

MAP Guide

03/15/2002

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Major Highlights

5.34.1 New section entitled “Accessibility Considerations for Section 232 Pursuant to Section 223(f).

Chapter/Section

Major Highlights

1.4A MAP Lender must be approved by Office of MFDEV.

1.4.C8 New wording discusses selling or transferring commitment to another lender.

1.4.D HUD will perform inspections and give copies of trip report to MAP Lender.

1.5.A Where MAP Guide is silent on matter, old requirements are obsolete. This paragraph also gives MAP Web site.

1.7.A Discusses what to do with programs not covered by MAP.

2.1.A Introduces name for new Division entitled “Lender Qualifications and Monitoring Division” (LQMD) of the Office of MF Housing Development.

2.1.C Discusses Lender responsibility regarding approval of third party contractors and environmental assessment contractor.

2.1.E Discusses the sale of MAP applications

2.3.I Discusses the handling of consultants under TAP & MAP.

2.5 Establishes the single point of contact for identity of interest questions.

2.9.B Discusses reviews of Lender documentation.

2.13.A.1 Shifts responsibility from Director of LQMD to Director of MF Housing Development.

2.13.A.3 Same as above.

3.2.H Discusses how mortgage insurance premium can vary with type of mortgage.

3.2.I Discusses how bond financing allows up to 5.5% financing fee for all eligible MAP programs.

3.2.N Discusses Bridge or GAP financing.



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3.2.O	Discusses Transient Housing/Hotel Services.
3.2.P	Small properties.
3.3	Condominium (under 234) and coops (under 213 & 221(d)(3)) are prohibited under MAP.
3.4.K	Discusses student Housing restriction.
3.5.A	What to include in BSPRA.
3.6.A	Non-profit requirement discussed.
3.9.A.3.a.(2)(b)	There are no minimum requirements for activities of daily living.
3.9.F	Commercial space & income limitations.
3.9.L	Line of credit discussion.
3.9.M	REITS
3.10.B.2	Sub-rehabilitation with building additions.
3.10.I	Commercial Space Limits.
4.2.C.1	No fee due at pre-application.
4.2.E.3	Note restriction on combining pre-application and firm in one submission.
5.1.A.3	Architectural analyst not required to review structural design details and calculations.
5.2.E	Spells out type of architectural exhibits.
5.4.A.5.c	Includes reference material for all applicable accessibility laws, especially the Fair Housing Act Design Manual.
5.4.A.5.f	Discusses accessibility for persons with disabilities.
5.4.A.15	Responsibility for errors, discussions, and accuracy of technical specialists.



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5.5.A.3	Discusses existing utility locations.
5.5.A.4.d	Requires level of detail of sketch plan dimensions.
5.6.B.5	Lender's architectural analyst certification.
5.8.B.1.a	HUD minimum property standards requirements.
5.12.A.2.b	Note adds bond premium mortgagor's and contractor's other fees. Also, warns of omissions.
5.15.A.3	Adds Sections 9.4D and 9.7B
5.24.A	Adds Fair Housing Accessibility Considerations for 223(f).
5.26.A	Changes from 90 to 120 days.
5.26.C	Discusses timing for doing non-critical repairs.
5.31.B.2	Itemized list of Minor Movable Equipment not required.
5.33.A.2	Removes Minor Equipment.
5.33.B	List of Major Movable Equipment at Firm Regulations.
5.34.A&B	Specification of accessibility requirements.
5.36.A	Discusses marketability of accessibility.
5.36.C	Impact on blended rate projects. Also, PCNA required on existing portion of 232.
5.38.A.1	Requires list of major movable equipment. Eliminates Minor Equipment list.
6.2.B.1.c	Clarification of lost package.
6.3.C.3.f.2	Change M to O.
6.5.B	Clarifies what form to use and where to sign.
6.5.D	Instructions on where to sign form HUD-92264.



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6.10.A.2	Property Insurance Schedule.
6.10.B.2	Value of structures only – no land value.
7.3.A.3.	Clarifies who is covered by USPAP.
7.3.A.6.Note	Further explains USPAP requirements.
7.3D	Appraisal and market study must be separate reports.
7.3.E	Instruments processing center to refer certain cases to LQMD at HQ.
7.4.A.2	Describes what kind of appraisal
7.4.A.4	Discusses impact of cost/summation approach.
7.4.A.5	Appraisal must not be more than 120 days old for Firm and pre-application packages.
7.4.A.8	Discusses USPAP Jurisdictional Exception Rule.
7.4.A.9	Primary appraiser <u>must</u> perform inspection and sign report and supporting forms.
7.4.C	Discounted Cashflow (DCF) is not permitted technique for MAP or TAP on any HUD programs.
7.5.B	Clarifies absorption time relative to 223(f).
7.5.F	If one person does both appraisal <u>and</u> market study, each must be submitted as an independent exhibit.
7.6.B	HUD-92264T required for tax credit/ or bond financed applications.
7.6.F	Discusses commercial income.
7.7.F	Clarifies updating of data in lieu of “trending to.”
7.7.G	USPAP as it relates to confidentiality.
7.8.H	Sites sold by public body.



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7.8.H.2	Discusses “As Is” Value of Land.
7.11.A.7	Clarifies type of appraisal.
7.12.A.1	232 does not include BSPRA.
7.12.A.3.a	Requires “Business Value” in order to do proprietary income split in 232s.
7.12.A.9	Lenders may use modified 92273 & 9227H on 232 cases.
7.12.F.3	67/3/30 rule spelled out.
7.13.D.5	Discusses what to do to find project mortgage amount on 220 and 221.
7.13.J	Developers Fee-HUD Notice H96-63 applies to MAP.
7.14.A.4	New 3 Interval Operating Deficit.
7.14.A.7	Commercial operating deficit.
7.16.F.8	No single upfront leases allowed.
7.18	Tax Abatement
8.3.A.5	Discusses required experience for underwriter of 232 cases.
8.4.B.3.c Note	Medicare & Medicaid Cost Reports for last three years on 232 pursuant to 223(f) cases.
8.7.A.1.c.(3)(b)	240 maximum for family limits.
8.7.A.I.d.(2)	Tax Abatement must run with RE, not type of sponsorship.
8.8.A.2.c.(2)(b)	Recent indebtedness defined.
8.8.B	Existing Facility with an addition – Blended rate processing for Section 232.
8.9.E.4	Line of credit.
8.9.E.5	Real Estate Investment Trustee (REITS)



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8.12.A	221(D)(3) MAP & TAP-HQ review required.
8.15.B.3	5.5% financing and placement fee allowed on Bond financed applications.
Chapter 9	NO CHANGES AT THIS POINT.
10.2.A.2	Discusses relation of management plan to HUD 9832.
10.8	Discusses Fair Housing Act and Executive Order 11063 as they relate to 223(f).
11.1.A	Discuss who reviews and approves the lender's principal staff and consultants.
11.1.C.4	Proposed loans and processing must comply with all FHA statutory, regulatory and administrative requirements.
11.1.D	Discusses HUD forms submission.
11.1.D.1	Signing of 92264 by third party contractors.
11.1.D.2	Discusses qualifications of 3 rd party contractors.
11.2.A	HUD field staff has five (5) days for completeness review of pre-application deliverables.
11.2.B	Discusses HUD Reviewers Signature and Certification.
11.2.E	Same as 11.2.B above.
11.2.F	Discusses modification of application.
11.2.G.Note	Lists who can sign FHA Firm Commitments or endorse FHA Mortgage notes.
11.2.J.5	Discusses submission requirements.
11.2.L	Discusses notification time tables.
12.1.4.D.4.c	Office of General Counsel has approved 1999 Min. Standard Detail Requirement (MSDR) for (ALTA) (ACSM) Land Title Surveys.



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12.1.17.A	Discusses what to do with Phase I Environmental clearance.
13.2	Pre-Construction conference can be conducted by Construction Coordinator or designate a HUD Inspector.
13.3.D.10	Discusses who signs as Chief Architect.
13.7.A.6	Discusses initial & final advances.
13.14B.1-3	Changes to the Major Movable Equipment (MME) during construction.
13.17.F	Discusses guarantee inspections.
13.18.B.3	Same as 13.14.B.1-3 above.
13.18.C.4.b	Approve payment for MME.
14.6.E	Who approves Request for Approval of Advance of Escrow Funds.

Appendices

Major Highlights

4.A.I.A.7	Submission clarification.
4.A.I.A.14	More clarification.
4.A.I.B.3	LBP & asbestos reports required.
4.A.II.A.7	Requires HUD 92264 and HUD 92264A
4B.I.A.9	120 day requirement 92273 (also 92264T)
4.B.II.A.49	List of Major Movables required.
4.B.11.B.Note	Refinance that includes an addition processed under 232-PCNA required.
4D.A.39	Three years audited Financial Statements Reg. & Last 3 years Medicare and Medicaid Reports.
5B.C.2	Standards applicable.



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5B.G	Federal Regulations reference.
5B.H	Reference:
5C.C.1	LBP elimination.
5C.E	Clarifies Fair Housing Act regarding Accessibility.
5D.A	FEMA reference on Seismic issues.
5G.A.2	Refers AIA controls on Hospital and Medical Facilities.
5L.3 Note	UFAS accessibility on 223(f)s.
5M	Discusses CNAs in detail.
6	OK-No changes
7A.B.2 Note	Market Studies not required for 223(f).
7C.1.F.2	Comments Section Appraisers Signature, Date, License No. State Concurrence, Team leader's signature & Date.
7C.2.D.2	Same as above.
7C.3.F	Same as above.
8	OK-No changes
12.A.10 & 11	90 day period changed to 120 days throughout.
13.A.C.7.b (3)	Note lender's 3 rd party costs are exempted from 65% rule.
13.I.1.a & b	Discusses disbursement from grant/loans/escrow.

