

WAVIERS

- Letter to NDHFA
 - Content
- Copy of advertising for the last 6 months
 - Types
- Copy of your wait list log
- Rent Roll for the last 6 months
- Vacancy List for the last 6 months

REAC Inspection

- What is REAC?
 - The Real Estate Assessment Center's (REAC) mission is to provide and promote the effective use of accurate, timely and reliable information assessing the condition of HUD's portfolio; to provide information to help ensure safe, decent and affordable housing; and to restore the public trust by identifying fraud, abuse and waste of HUD resources.

REAC Inspections

- If the REAC inspection report notes any EH&S conditions, NDHFA will notify the owner/agent of the condition.
- The owner/agent will be emailed or faxed a certification form to have the owner sign, stating that the EH&S finding have been mitigated.
- The Owner will be required to certify, on their project letterhead, that the EH&S item(s) have been mitigated with in 72 hours.

REAC Inspections

- The failure of the Owner/Agent to correct the conditions will result in subsequent monitoring and follow-up. Continued failure by the Owner/Agent to correct EH&S items may result in a contract default. In this situation abatement of assistance payments for one or more units may occur until the condition(s) have been corrected.

REAC Inspection

- NDHFA will forward a copy of the REAC Inspection to the Owners within 5 working dates after the REAC Inspection results have been posted.
- If the REAC score is less than 60%, NDHFA will work in conjunction with the HUD PM and or DEC (Department Enforcement Center) to resolve the situation.

REAC Inspection

- Preparing for a REAC Inspection:
 - Top 20 Deficiencies
 - Water Heater
 - Misaligned Chimney
 - Missing HVAC Covers
 - Access to the Electrical Panel
 - Missing Covers
 - Open Breaker/Fuse Ports
 - Doors Damaged Seals
 - Doors Damaged Hardware

REAC Inspections

- Security Doors
- Kitchen
- Plumbing
- Damaged Sinks/Showers
- Clothes Dryers
- Storm Water Sewers
- Sanitary Sewer Damaged Covers
- Trash Chutes
- Trash Receptacles
- Auxiliary Lighting
- Leaking Domestic Water

REAC Inspections

- In addition to the “Top 20” Deficiencies which can be found at:
<http://www.hud.gov/office/reac/products/pas/s/materials.cfm>, special attention should be directed at any possible “Exigent Health & Safety” deficiency that may be found. They are:
 - Propane, natural, or methane gas leaks
 - Exposed wires or open electrical panels

REAC Inspections

- Blocked or unusable emergency or fire exits
- Blocked fire escapes or ladders
- Missing or misaligned chimney or gas-fired water heater or HVAC unit
- Window security bars preventing exit
- Expired fire extinguishers
- Inoperative or missing smoke detectors

REAC Inspections

- Property staff should adhere to the following when preparing for the REAC inspection:
 - ELECTRICAL
 - BLOCKED EGRESS