



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

Public Housing Notice 2016-23

To: All Local Housing Authority Executive Directors

From: Sarah Glassman, Director, Division of Public Housing & Rental Assistance

Subject: Answers to Frequently Asked Questions (FAQ)
About the Notice of Funding Availability (NOFA) for
Modernizing Public Housing and Supporting Elders Initiative (ModPHASE)

Date: August 1, 2016

Through this notice, DHCD is issuing written answers to all questions that have been submitted to date regarding the ModPHASE NOFA which was posted on July 18th, 2016 ([see PHN 2016-21](#)). Prospective applicants should review this document and the original NOFA before drafting their applications for funding. ModPHASE funding applications are due by 5pm on Friday, September 30th, 2016. If there are additional questions about the RFR, please submit them via email to amy.stitely@state.ma.us. We are sorry, but DHCD staff cannot respond to phone inquiries.

Answers to Frequently Asked Questions about the ModPHASE NOFA

- 1. Our development's Facility Condition Index (FCI) currently calculates as 4.4% in the Capital Planning System (CPS). However, does that reflect the major siding project, architecture and engineering costs, or one building only? Also, the MAAB issue of entrances that do not comply?**

Answer: Any Local Housing Authority (LHA) with a CPS-related FCI question should contact Richard.Brouillard@state.ma.us. He will discuss the issue one-on-one or direct the LHA to a scheduled conference call.

- 2. We are not on the list of developments that are "eligible" and we did get the HILAPP award for more than \$1 million, but the HILAPP was for Chapter 200, not Chapter 667 - would that mean we might be eligible?**

Answer: Yes, you might be eligible if you have a Chapter 667 development. Only Chapter 667 developments are eligible for ModPHASE funds, so a HILAPP grant over \$1M to a Chapter 200 development is not relevant.

3. The application asks if the project being proposed is on the list of eligible developments. Might it be "possible" to submit a project otherwise?

Answer: Developments that are on the eligible list will take priority in review and consideration for funding over those developments that are not on the list. However, LHAs can submit applications for Chapter 667 developments (with 20 or more units) that are not on the list. On page 3 of Public Housing Notice 2016-21, Section 4 - Eligibility Criteria, it states:

If an LHA believes that an eligible development has been omitted from the attached list due to error in the CPS-generated FCI calculation, then the LHA may submit an application that includes an explicit explanation of why the FCI might reasonably be adjusted.

If submitting for a development that is not on the list, Question 1B of the application (page 2) asks the LHA to clearly identify what site or building components in CPS were incorrect so as to make the FCI appear lower than 15% as of June 20, 2016.

4. Can I get a review by our new RCAT to see if we can identify a ModPHASE project?

Answer: The RCAT contracts and guidelines state that the RCATs do not officially become responsible for assisting participating LHAs with securing capital funds until June 2017. At this time, RCAT staff do not have the capacity to assist with any applications for ModPHASE funds.

5. Does a lack of Chapter 667 housing makes this opportunity moot?

Answer: Yes. An LHA that lacks Chapter 667 developments cannot pursue funds under ModPHASE. The Notice states on page 3, Section 4 - Eligibility Criteria, that only Chapter 667 developments with FCIs of 15% or higher and 20 or more units are eligible.

6. Are these funds available only to the LHAs listed on Attachment A?

Answer: See answer to question 2 above.

7. Am I limited in the amount of money we could request? Is there strictly a \$1 million or over benchmark?

Answer: There is not a \$1M maximum request limit. The Notice states on page 2, Section 2 - Funding Availability and Grant Limits, that ModPHASE grants will be limited to a maximum amount of \$65,000 per housing unit. Applicants should not exceed this amount in their funding request. However, DHCD expects some applicants may request substantially less than the limit, since cost-effectiveness is a consideration.

8. If the LHA has just been designated a FISH number on a Formula Funding project pertaining to the preservation of a 667 development, can the LHA include that project with the NOFA 2016-21 or does that FISH number and project stay as a LHA Formula Funding project?

Answer: DHCD suggests that you clearly identify any part of the proposed scope that is currently covered by an active Formula Funding project and let DHCD know the phase of that project. Also, in the

application, clearly explain if you are looking to swap the funding sources or contribute the allocated Formula Funding to the new ModPHASE scope. This way the team can take that into consideration when reviewing the application.

9. Does DHCD anticipate partially funding projects? I.e. (LHA needs \$20,000 per unit upgrades and DHCD designates only \$10,000 per unit upgrades)

Answer: It is possible that DHCD could fund parts of a proposed scope. However, this decision would be made after looking at the entire applicant pool.