



CNA e-Tool

2.3.2 Changes

U.S. Department of Housing and Urban Development (HUD)

Federal Housing Administration (FHA)

October 2018



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1. Non-critical repair needs panel

1.1 Non-critical repair needs panel column correction

- Non-critical repair needs panel "Assessor Disagreement" relabeled "Assessor-Lender Agreement"
- Within the Non Critical Repair Needs Panel, the column heading "Assessor Disagreement" has been relabeled to "Assessor-Lender Agreement". The value displays "Y", for yes, if the Lender does not select a differing decision to the recommended alternative. If the Lender disagrees with the recommendation and adds a decision to select a different alternative, the value within the field is "N", for no, as there is not Assessor-Lender Agreement.

When	Months To Complete	Scope of Required Replacement or Refurbishment	Utility Paid By	Utility Savings Per Year	Comments	Assessor-Lender Agreement	ASTM Section
Now		Replace R-22 equi...	Owner	\$330.00		Y	3.4.3.1.3
Now	2	Remove existing i...	Owner	(\$8.58)		Y	3.4.1.3.1
Now	2	Remove exiting int...	Owner	\$3,109.92		Y	3.4.1.3.1
Now	2	Remove existingk...	Owner	\$765.70		Y	3.4.1.3.1
Now	2	Remove existing s...	Owner	\$3,312.60		Y	3.4.1.3.1
Now	2	Remove existing i...	Owner	\$4,737.70		Y	3.4.1.3.1
Now	2	Remove existing i...	Owner	\$40,101.60		Y	3.4.1.3.1
Now	2	Remove existing a...	Owner	\$12,331.80		Y	3.4.1.3.1
Now	2	Remove existing a...	Owner	\$35,737.80		Y	3.4.1.3.1
Now	2	Remove existing r...	Owner	\$535.60		Y	3.4.1.3.5

2. Snapshot report

2.1 Snapshot report - Annual Deposit Total Change

- The Snapshot Report, Capital Needs/Financial Recap panel, has been updated to show Annual Deposit values for Year 1 (in addition to All Years).

Financial Schedule	Total	Total Per Unit
Initial Deposit	\$1,300,000	\$5,394
Annual Deposits-All Years	\$4,321,462	\$17,931
Annual Deposit-Year1	\$179,545	\$745

3. Remaining Useful Life

3.1 Relative Year 0 – Date of Final Site Visit

- The calculations of Remaining Useful Life are no longer based on current year. Rather, all RUL and current age calculations are now based on the "Date of Site Visit". These changes address the "calendar year change error" discovered in January 2018.



- Restrictions, enforced by flags, have been added to ensure that only certain CNAs are able to submit while using a future Date of Site Visit. Some programs are required to only use dates in the past. Please note, if the Date of Site Visit is greater than 6 months in the past, a warning flag will be thrown.
- The The rules for CNAs with future Date of Site Visits are as follows:
 1. When the CNA Type = Asset Development, the following programs are allowed to have a future date of site visit:
 - a. 221(d)(4)
 - b. 221(d)(4) LIHTC Pilot
 - c. 231 Elderly
 2. When the CNA Type = Asset Recapitalization, the following programs are allowed to have a future date of site visit:
 - a. RAD – PH

Enter Property | Assessment Scope | Property Summary |

HUD/USDA CNA Type & Program

HUD		USDA	
Type	Asset Development	Type	
Program / Event	221(d)(4)		

General CNA Factors

# Vacant Units	6	Date of Site Visit	12/20/2018
Minimum Sample %	25.0000	<i>* If CNA is for HUD, Asset Development for Programs 220, 221(d)(4) or 231, enter anticipated date of Final Endorsement</i>	
ASHRAE Energy	YES	User's CNA ID Number	
ASHRAE Auditor Name/Credentials	Energys Concepts, Sara Forb		
Additional Tests?	YES		
Additional Test(s) Comments	Accessibility review and recommendations by Austin Socolovich, Applied Accessibility		