

MAP GUIDE CHAPTER 5

TRUTH, JUSTICE AND THE HUD WAY -
"SUPERMAN"

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TODAY'S TOPICS

1.Replacement Reserves

2.CNA and AEC Reports

3.Davis Bacon Wages

4.Repairs vs Sub-Rehab



QUESTION:

**What are the UW
requirements for the
R4R schedule?**



QUESTION:

How does HUD get comfortable with the new R4R schedule?



QUESTION

What is the lender's responsibility in regards to the R4R schedule?

QUESTION

**How do you make
sure EUL and costs
are appropriate in
CNA?**



QUESTION

What Information is needed to define the needs of a CNA?



QUESTION

**What does HUD look
for in a PCNA vs
REAC?**



QUESTION

**What is going on with
Davis Bacon wages?**




QUESTION

How is cost analyst reviewing the wage decisions?




QUESTION

What happens when the HUD contracted inspector and Labor Relations find that one or more subcontractors is paying its employees less than the proposed Davis Bacon Rate for a particular job?



QUESTION

What are some of the differences in the AEC review of a 223f vs the 221d4?



QUESTION

With the new threshold for 223f increased to 40K per unit, are HUD Construction Analysts reviewing costs on non-critical repairs, just as they would on a Substantial Rehab?

QUESTION

In the July 5, 2016 memo from Dan Sullivan, Acting Director of Multifamily Production, the Contractor's Estimated Progress Schedule was added back into the MAP Guide. The language added requires the lender to host a meeting of all parties to the contract, when construction is behind. What happens at this meeting and why does HUD want to know about it?