

Summer is coming, and deals are heating up!



May/June 2016: Heat Wave

May 28th has come and gone and, for better or worse, we are now beholden to the requirements of the 2016 HUD MAP Guide. Our previous two newsletters focused on a few very important acronyms added to the HUD vernacular: SEDI, SEP, and the MIP. If you missed these newsletters, please visit the Resources tab on our webpage to download them.

For this installment we are feeling a little nostalgic, so we are returning to our roots, which emphasized environmental concerns affecting affordable housing. Staige Miller, our Director of Environmental Services, has been crisscrossing the country delivering training centered around MAP Guide Revisions. To follow are the five topics she believes will be the most discussed in 2016.

While the season has shifted to summer and the mercury is rising, we all know that nothing can freeze a HUD project in its tracks faster than Chapter 9 of the MAP Guide.

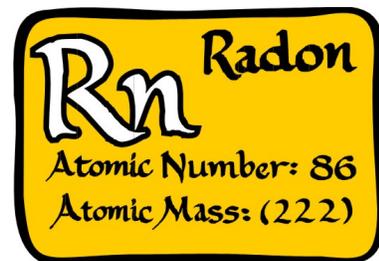


Sometimes It's Good to be Excluded . . .

. . . from National Environmental Policy Act (NEPA) compliance, that is. Does your project qualify for only Part A of the Form HUD-4128? Do you know the difference between maintenance activities and rehabilitation activities? [Click here](#) to find out.

New MAP GUIDE = New Radon Guidance

Radon has existed for eons, yet it seems like new guidance is issued on a monthly basis. The most current (and last?) changes and clarifications regarding HUD's approach to radon policy are compiled [in this white paper](#).



Drats! My Property Has Bats!

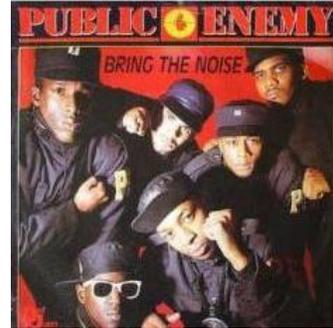
The Northern Long-Eared Bat (NLEB) was designated as threatened under the Endangered Species Act on April 2, 2015. Due to the vast range of these bats, essentially half of the contiguous United States, projects with tree clearing activities could be affected. See our Endangered Species Update white paper [here](#).



Look on the bright side, bats eat between 600 and 1000 mosquitoes an hour.

Bring the Noise?

As more communities seek the growth of vibrant urban housing and transit oriented developments, particularly of interest is the impact of noise on balconies and how tight restrictions may impact marketability. Turn down for what? See our white paper, [Noise Updates within the 2016 MAP Guide](#).



Contact!

The 2016 HUD MAP Guide gives new interpretation as to when, exactly, a property is "Federalized." Find out when that moment occurs as well as when to include off-site land in this [brief white paper](#).



D3GU Roundtable Discussion Series 2016 June's Topic: ENV Potpourri

Join in on the discussion!

On June 30th, Staige Miller will host a one hour Q&A session to address any and all concerns regarding the aforementioned environmental topics. We will begin the webinar at 10:30 EST.

Contact [Joe Harrell](#) to register for this event as well as to submit a question. Please note: this webinar is limited to the first **100** registrants.

Furthermore, follow D3G University on LinkedIn to get updates regarding future roundtable discussions' dates and times. - [Follow D3G University](#) -



In the Affordable Housing Industry

New LEAN Chapter 7 Revisions: . . . With all of the buzz and hype around the 2016 MAP Guide, not much has been said about the new and improved revisions to Chapter 7 of the Section 232 Handbook. See those revisions [here](#).

Multifamily for Tomorrow (MFT) Transformation: . . . The process is already underway with a recent HUD employee training at the San Francisco Regional Center and soon to be implemented across all HUD offices. This is a transformation of the HUD Multifamily model from the '70s, to a contemporary model that will streamline HUD Multifamily to other areas of HUD. More information [here](#).

Closing the digital divide: . . . In an attempt to give equal opportunity to its affordable housing residents, HUD is proposing a requirement for broadband infrastructure to be installed in all new construction and substantially rehabilitated HUD-funded multifamily properties. HUD will then work with charitable and social programs to connect the properties with free or reduced cost service. The belief is with more access to information available via high-speed internet, residents will have a greater opportunity to better their lives as well as their dependents. Read more [here](#).

As always, we appreciate your business and we love hearing from you! Please keep us in mind for your next deal. We have competitive pricing and the experience to ensure your next project is a success!

Sincerely,

Rob Hazelton, President
Dominion Due Diligence Group (D3G)



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