of any entity or individual described in the preceding sentence; (b) any employee or subcontractor of such entity or individual during that 2-year period; or (c) any entity or individual that employs or uses the services of any other entity or individual described in this paragraph in preparing its bid on such Mortgage Loan.

Prospective bidders should carefully review the Qualification Statement to determine whether they are eligible to submit bids on the Mortgage Loans in MHLS 2006-2.

#### Freedom of Information Act Requests

HUD reserves the right, in its sole and absolute discretion, to disclose information regarding MHLS 2006-2, including, but not limited to, the identity of any successful bidder and its bid price or bid percentage for any pool of loans or individual loan, upon the closing of the sale of all the Mortgage Loans. Even if HUD elects not to publicly disclose any information relating to MHLS 2006-2, HUD will have the right to disclose any information that HUD is obligated to disclose pursuant to the Freedom of Information Act and all regulations promulgated thereunder.

#### Scope of Notice

This notice applies to MHLS 2006-2 and does not establish HUD's policy for the sale of other mortgage loans.

Dated: November 15, 2006.

**Brian D. Montgomery,**

*Assistant Secretary for Housing—Federal Housing Commissioner.*

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## DEPARTMENT OF THE INTERIOR

### Fish and Wildlife Service

#### Notice of Availability of the Final Comprehensive Plan and Finding of No Significant Impact for D'Arbonne National Wildlife Refuge in Union and Ouachita Parishes, LA

**AGENCY:** Fish and Wildlife Service, Interior.

**ACTION:** Notice of availability.

**SUMMARY:** The Fish and Wildlife Service announces that a Final Comprehensive Conservation Plan and Finding of No Significant Impact for D'Arbonne National Wildlife Refuge in Union and Ouachita Parishes are available for distribution. The plan was prepared pursuant to the National Wildlife Refuge System Improvement Act of 1997, and in accordance with the National

Environmental Policy Act of 1969, and describes how the refuge will be managed for the next 15 years. The compatibility determinations for big game hunting, small game hunting, migratory bird hunting, fishing, wildlife observation and photography, environmental education and interpretation, trapping of selected furbearers, and horseback riding are also available within the plan.

**ADDRESSES:** A copy of the plan may be obtained by writing to the D'Arbonne National Wildlife Refuge, 11372 Highway 143, Farmerville, Louisiana 71241. The plan may also be accessed and downloaded from the Service's Web site <http://southeast.fws.gov/planning/>.

**SUPPLEMENTARY INFORMATION:**

D'Arbonne National Wildlife Refuge, established in 1975, is located within the Lower Mississippi River floodplain in north Louisiana, approximately six miles of West Monroe, Louisiana. The refuge's 17,421 acres include deep overflow swamp, bottomland hardwood forest, and upland mixed-pine/hardwoods. D'Arbonne Refuge provides habitat for thousands of wintering waterfowl, wading and waterbirds, and year-round habitat for nesting wood ducks, squirrels, deer, river otters, and raccoons. Hunting and fishing opportunities are permitted on most areas of the refuge, which is open year-round for wildlife observation and wildlife photography.

The availability of the Draft Comprehensive Conservation Plan and Environmental Assessment for a 30-day public review and comment period was announced in the **Federal Register** on April 11, 2006 (71 FR 18348). The plan and environmental assessment identified and evaluated three alternatives for managing the refuge over the next 15 years. Alternative A, the proposed alternative, emphasized natural ecological processes, enhancement of the biological program, restoration of biological integrity with management for endangered species, and more use of adaptive management primarily to benefit migratory birds and forests. Alternative B would focus resources toward obtaining biological information while providing an artificial habitat for the endangered red-cockaded woodpecker. There would be a reduction in visitor services. Alternative C, the "status quo" alternative, would continue management and public use.

Based on the environmental assessment and the comments received, the Service adopted Alternative A as its preferred alternative. This alternative was considered to be the most effective for meeting the purposes of the refuge—

that of conserving bottomland hardwood forest for migratory birds and for providing wildlife-dependent public use. Alternative A best achieves national, ecosystem, and refuge-specific goals and objectives and positively addresses significant issues and concerns expressed by the public.

**FOR FURTHER INFORMATION CONTACT:**

Kelby Ouchley, Refuge Manager, D'Arbonne National Wildlife Refuge, telephone: 318/726-4222; fax: 318/726-4667; e-mail: [Kelby\\_Ouchley@fws.gov](mailto:Kelby_Ouchley@fws.gov); or by writing to the Refuge Manager at the addresses in the **ADDRESSES** section.

**Authority:** This notice is published under the authority of the National Wildlife Refuge System Improvement Act of 1997, Public Law 105-57.

Dated: June 29, 2006.

**Cynthia K. Dohner,**

*Acting Regional Director.*

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**DEPARTMENT OF THE INTERIOR**

**Fish and Wildlife Service**

**Mississippi Sandhill Crane National Wildlife Refuge in Jackson County, Mississippi; Availability of Draft Comprehensive Conservation Plan and Environmental Assessment**

**AGENCY:** Fish and Wildlife Service, Interior.

**ACTION:** Notice of availability.

**SUMMARY:** The Fish and Wildlife Service announces that a Draft Comprehensive Conservation Plan and Environmental Assessment for Mississippi Sandhill Crane National Wildlife Refuge are available for review and comment. This draft plan and environmental assessment were prepared pursuant to the National Wildlife Refuge System Administration Act, as amended, and the National Environmental Policy Act. The draft plan describes the Service's proposal for management of the refuge for 15 years.

**DATES:** Written comments must be received at the postal or electronic addresses listed below no later than December 22, 2006.

**ADDRESSES:** To provide written comments or to obtain a copy of the draft plan and environmental assessment, please write to the Mississippi Sandhill Crane National Wildlife Refuge, 7200 Crane Lane, Gautier, Mississippi 39553; Telephone 601/497-6322. Comments may also be submitted via electronic mail to [mike\\_dawson@fws.gov](mailto:mike_dawson@fws.gov). The plan and

environmental assessment may be accessed and downloaded from the Service's Internet site: <http://southeast.fws.gov/planning/>.

**SUPPLEMENTARY INFORMATION:** The National Wildlife Refuge System Administration Act of 1966, as amended by the National Wildlife Refuge System Improvement Act of 1997 (16 U.S.C. 668dd-668ee), requires the Service to develop a plan for each refuge. The purpose in developing a comprehensive conservation plan is to provide refuge managers with a 15-year strategy for achieving refuge purposes and contributing toward the mission of the National Wildlife Refuge System, consistent with sound principles of fish and wildlife management, conservation, legal mandates, and Service policies. In addition to outlining broad management direction on conserving wildlife and their habitats, plans identify wildlife-dependent recreational opportunities available to the public, including opportunities for hunting, fishing, wildlife observation, wildlife photography, and environmental education and interpretation.

A meeting will be held to present the plan to the public. Mailings, newspaper articles, and posters will be the avenues to inform the public of the date and time for the meeting.

After the review and comment period for the draft plan and environmental assessment, all comments will be analyzed and considered by the Service. All comments received from individuals on the draft plan and environmental assessment become part of the official public record. Requests for such comments will be handled in accordance with the Freedom of Information Act and Service and Departmental policies and procedures.

Mississippi Sandhill Crane National Wildlife Refuge was established in 1975 to safeguard the critically endangered Mississippi sandhill crane and its unique disappearing habitat.

Significant issues addressed in the draft plan include: Threatened and endangered species; waterfowl management; neotropical migratory birds; savanna restoration; visitor services (e.g., fishing, wildlife observation, wildlife photography, and environmental education and interpretation); staffing; and cultural resources. The Service developed four alternatives for managing the refuge and chose Alternative D as the proposed alternative.

*Under Alternative A*, the No Action Alternative, present management would continue. Current approaches to managing and protecting cranes, other