

Pre-Closing Compliance Packet

A development must be within the ninety day threshold for the start of construction before the following requirements can be approved:

1. Exhibit 1
2. Exhibit 2
3. Exhibit 3
4. A contract award letter selecting a general contractor.
5. Signed construction contract.
6. Debarment review of officers of ownership, and the development team organizations (i.e. consultants, architect, attorney, general contractor, and property management).
7. U. S. Department of Labor Form SF-1444 complete with all conformances (work classifications) missing from the original wage determination. The Form SF-1444 is required only for Davis-Bacon applicable developments.
8. A wage determination is locked-in with the conclusion and approval of steps 1 through 7.

Other Compliance Requirements:

1. Exhibits 9, 10, 12, and 13 must be submitted monthly throughout construction.
2. Minority participation goals for MBEs, MWBEs, WBEs and Section 3 compliance goals are applicable on all federally assisted developments and reflected on reports from the owner and general contractor.
3. Owners and general contractor must keep tracks of hours worked on the development by professional service, contracting and sub-tier organizations working on the development for Section 3 compliance requirements.
4. Project end reports HUD Forms 2516 and 60002 must be submitted by owner and general contractor prior to the end of construction.