CHAPTER 1 INTRODUCTION

1-1 PURPOSE ...................................................................................................................... 1-1
1-2 OBJECTIVES ............................................................................................................. 1-1
1-3 APPLICABILITY ........................................................................................................... 1-1
1-4 AUDIENCE .................................................................................................................. 1-3
1-5 APPROACH TO MONITORING .................................................................................. 1-3
1-6 DEFINITIONS .............................................................................................................. 1-3
1-7 HANDBOOK ORGANIZATION .................................................................................... 1-5

CHAPTER 2 MANAGEMENT OF MONITORING ACTIVITIES

2-1 APPLICABILITY ........................................................................................................... 2-1
2-2 THE MONITORING FRAMEWORK ............................................................................. 2-1
2-3 USE OF RISK ANALYSIS .......................................................................................... 2-1
2-4 THE MANAGEMENT PLAN AND FIELD OFFICE WORK PLANS ............................. 2-1
2-5 PREPARING FOR MONITORING ............................................................................... 2-2
2-6 COORDINATION ........................................................................................................ 2-3
2-7 CONDUCTING THE MONITORING .......................................................................... 2-3
2-8 MONITORING CONCLUSIONS .................................................................................. 2-6
2-9 SANCTIONS ................................................................................................................ 2-7
2-10 THE MONITORING LETTER ..................................................................................... 2-8
2-11 REQUIRED CONCURRENCES ................................................................................. 2-9
2-12 CLOSING FINDINGS ............................................................................................... 2-10
2-13 BUILDING AN ADMINISTRATIVE RECORD ........................................................ 2-12
2-14 DOCUMENTATION .................................................................................................. 2-14

EXHIBIT 2-1 CPD Monitoring Summary Form
EXHIBIT 2-2 Program and Technical Area Sanction References for Noncompliance Remedies

CHAPTER 3 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ENTITLEMENT, SMALL CITIES, NON-ENTITLEMENT CDBG GRANTS IN HAWAII, AND INSULAR AREAS PROGRAMS

3-1 APPLICABILITY ............................................................................................................ 3-1
3-2 PURPOSES ................................................................................................................... 3-2
3-3 ELIGIBILITY AND NATIONAL OBJECTIVE COMPLIANCE CRITERIA ................. 3-2
3-4 DOCUMENTATION ..................................................................................................... 3-3
3-5 FILE SELECTION AND SAMPLING ......................................................................... 3-3
3-6 USING THE MONITORING EXHIBITS ..................................................................... 3-3

EXHIBIT 3-1 Guide for Review of Eligibility
EXHIBIT 3-2 Guide for Review of National Objective of Low- and Moderate-Income Area Benefit
EXHIBIT 3-3  Guide for Review of National Objective of Low- and Moderate Income Limited Clientele
EXHIBIT 3-4  Guide for Review of National Objective of Low- and Moderate-Income Housing
EXHIBIT 3-5  Guide for Review of National Objective of Low- and Moderate-Income Job Creation/Retention Activities
EXHIBIT 3-6  Guide for Review of National Objective of Area Slums or Blight
EXHIBIT 3-7  Guide for Review of National Objective of Spot Slums or Blight
EXHIBIT 3-8  Guide for Review of National Objective of Slums or Blight for an Activity In An Urban Renewal Plan
EXHIBIT 3-10 Guide for Review of CDBG-Funded Rehabilitation Program Management
EXHIBIT 3-11 Guide for Review of Individual CDBG-Funded Rehabilitation Activities
EXHIBIT 3-12 Guide for Review of Individual Economic Development Activities
EXHIBIT 3-14 Guide for Review of CDBG Float-Funded Activities
EXHIBIT 3-16 Guide for Review of Subrecipient/Community-Based Development Organization (CBDO) Management
EXHIBIT 3-17 Guide for Review of Overall Management Systems
EXHIBIT 3-19 Guide for Review of Cost Allowability
EXHIBIT 3-20 Guide for Review of Procurement
EXHIBIT 3-22 Guide for Review of CDBG-Funded Homeownership Assistance – Program Management & Individual Activities
EXHIBIT 3-23 Guide for Review of Compliance with Code Enforcement Requirements
EXHIBIT 3-24 Guide for Review of Compliance with the Public Services and Planning and Administration Caps

CHAPTER 4    STATE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

4-1  APPLICABILITY .............................................................................................................. 4-1
4-2  REVIEW OBJECTIVES .................................................................................................. 4-1
4-3  REVIEW OF STATE VERSUS REVIEW OF LOCAL GOVERNMENTS .............. 4-1
4-4  APPLICABLE REQUIREMENTS ................................................................................. 4-1
4-5  OTHER MONITORING EXHIBITS .............................................................................. 4-3
4-6  FILE SELECTION AND SAMPLING ........................................................................... 4-4
EXHIBIT 4-1  Guide for Review of Eligibility and National Objective
EXHIBIT 4-3  Guide for Review of the Overall Benefit Test
EXHIBIT 4-4  Guide for Review of the Method of Distribution & Local Government Citizen Participation
EXHIBIT 4-5  Guide for Review of Timely Distribution
EXHIBIT 4-6  Guide for State Review of Grant Recipients and Performance Reporting
EXHIBIT 4-7  Guide for Review of Program Administration
EXHIBIT 4-8  Guide for Review of Closeout System
EXHIBIT 4-9 Guide for Review of Colonias Set-Aside

CHAPTER 5  SECTION 108 LOAN GUARANTEES, ECONOMIC DEVELOPMENT INITIATIVE (EDI), AND BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE (BEDI)

5-1 APPLICABILITY ........................................................................................................ 5-1
5-2 CURRENT STATUS OF EDI AND BEDI PROGRAMS .......................................... 5-1
5-3 NOTICES OF FUNDING AVAILABILITY (NOFAs) .................................................. 5-1
5-4 MONITORING MATERIALS .................................................................................... 5-2

EXHIBIT 5-1 Guide for Review of Section 108 Loan Guarantees and BEDI/EDI Grants

CHAPTER 6  DISASTER RECOVERY COMMUNITY DEVELOPMENT BLOCK GRANT SUPPLEMENTAL GRANTS

6-1 APPLICABILITY ...................................................................................................... 6-1
6-2 RULES AND NOTICES ......................................................................................... 6-1
6-3 DISASTER RECOVERY REQUIREMENTS ................................................................ 6-1
6-4 SANCTIONS .......................................................................................................... 6-1
6-5 CLOSE-OUTS ......................................................................................................... 6-2

Attachment 6-1 Disaster Recovery CDBG Supplemental Grants Document Reference Tool
EXHIBIT 6-1 Guide for Review of Overall Management of CDBG Disaster Recovery Grants
EXHIBIT 6-2 Guide for Review of Flood Zone and Floodway Buyouts and Non-Buyout Acquisitions
EXHIBIT 6-3 Guide for Review of New Construction of Housing
EXHIBIT 6-4 Guide for Review of Infrastructure
EXHIBIT 6-5 Guide for Review of Economic Development
EXHIBIT 6-6 Guide for Review of Housing Rehabilitation and Reconstruction
CHAPTER 7  HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

7-1  APPLICABILITY........................................................................................................... 7-1
7-2  PREPARING FOR MONITORING.................................................................................. 7-2
7-3  PRE-MONITORING CHECKLIST.................................................................................. 7-3
7-4  FILE SELECTION AND SAMPLING........................................................................... 7-4

OPTIONAL ATTACHMENTS 7-0 (4) and EXHIBITS 7-1 through 7-23 REMOVED

EXHIBIT 7-24  HOME Pre-Monitoring Checklist
EXHIBIT 7-26  Guide for Review of Homeowner Rehabilitation Projects and/or Policies & Procedures
EXHIBIT 7-27  Guide for Review of Homebuyer Development and/or Rehabilitation Projects and/or Policies & Procedures
EXHIBIT 7-28  Guide for Review of Homebuyer Downpayment Assistance Projects and/or Policies & Procedures
EXHIBIT 7-29  Guide for Review of Rental Development or Rehabilitation Projects and/or Policies & Procedures
EXHIBIT 7-30  Guide for Review of Rental Project Compliance and/or Policies & Procedures
EXHIBIT 7-31  Guide for Review of Tenant-Based Rental Assistance (TBRA) Projects and/or Policies & Procedures
EXHIBIT 7-32  Guide for Review of Community Housing Development Organization (CHDO) Qualifications, Projects, and/or Policies & Procedures
EXHIBIT 7-33  Guide for Review of Match Requirements
EXHIBIT 7-34  Guide for Review of Contractor Written Agreements
EXHIBIT 7-35  Guide for Review of State Recipient Written Agreements and Oversight
EXHIBIT 7-36  Guide for Review of Subrecipient Written Agreements and Oversight

CHAPTER 8  ECONOMIC RECOVERY PROGRAMS

8-1  APPLICABILITY............................................................................................................. 8-1
8-2  REVIEW OBJECTIVES.................................................................................................. 8-1
8-3  REMOVED
TABLE OF CONTENTS

8-4 MONITORING THE NEIGHBORHOOD STABILIZATION PROGRAM 1 (NSP-1) ........................................................................................................ 8-1
8-5 MONITORING THE NEIGHBORHOOD STABILIZATION PROGRAM 2 (NSP-2) ........................................................................................................ 8-4
8-6 MONITORING THE NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP-3) ........................................................................................................ 8-6
8-7 MONITORING THE COMMUNITY DEVELOPMENT BLOCK GRANT RECOVERY PROGRAM (CDBG-R) ................................................................. 8-8

EXHIBITS 8-1 through 8-9: REMOVED

EXHIBIT 8-10 Guide for Review of NSP-1 Program Progress
EXHIBIT 8-11 Guide for Review of NSP-1 National Objective of Benefit to Low-, Moderate-, and Middle-Income Persons
EXHIBIT 8-12 Guide for Review of NSP-1 Cooperative Agreements
EXHIBIT 8-13 Guide for Review of NSP-1 State Requirements
EXHIBIT 8-14 Guide for Review of NSP-1 Continued Affordability
EXHIBIT 8-15 Guide for Review of NSP-1 Eligible Use C: Establish Land Banks
EXHIBIT 8-16 Guide for Review of NSP-1 Fair Housing and Equal Opportunity Requirements
EXHIBIT 8-17 Guide for Review of NSP-2 Program Progress
EXHIBIT 8-18 Guide for Review of CDBG-R Activities
EXHIBIT 8-19 Guide for Review of NSP-3 Program Progress

CHAPTER 9 REMOVED

CHAPTER 10 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

10-1 APPLICABILITY .......................................................................................... 10-1
10-2 HOPWA'S FORMULA AND COMPETITIVE PROGRAM STRUCTURE... 10-1
10-3 PREPARING FOR MONITORING ............................................................... 10-1
10-4 MONITORING HOPWA.............................................................................. 10-2
10-5 FILE SELECTION AND SAMPLING........................................................ 10-3

EXHIBIT 10-1 Guide for Review of HOPWA Housing Planning and Rent Subsidies
EXHIBIT 10-2 Guide for Review of HOPWA Facility-based Projects
EXHIBIT 10-3 Guide for Review of HOPWA Financial Management
EXHIBIT 10-4 Guide for Review of HOPWA Project Sponsor or Subrecipient Management
EXHIBIT 10-5 Guide for Review of HOPWA Cost Allowability
EXHIBIT 10-6 Guide for Review of HOPWA Procurement
EXHIBIT 10-7 Guide for Review of HOPWA Equipment and Equipment Disposition

CHAPTER 11 SECTION 8 MODERATE REHABILITATION SINGLE ROOM OCCUPANCY (SRO) PROGRAM FOR HOMELESS INDIVIDUALS
TABLE OF CONTENTS

11-1 APPLICABILITY ........................................................................................................ 11-1
11-2 PREPARING FOR MONITORING ............................................................................. 11-1
11-3 FILE SELECTION AND SAMPLING ......................................................................... 11-2

EXHIBIT 11-1 Guide for Review of SRO Project Progress
EXHIBIT 11-2 Guide for Review of SRO Program Participants
EXHIBIT 11-3 Guide for Review of SRO Other Federal Requirements

CHAPTER 12 SHELTER PLUS CARE (S+C) PROGRAM

12-1 APPLICABILITY ........................................................................................................ 12-1
12-2 PREPARING FOR MONITORING ............................................................................. 12-2
12-3 FILE SELECTION AND SAMPLING ......................................................................... 12-2

EXHIBIT 12-1 Guide for Review of S+C Project Progress
EXHIBIT 12-2 Guide for Review of S+C Housing
EXHIBIT 12-3 Guide for Review of S+C Program Participants
EXHIBIT 12-4 Guide for Review of S+C Match Documentation
EXHIBIT 12-5 Guide for Review of S+C Subrecipient Management
EXHIBIT 12-6 Guide for Review of S+C Overall Grant Management
EXHIBIT 12-7 Guide for Review of S+C Financial Management
EXHIBIT 12-8 Guide for Review of S+C Homeless Determination/Recordkeeping Requirements

CHAPTER 13 SUPPORTIVE HOUSING PROGRAM (SHP)

13-1 APPLICABILITY ........................................................................................................ 13-1
13-2 PREPARING FOR MONITORING ............................................................................. 13-2
13-3 FILE SELECTION AND SAMPLING ......................................................................... 13-2

EXHIBIT 13-1 Guide for Review of SHP Supportive Services
EXHIBIT 13-2 Guide for Review of SHP Rapid Re-housing Demonstration for Families
EXHIBIT 13-3 Guide for Review of SHP Housing
EXHIBIT 13-4 Guide for Review of SHP Program Participants
EXHIBIT 13-5 Guide for Review of SHP Match Documentation
EXHIBIT 13-7 Guide for Review of SHP Overall Management Systems
EXHIBIT 13-9 Guide for Review of SHP Cost Allowability
EXHIBIT 13-10 Guide for Review of SHP Procurement
EXHIBIT 13-11 Guide for Review of SHP Equipment and Equipment Disposition
EXHIBIT 13-12 Guide for Review of SHP Other Federal Requirements
EXHIBIT 13-13 Guide for Review of SHP Homeless Determination/Recordkeeping Requirements

11/2020 vi
CHAPTER 14  ROUND II EMPOWERMENT ZONES

14-1  APPLICABILITY ................................................................. 14-1
14-2  PRE-MONITORING PREPARATION ......................................... 14-1
14-3  MONITORING APPROACH .................................................. 14-2
14-4  FACTORS TO CONSIDER IN SELECTING IPs TO MONITOR .... 14-2
14-5  EZ-SPECIFIC MONITORING DETERMINATIONS .................. 14-3

EXHIBIT 14-1  Guide for Review of Round II EZ Strategic Plan Compliance
EXHIBIT 14-2  Guide for Review of Round II EZ Implementation Plans (IPs)
EXHIBIT 14-3  Guide for Review of Round II EZ Subrecipient Management
EXHIBIT 14-4  Guide for Review of EZ's Overall Management Systems
EXHIBIT 14-6  Guide for Review of EZ Cost Allowability
EXHIBIT 14-7  Guide for Review of EZ Procurement
EXHIBIT 14-8  Guide for Review of EZ Equipment and Equipment Disposition
EXHIBIT 14-9  Guide for Review of EZ Other Federal Requirements

CHAPTER 15  RESERVED

CHAPTER 16  RURAL HOUSING AND ECONOMIC DEVELOPMENT (RHED)

16-1  APPLICABILITY ................................................................. 16-1
16-2  PREPARING FOR MONITORING .......................................... 16-1
16-3  FILE SELECTION AND SAMPLING ...................................... 16-2

EXHIBIT 16-1  Guide for Review of RHED Overall Project Progress
EXHIBIT 16-2  Guide for Review of RHED Project Evaluation
EXHIBIT 16-3  Guide for Review of RHED Leveraging
EXHIBIT 16-5  Guide for Review of RHED Cost Allowability
EXHIBIT 16-6  Guide for Review of RHED Procurement
EXHIBIT 16-7  Guide for Review of RHED Equipment and Equipment Disposition

CHAPTER 17  COMMUNITY COMPASS TECHNICAL ASSISTANCE AND
CAPACITY BUILDING PROGRAM (TA PROGRAM)

17-1  APPLICABILITY ................................................................. 17-1
17-2  PURPOSE ............................................................... 17-1
17-3  PROGRAM REQUIREMENTS ........................................... 17-2
17-4  PREPARING FOR ON-SITE AND REMOTE MONITORING ...... 17-3
17-5  ON-SITE AND REMOTE MONITORING APPROACH; FILE SELECTION
AND SAMPLING ................................................................. 17-4
17-6  USING THE MONITORING EXHIBITS .................................. 17-5
17-7  DOCUMENTATION ....................................................... 17-5
# Table of Contents

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>NONCOMPLIANCE</td>
<td>17-5</td>
</tr>
<tr>
<td>17-1</td>
<td>EXHIBIT 17-1</td>
<td>Guide for Review of Community Compass TA Program Overall Management</td>
</tr>
<tr>
<td>17-2</td>
<td>EXHIBIT 17-2</td>
<td>Guide for Review of Community Compass TA Program Subrecipient Management</td>
</tr>
<tr>
<td>17-3</td>
<td>EXHIBIT 17-3</td>
<td>Guide for Review of Community Compass TA Program Leveraging Contributions (Distressed Cities TA)</td>
</tr>
<tr>
<td>17-5</td>
<td>EXHIBIT 17-5</td>
<td>Guide for Review of Community Compass TA Program Cost Allowability</td>
</tr>
<tr>
<td>17-6</td>
<td>EXHIBIT 17-6</td>
<td>Guide for Review of Community Compass TA Program Procurement</td>
</tr>
<tr>
<td>17-7</td>
<td>EXHIBIT 17-7</td>
<td>Guide for Review of Community Compass TA Program Equipment and Disposition Requirements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>REMOVED</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>CITIZEN PARTICIPATION</td>
<td>19-1</td>
</tr>
<tr>
<td>19-1</td>
<td>APPLICABILITY</td>
<td>19-1</td>
</tr>
<tr>
<td>19-2</td>
<td>PRE-MONITORING PREPARATION</td>
<td>19-1</td>
</tr>
<tr>
<td>19-3</td>
<td>EXHIBIT 19-1</td>
<td>Guide for Completeness Review of Local Government Citizen Participation Plan</td>
</tr>
<tr>
<td>19-4</td>
<td>EXHIBIT 19-2</td>
<td>Guide for Completeness Review of State Citizen Participation Plan</td>
</tr>
<tr>
<td>19-5</td>
<td>EXHIBIT 19-3</td>
<td>Guide for Review of Local Government Citizen Participation Plan Performance</td>
</tr>
<tr>
<td>19-6</td>
<td>EXHIBIT 19-4</td>
<td>Guide for Review of State Citizen Participation Plan Performance</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>REMOVED</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>ENVIRONMENTAL MONITORING</td>
<td>21-1</td>
</tr>
<tr>
<td>21-1</td>
<td>PURPOSE</td>
<td>21-1</td>
</tr>
<tr>
<td>21-2</td>
<td>ROLES AND RESPONSIBILITIES</td>
<td>21-1</td>
</tr>
<tr>
<td>21-3</td>
<td>APPLICABILITY</td>
<td>21-1</td>
</tr>
<tr>
<td>21-4</td>
<td>ENVIRONMENTAL MONITORING OBJECTIVES</td>
<td>21-2</td>
</tr>
<tr>
<td>21-5</td>
<td>STATE ENVIRONMENTAL MONITORING OBJECTIVES</td>
<td>21-3</td>
</tr>
<tr>
<td>21-6</td>
<td>USE OF RISK ANALYSIS AND SELECTING GRANTEES FOR ON-SITE MONITORING</td>
<td>21-3</td>
</tr>
<tr>
<td>21-7</td>
<td>DEVELOPING AN ENVIRONMENTAL MONITORING STRATEGY</td>
<td>21-4</td>
</tr>
<tr>
<td>21-8</td>
<td>AREAS OF REVIEW AND LEVELS OF REVIEW</td>
<td>21-4</td>
</tr>
<tr>
<td>21-9</td>
<td>PRE-MONITORING PREPARATION FOR ENVIRONMENTAL MONITORING (IN-DEPTH AND LIMITED)</td>
<td>21-5</td>
</tr>
</tbody>
</table>
CHAPTER 22  FAIR HOUSING AND EQUAL OPPORTUNITY (FHEO)

22-1 PURPOSE ................................................................................................................. 22-1
22-2 APPLICABILITY ........................................................................................................... 22-1
22-3 CPD LIMITED MONITORING REVIEW RESPONSIBILITIES .................................. 22-2
22-4 FHEO REVIEW AND FOLLOW-UP RESPONSIBILITY .............................................. 22-4
22-5 CDBG EQUAL OPPORTUNITY AND FAIR HOUSING REVIEW CRITERIA . 22-5
22-6 CDBG NONDISCRIMINATION COMPLIANCE ....................................................... 22-6
22-7 REVIEW OF ECONOMIC OPPORTUNITY ISSUES (Section 3 of the Housing and Urban Development Act of 1968) ................................................................. 22-6
22-8 CHAPTER ATTACHMENTS AND EXHIBITS ......................................................... 22-7

Attachment: Applicable Civil Rights Laws, Their Applicable Regulations and Coverage

EXHIBIT 22-1 Guide for Review of Civil Rights-Related Program Requirements for the Community Development Block Grant (CDBG) Entitlement Program
EXHIBIT 22-2 Guide for Review of Civil Rights-Related Program Requirements for the State Community Development Block Grant (CDBG) Program
EXHIBIT 22-3 Guide for Review of Civil Rights-Related Program Requirements for the HOME Investment Partnerships Program
EXHIBIT 22-4 Guide for Review of the Emergency Shelter Grants (ESG) Program

Civil Rights-Related Program Requirements
CHAPTER 23 LABOR STANDARDS ADMINISTRATION

23-1 BACKGROUND………………………………………………………………………………… 23-1
23-2 APPLICABILITY……………………………………………………………………………… 23-1
23-3 OLSE MONITORING COORDINATION……………………………………………… 23-1
23-4 PURPOSE OF LIMITED MONITORING……………………………………………… 23-1
23-5 COMMUNICATION OF MONITORING RESULTS…………………………………. 23-1
23-6 LABOR STANDARDS PROVISIONS FOR MAJOR CPD PROGRAMS…… 23-2


CHAPTER 24 LEAD-BASED PAINT COMPLIANCE

24-1 PURPOSE……………………………………………………………………………………… 24-1
24-2 APPLICABILITY OF THE LEAD RULES IN 24 CFR PART 35………………… 24-2
24-3 EFFECTIVE DATES………………………………………………………………………….. 24-4
24-4 PREPARING FOR LEAD-BASED PAINT MONITORING………………………… 24-5
24-5 MONITORING COORDINATION………………………………………………………… 24-7
24-6 CONDUCTING LEAD-BASED PAINT MONITORING…………………………… 24-8
24-7 DEVELOPING CORRECTIVE ACTIONS………………………………………………… 24-9
24-8 OTHER LEAD-RELATED ISSUES: HISTORIC PRESERVATION AND FAIR HOUSING ………………………………………………………………………………… 24-11
24-9 EXHIBITS ASSOCIATED WITH THIS CHAPTER…………………………………… 24-15
24-10 ATTACHMENTS TO THIS CHAPTER………………………………………………… 24-15

Attachments:

24-1 Summary of CPD’s Lead Requirements for Target (Most Pre-1978) Housing Under 24 CFR Part 35
24-3 Lead-Based Paint Provisions for Major CPD Programs

EXHIBIT 24-1 Guide for Review of Lead-Based Paint Compliance in Properties Receiving Federal Rehabilitation Assistance
EXHIBIT 24-2 Guide for Review of Lead-Based Paint Compliance in Properties Receiving Acquisition, Leasing, Support Services, or Operations Assistance
CHAPTER 25  RELOCATION AND REAL PROPERTY ACQUISITION

25-1 PURPOSE............................................................................................................. 25-1
25-2 ROLES AND RESPONSIBILITIES ................................................................. 25-1
25-3 APPLICABILITY............................................................................................... 25-1
25-4 PREPARING FOR MONITORING................................................................. 25-1
25-5 SELECTION OF CASE FILES TO BE REVIEWED ........................................ 25-2
25-6 REVIEWING CASE FILES............................................................................... 25-4
25-7 INTERVIEWS....................................................................................................... 25-6
25-8 INSPECTIONS OF REPLACEMENT HOUSING ........................................... 25-7
25-9 DETERMINATION OF SPECIFIC CASE FINDINGS AND CONCERNS ........ 25-7
25-10 EXIT CONFERENCE WITH PROGRAM PARTICIPANT STAFF ..................... 25-8
25-11 POST MONITORING ACTIONS........................................................................ 25-9
25-12 CHAPTER ATTACHMENTS AND EXHIBITS................................................. 25-10

EXHIBITS 25-1 through 25-8 REMOVED
Attachment 25-1 HUD Programs Covered by URA and/or Section 104(d)
Attachment 25-2 Privacy Act Statement
Attachment 25-3 Guidelines for HUD Monitoring Review of Appraisals
EXHIBIT 25-10 Guide for Review of Real Property Acquisition
EXHIBIT 25-11 Guide for Review of Project Occupancy
EXHIBIT 25-12 Guide for Review of Relocation of Residential Displaced Person -- Individual Case File
EXHIBIT 25-14 Guide for Review of Section 104(d) Relocation Assistance and One-for-One Replacement

CHAPTER 26 REMOVED

CHAPTER 27  FLOOD INSURANCE PROTECTION

27-1 PURPOSE............................................................................................................. 27-1
27-2 APPLICABILITY............................................................................................... 27-1
27-3 RESPONSIBILITY............................................................................................... 27-3
27-4 SELECTION CRITERIA AND RISK ANALYSIS............................................. 27-3
27-5 DOCUMENTATION......................................................................................... 27-4
## Table of Contents

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>27-6</td>
<td>PRE-MONITORING PREPARATION</td>
</tr>
<tr>
<td>27-7</td>
<td>CONDUCTING MONITORING</td>
</tr>
<tr>
<td>27-8</td>
<td>VERIFYING THE DURATION AND DOLLAR AMOUNT OF COVERAGE</td>
</tr>
<tr>
<td>27-9</td>
<td>RESOLVING FINDINGS OF NON-COMPLIANCE</td>
</tr>
<tr>
<td>27-10</td>
<td>POST-MONITORING ACTIONS</td>
</tr>
<tr>
<td>27-11</td>
<td>CHAPTER ATTACHMENTS AND EXHIBIT</td>
</tr>
</tbody>
</table>

Attachment 27-1: List of Covered Programs
Attachment 27-2: Policy Declarations Form: Sample “Proof of Purchase” of the National Flood Insurance
Attachment 27-3: Sample Application for National Flood Insurance

**EXHIBIT 27-1** Guide for Review of Flood Insurance Protection

### CHAPTER 28 EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>28-1</td>
<td>APPLICABILITY</td>
</tr>
<tr>
<td>28-2</td>
<td>PREPARING FOR MONITORING</td>
</tr>
<tr>
<td>28-3</td>
<td>FILE SELECTION AND SAMPLING</td>
</tr>
</tbody>
</table>

EXHIBIT 28-1: Guide for Review of Homeless and At-Risk Determination/Recordkeeping Requirements
EXHIBIT 28-2: Guide for Review of ESG Recipient’s Overall Grant Management
EXHIBIT 28-3: Guide for Review of ESG Subrecipient Grant Management
EXHIBIT 28-4: Guide for Review of ESG Street Outreach Requirements
EXHIBIT 28-5: Guide for Review of ESG Emergency Shelter Requirements
EXHIBIT 28-6: Guide for Review of ESG Rapid Re-housing and Homelessness Prevention Requirements
EXHIBIT 28-7: Guide for Review of ESG Match Requirements
EXHIBIT 28-9: Guide for Review of ESG Procurement Requirements
EXHIBIT 28-10: Guide for Review of ESG Equipment and Equipment Disposition Requirements

### CHAPTER 29 CONTINUUM OF CARE (CoC) PROGRAM

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>29-1</td>
<td>APPLICABILITY</td>
</tr>
<tr>
<td>29-2</td>
<td>PREPARING FOR MONITORING</td>
</tr>
<tr>
<td>29-3</td>
<td>FILE SELECTION AND SAMPLING</td>
</tr>
</tbody>
</table>

EXHIBIT 29-1: Guide for Review of Homeless and At-Risk Determination/Recordkeeping Requirements
EXHIBIT 29-2: Guide for Review of CoC Collaborative Applicant Responsibilities
EXHIBIT 29-3: Guide for Review of CoC Recipient Overall Grant Management
EXHIBIT 29-4: Guide for Review of CoC Subrecipient Grant Management
TABLE OF CONTENTS

EXHIBIT 29-5 Guide for Review of CoC Rapid Rehousing Requirements
EXHIBIT 29-6 Guide for Review of CoC Safe Haven Requirements
EXHIBIT 29-7 Guide for Review of CoC Permanent Supportive Housing Requirements
EXHIBIT 29-8 Guide for Review of CoC Supportive Services-Only Requirements
EXHIBIT 29-9 Guide for Review of CoC Transitional Housing Program Requirements
EXHIBIT 29-10 Guide for Review of CoC Homeless Management Information System (HMIS) Requirements
EXHIBIT 29-11 Guide for Review of CoC Match Requirements
EXHIBIT 29-13 Guide for Review of CoC Procurement Requirements
EXHIBIT 29-14 Guide for Review of CoC Equipment and Equipment Disposition Requirements

CHAPTER 30 COMMUNITY CAPITAL INITIATIVES (CCI)

30-1 APPLICABILITY.................................................................30-1
30-2 APPALACHIA ECONOMIC DEVELOPMENT INITIATIVE (AEDI)........30-1
30-3 BORDER COMMUNITY CAPITAL INITIATIVE (BCCI)..................30-1
30-4 DELTA COMMUNITY CAPITAL INITIATIVE (DCCI).......................30-1
30-5 PREPARING FOR MONITORING.............................................30-1
30-6 COMPLIANCE WITH THE UNIFORM REQUIREMENTS OF 2 CFR PART 200.................................................................30-2
30-7 FILE SELECTION AND SAMPLING........................................30-2

EXHIBIT 30-1 Guide for Review of CCI Overall Project Progress
EXHIBIT 30-3 Guide for Review of CCI Leveraging

CHAPTER 31 SELF-HELP HOMEOWNERSHIP OPPORTUNITY PROGRAM (SHOP)

31-1 APPLICABILITY......................................................................31-1
31-2 PURPOSE...............................................................................31-1
31-3 GOAL....................................................................................31-1
31-4 PREPARING FOR MONITORING...............................................31-2
31-5 COMPLIANCE WITH THE UNIFORM REQUIREMENTS OF 2 CFR PART 200.................................................................31-2
31-6 FILE SELECTION AND SAMPLING........................................31-2

EXHIBIT 31-1 Guide for Review of SHOP Grant Program

CHAPTER 32 RURAL CAPACITY BUILDING FOR COMMUNITY DEVELOPMENT AND AFFORDABLE HOUSING GRANTS (RCB)
32-1 APPLICABILITY..........................................................32-1
32-2 PREPARING FOR MONITORING..................................32-1
32-3 MONITORING APPROACH, RISK ANALYSIS, AND SAMPLING.............................................32-2
32-4 STRUCTURE AND PURPOSE......................................32-3
32-5 DOCUMENTATION..................................................32-4

Exhibit 32-1 Guide for Review of RCB Grant and Subrecipient Management
Exhibit 32-2 Guide for Review of RCB Leverage Contributions
Exhibit 32-4 Guide for Review of RCB Cost Allowability
Exhibit 32-5 Guide for Review of RCB Procurement

CHAPTER 33  CAPACITY BUILDING FOR COMMUNITY DEVELOPMENT AND AFFORDABLE HOUSING GRANTS (SECTION 4)

33-1 APPLICABILITY.........................................................33-1
33-2 PREPARING FOR MONITORING..................................33-1
33-3 MONITORING APPROACH, RISK ANALYSIS, AND SAMPLING.............................................33-2
33-4 STRUCTURE AND PURPOSE......................................33-3
33-5 DOCUMENTATION..................................................33-3

EXHIBIT 33-1 Guide for Review of Section 4 Grant and Subrecipient Management
EXHIBIT 33-2 Guide for Review of Section 4 Match and Leverage Contributions
EXHIBIT 33-3 Guide for Review of Section 4 Financial Management and Audits
EXHIBIT 33-4 Guide for Review of Section 4 Cost Allowability
EXHIBIT 33-5 Guide for Review of Section 4 Procurement
EXHIBIT 33-6 Guide for Review of Section 4 Equipment Management and Equipment Disposition

CHAPTER 34  2 CFR PART 200, UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS

34-1 APPLICABILITY.........................................................34-1
34-2 BACKGROUND.......................................................34-1
34-3 STRUCTURE AND PURPOSE......................................34-3
34-4 TERMINOLOGY.......................................................34-3
34-5 IDENTIFYING DEFICIENCIES......................................34-3
34-6 DOCUMENTATION..................................................34-4
34-7 FILE SELECTION AND SAMPLING................................34-4
TABLE OF CONTENTS

EXHIBIT 34-2 Guide for Review of Cost Allowability
EXHIBIT 34-2a Guide for Review of Cost Allowability
EXHIBIT 34-3 Guide for Review of Procurement
EXHIBIT 34-3a Guide for Review of Procurement

CHAPTER 35 CLOSEOUTS (Reserved)

APPENDIX 1 CPD MONITORING HANDBOOK EVALUATION QUESTIONNAIRE