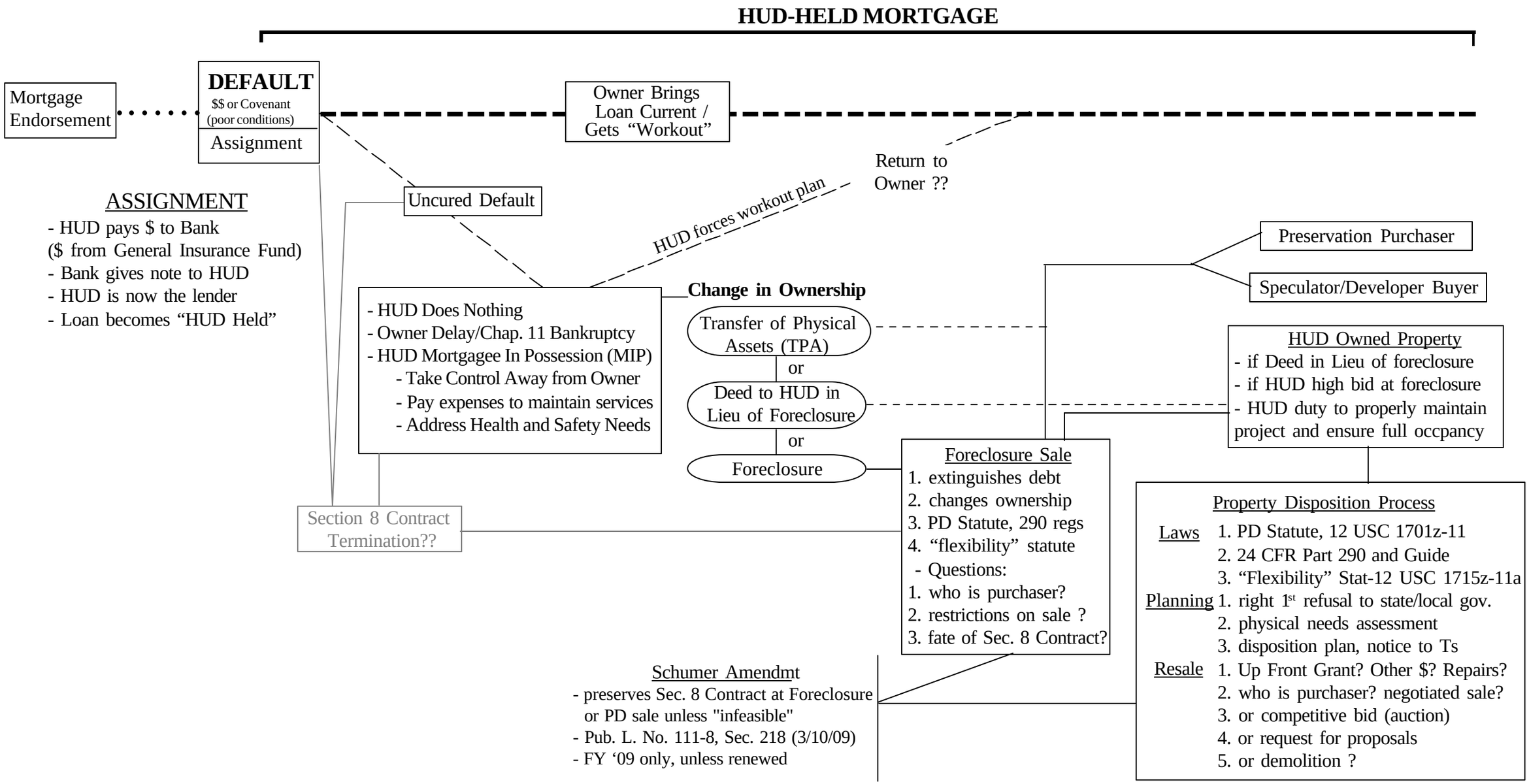HUD Troubled Projects