CNA ETOOL

Moderator: Bob Warren – Berkadia

Panelist: Jason Hare – Senior Construction Analyst, Jacksonville HUD

Panelist: Mark Malec– Technical Specialist Branch Chief, Jacksonville HUD

Panelist: Jeb Bonnett – Senior VP, AEI Consultants

Agenda / Topics

- Summary of 3.0 Changes/Future Plans for ETool (BW)
- What is the lender's role in the ETool application process? (BW)
- Common Deficiencies Southeast HUD Staff Are Seeing (M & J)
- Accessibility Reporting Details Are Often Incomplete (M & J)
- 3RD Party Vendor Perspective (JB)
- Green MIP (BW)
  - Lender Repair Delegation

Summary of 3.0 Changes/Future Plans for ETool (BW)

- Comments from Kevin Han
- Future Software Updates:
  - Future Validation functionality will be seamless, no more pressing "Validation" button.
  - Due to larger picture sizes and HUD's need for more clear pictures, future file size maximums are set to be increased beyond 10MB.
  - No exact timetable for these improvements are ready to announce, hopeful for end of 2022 calendar year.

What is the lender's role in the ETool application process? (BW)

- Understanding All Parties' Roles And Limitations
- Thorough Review of 3rd Party Reports
- Ensuring MAP Guide Underwriting Basics Are Followed
- Paint A Well Developed And Accurate Story Of The Property

Common Deficiencies Southeast HUD Staff Are Seeing (M & J)

- Missing Specialty Reports
- Missing Bids For Repairs Over $35,000
- Heavy 223fs w/GC: missing A104 And Construction Contract/Estimate
- Missing Architectural drawings For Level II And Level III repairs.
- Need More Detailed Descriptions On Repair Scope Of Work
- Random Photo Log Organization
- Timeline of post-closing repairs in any deal with more than $100,000 in repairs" (HUD needs to see a schedule to make sure the borrower has a plan to get repairs done in 12 months or less).

Accessibility Reporting Details Are Often Incomplete (M & J)

- Blurry Pictures of Tape Measurements
- The Accessibility Narratives Are Vague Or Missing
- Articulate Local Code At The Time of Construction (Requirement For ANSI A HDCP Units?)
- Missing Architectural drawings for Level II and Level III repairs.
- HOME Funds/Secondary Financing Research (Section 504 Impact)
- Reporting Is Not Detailed Enough For Remote HUD Staff
  - HUD staff often cannot conduct a site visit; therefore, proactive visual proof of non-compliance AND compliance is needed.

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3RD Party Vendor Perspective (JB)

- Overall, The 3.0 ETool System Works
- Will The 3.0 ETool System Be Leveraged By Other Programs?
- Stake Holder Meetings (MBA Committee)
- Post COVID Inspection & Reporting Philosophy Is Needed
  - We need to paint a clearer picture

Green MIP (BW)

- Lender Repair Delegation