

FY 2024 Capital Fund High Risk/Receivership/Substandard/Troubled Program – Applications Due July 23, 2024

This Notice of Funding Opportunity makes \$12.5 million available for PHAs in receivership, designated troubled or substandard, or otherwise high risk for capital improvements at public housing asset management projects (AMPs). Applicants will be competitively scored based on how the funding will improve physical condition and management to provide residents access to safe and decent public housing, increase occupancy, and reduce long-term vacancies through capital improvements. Applicants may submit one application with only one AMP, which may include multiple properties or scattered sites.

Learn more, at webinar recording:

<https://youtu.be/edLxQMUyPpE?si=GjcE8uCACL6zKGtL>

1. Is there a site/ link or document that would list PHAs designation: At Risk, Troubled, Substandard, Receivership.

Yes. The Eligibility list is posted here: [Capital Fund High Risk/Receivership/Substandard/Troubled Program | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

2. Can Rating Factor 3 Narrative exceed 6 pages?

No. Refer to pages 30 of the NOFO. Narrative cannot exceed a total of 6 pages. The narrative must be double spaced with 12-point (minimum) Times Roman font on letter sized paper (8 1/2 x 11 inches) with at least 1-inch margins on all sides.

3. If a PHA is currently Substandard does it qualify?

Yes, Substandard PHAs do qualify for the grant. The 2024 Capital Fund High Risk, Receivership, Substandard, Troubled NOFO is limited to PHAs that are: HighRisk, Receivership, Substandard, Troubled. The link above contains a list of eligible PHAs.

4. Are there slides or the video for the webinar?



FY24NOFO Briefing
for PHAs AY Draft.pdf

5. Would a city managing Section 8 Mod-Rehabilitation be eligible?

No. Only PHAs with the legal authority to develop, own, modernize, and operate a public housing project in accordance with the 1937 Act are eligible for this funding.

6. Does this grant occur every year?

This grant is based on yearly funding availability as approved by Congress.

7. Can we use this grant for pre-development for repositioning?

No. See Section IV, F of the NOFO: Funding Restrictions – “Eligible activities and costs for this NOFO will be covered under LOCCS Budget Line Item (BLI) 1480 General Activities”.

8. If funding is awarded and repositioning activities begin, will funds be recaptured?

Please reference Section III.D.2 (Additional Program-Specific Threshold Eligibility Requirements), which states that, “if the application is submitted or CHAP is issued after funds are awarded under this NOFO, the AMP will no longer be eligible for this program and remaining funds will be recaptured.”

10. Is occupancy for the application the current rate, or the occupancy rate which contributed to the 2023 PHAS score?

HUD will use a PHA’s most recently approved audited financial data schedule (FDS) submission at the time of application deadline to calculate an AMP’s occupancy rate and long-term vacancies. Please refer to Section V. A. 1. Rating Factor 2.B. of the NOFO for more information.

11. Does the PHA eligibility list also list the AMPs in your inventory that are eligible?

The eligibility list notes the AMP and the number of CHAPS, if applicable. The list does not list the name of the AMPs with a CHAP. The actual CHAPS will be reviewed at Threshold.

12. We have one AMP with 5 properties and are working on a Section 18 Demo/Dispo for one property within that AMP. Would this cause us to be ineligible?

If any part of the AMP is in a Demolition/Disposition application and hadn't been removed from inventory as of the application deadline, then the entire AMP is ineligible. If the units approved in the Demolition/Disposition application have been removed from the ACC, then the remaining units in the AMP would be eligible for this funding.

13. What is the maximum amount funding awarded for this NOFO?

Estimated Total Funding: \$12,500,000; Minimum Award Amount: \$250,000 ; Maximum Award Amount: \$3,000,000

14. Is an Asset Management Project (AMP) eligible for funding if one building or portion of the AMP has been approved for Section 18?

No, if any part of the AMP is in a Demolition/Disposition application and hadn't been removed from inventory as of the application deadline, then the entire AMP is ineligible. If the units approved in the Demolition/Disposition application have been removed from the ACC, then the remaining units in the AMP would be eligible for this funding.

15. What happens if a PHA has a pending Commitment to Enter into a Housing Assistance Payments Contract (CHAP) application or Section 18 application?

HUD shall consider ineligibility to start when an application for demolition or disposition of that AMP is submitted to HUD's Special Application Center or when a CHAP is issued. Please note that this refers to the AMP that is named in the application, not any AMP in the PHA's portfolio.

16. If an AMP is submitted for a RAD CHAP or SAC application for redevelopment after being awarded a grant under this NOFO, will that AMP lose eligibility for this funding?

Please reference Section III.D.3 (Additional Program-Specific Threshold Eligibility Requirements), which states that, "if the application is submitted or CHAP is issued after funds are awarded under this NOFO, the AMP will no longer be eligible for this program and remaining funds will be recaptured."

17. Is an AMP eligible if a CHAP was approved and then subsequently withdrawn after the PHA decided to remain in Public Housing?

If the PHA has an active Demolition/Disposition application at the time of the application deadline, they will be ineligible. If the CHAP has been rescinded and the PHA's PIC removal application was returned to draft status, the PHA would need to return the units to inventory. Once units are returned to inventory, the AMP would be eligible.

18. Can the AMP receiving the grant be repositioned after receiving the grant and expending the funds? Would the funds need to be repaid?

Yes, AMPs receiving the grant can be repositioned once all funds are expended and funds will not need to be repaid.

19. If the whole public housing portfolio is approved for conversion to RAD (Project Based Vouchers), does this make us ineligible for the application?

Yes, if all AMPs in the PHA's portfolio are approved for RAD, there would be no eligible AMPs for the NOFO funding.

20. Who do we contact for technical assistance when uploading our application?

Please refer to the NOFO language in Section IV.D.3 which has instructions for verifying the contents of a submitted application. In addition, there is a grants.gov customer support contact in Section IV.D.2.

21. For PHAs whose most recently released assessment of record resulted in a PHAS substandard designation, but are now considered small rural in accordance with 24 CFR 902.101(b), and are thus subject to the small rural public housing assessment, would they still be eligible to receive the 10 points awarded to other substandard applicants?

Yes. A PHA's eligibility is determined by its most recently released assessment of record. If a PHA received a PHAS substandard designation as a result of its last PHAS assessment before entering the small rural assessment cycle and has not yet been assessed under the small rural assessment, it is eligible to receive the 10 points awarded to substandard PHAs.

22. What happens if you qualify now for funding, and are awarded because of the need, but after being awarded some time later decide to enter a CHAP for redevelopment? Is there a timeframe (3-5 years) for redevelopment?

There is no timeframe requirement related to RAD or Sec. 18. If a PHA is awarded grant funds and expends all grant funds on approved work activities to public housing units, those funds will not need to be repaid if the AMP later enters into a CHAP. Only AMPs that have a CHAP or Sec. 18 application submitted at the time of the NOFO application, or before all award funds have been expended, will be ineligible for funding.

23. If the PHAs designation changes during the application process, does that then render us ineligible?

The PHAS designation of record as of 7/23/2024 is what will be used to determine eligibility for this grant. If the PHA is High Risk, Receivership, Substandard, or Troubled on 7/23/2024, their application will be eligible. Any other designations will not be eligible, regardless of if the PHA had an eligible status when the application was submitted. For example, if a PHA was Substandard and submitted an application on 6/15/2024 and then their designation changed to Standard on 7/1/2024, that application will not be eligible and will not be reviewed.