



What Documentation to Include?

- Regulations, notices, local guidelines
- Written agreements
- Forms/checklists
- Subrecipients and other entities information
- Project files
- Payment requests/vouchers
- Past monitoring files





Tie to Eligible Activities

- All grant funds must be used for an eligible activity according to HERA
- Most activities must also be CDBG eligible and meet a LM national objective (some exceptions)
- HUD must grant written approval for any CDBG activities not listed for that eligible use
- CDBG regulatory definitions of eligible activities apply to NSP except where specifically modified
- New housing construction is eligible as redevelopment





Monitoring Handbook

- HUD's Monitoring Handbook
 - Offers best guidance for documenting compliance
 - Covers CDBG topics in Chapter 3
- No separate chapter yet for NSP
- Adapt for use by both grantees, subrecipients and other entities





How to Use

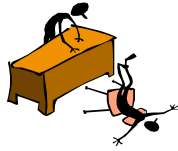
- As monitor, complete during review
 - Check-off items when evidence provided by subrecipients and other entities
- When being monitored, use to prepare
 - Self-check presence of file documentation





Importance

- If monitor can't check "Yes" next to rule citation
 - Finding of non-compliance
 - Tracked until cleared





NSP Specific Issues

- Rehabilitation standards
- Sale of homes
- Program beneficiaries
- Purchase discounts
- Cross-cutting requirements (URA, Environmental, etc.)





Issues Causing Delays

- Necessary project clearances or property acquisition
- Required "other Federal" routines (environmental reviews, labor standards)
- Private financing difficulties
- Contractor procurement
- Construction completion timeline





Improving Timeliness

- Strategies depend on type of projects or issues that slow performance
- Examples
 - Services (loan financing)
 - Construction (housing or facilities)
 - Administration





Speedy Suggestions

- Do effective up-front planning
- Build capacity through partnering (timely performers)
- Consider pre-development funding, revolving loan fund or float funding
- Conduct project in phases (use NSP for phase not dependent on private funds)
- Use efficient project management





Pulling the Plug

- In spite of efforts, some projects still fail to perform
 - Local officials must make hard decision to suspend or terminate funding
 - Decision is best for grantee, subrecipients or other entities and entire community in long run





Questions and Answers

- References:
 - HERA Law
 - NSP Notice
 - NSP Website (allocations, questions and answers, best practices and more)
 - Submit questions via website
 - www.hud.gov/nsp