



Home Investment Partnerships and National Housing Trust Fund: Davis-Bacon and Related Acts



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Our Mission

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance affordable housing.

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Overview of Tutorial

- Overview of Federal Programs
- Davis Bacon Definition
- Davis-Bacon Applicability
- Davis-Bacon Process
- Required Site Signage



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Overview of Federal Programs

Home Investment Partnerships (HOME)


- Production or preservation of rental housing affordable and available to low-income households
- 24 CFR Part 92

National Housing Trust Fund (NHTF)

- Production or preservation of rental housing affordable and available to extremely low-income households
- 24 CFR Part 93

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Davis-Bacon and Related Acts Definition



Davis-Bacon ensures that fair wages are paid to laborers and mechanics employed under the construction contract.

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Davis-Bacon Applicability



- Davis-Bacon applies to **ALL** HOME projects.
- Davis-Bacon **DOES NOT** apply to any NHTF projects.
- If your project includes both funding sources, Davis-Bacon **WILL** apply.

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Davis-Bacon Process

- Owner's architect pulls the wage decision to include with bid documents.
- Wage decision is verified and locked in within 10 days of signing the General Contract.
- Construction compliance officer enters the project into LCP Tracker and communicates directly with the general contractor.
- Construction compliance officer continues to monitor payroll submittals through project completion.
- Employee interviews will be conducted at various points throughout project.

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Required Site Signage



EMPLOYEE RIGHTS
UNDER THE DAVIS-BACON ACT

FOR LABORERS AND MECHANICS EMPLOYED ON FEDERAL OR FEDERALLY ASSISTED CONSTRUCTION PROJECTS

PROHIBITED PRACTICES: No one shall discriminate against any employee because of race, sex, religion, or national origin.

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In addition to the "Employee Rights Under the Davis-Bacon Act" poster, the applicable wage decision must be similarly posted.

Both must be in a prominent and accessible place where they can be easily seen by workers.

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Next Steps

- Complete due diligence items listed in the Portal
- Watch other tutorials, as needed
- Stay connected with your federal programs team lead



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Thank You!

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