



Public Housing Restoration Fund

Application Workshop

June 15, 2022

2:00 PM

Introductions

Tracey Colores

NCORR Community Development Director

(919) 522-7921

Tracey.colores@ncdps.gov

Nancy Jewell

NCORR Subject Matter Expert

(919) 410-1766

Nancy.jewell@rebuild.nc.gov

Michele Wiggins

NCORR Housing Opportunities Manager

(919) 583-2620

Tammy.wiggins@ncdps.gov

Housekeeping

This workshop will be recorded and posted to our website.

Questions may be submitted through the Chat feature.

At the end of the presentation, we will review questions, publish the question for the group to see, and answer the questions.

If the Q&A system doesn't work for you, please email questions to: phrfund@ncdps.gov and I will respond after the event.



Use the Camera and microphone icons to control your personal settings.

Please turn off your microphone until after the presentation. There will be time for questions and discussion at the end.

After the presentation, you can use the Raise Hand feature to ask a question, or the chat box.



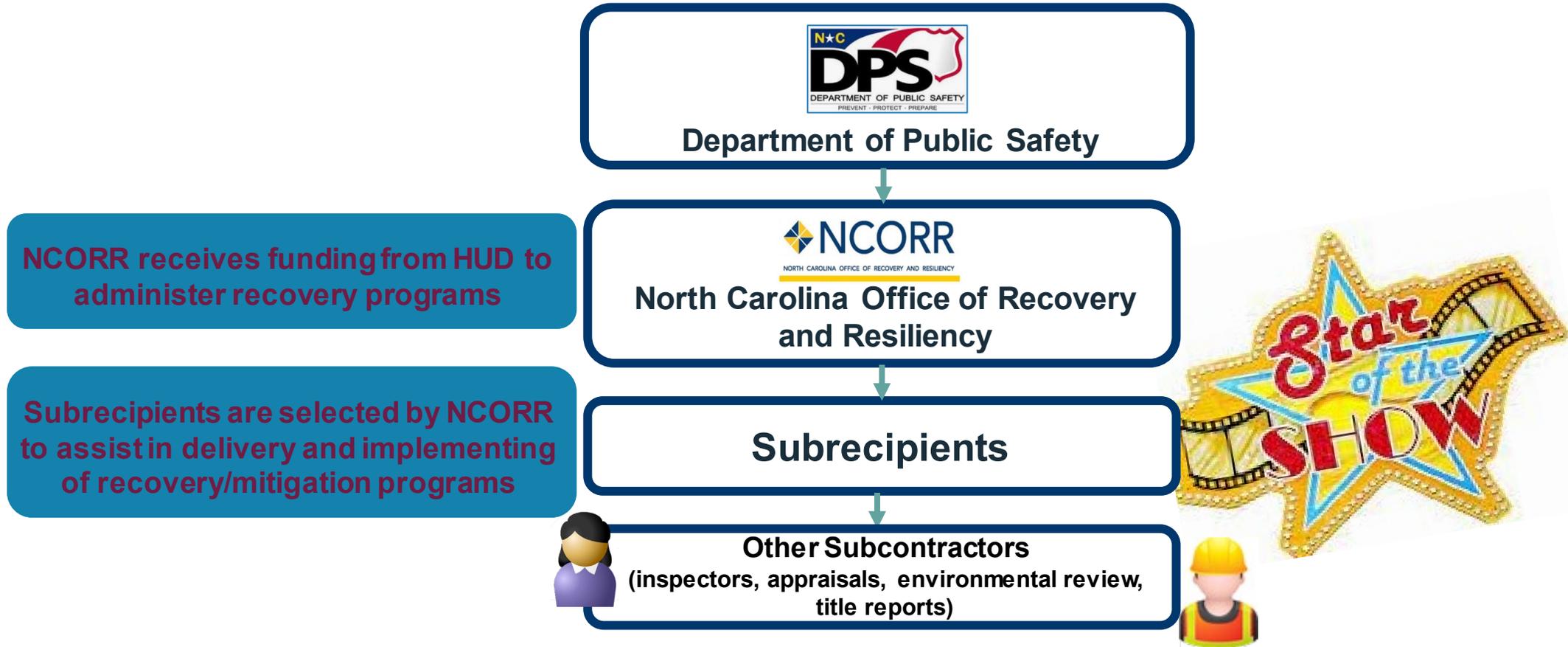
The NC Office of Recovery and Resiliency

- Governor Cooper established NCORR under the Department of Public Safety in the aftermath of Hurricane Florence to streamline disaster recovery programs statewide and help communities rebuild smarter and stronger.
- Under the ReBuild NC program, the office administers programs that support homeowner recovery, affordable housing, mitigation, strategic buyout, local government grants and loans, and pandemic-related rent and utility assistance.
- Learn more about NCORR's programs at <https://www.rebuild.nc.gov/>.

NCORR's Mission

- ReBuild NC programs have one focus: to assist storm and flood survivors in reestablishing a safe, resilient home environment.
- ReBuild NC is comprised of several programs.
The Public Housing Restoration Fund is one of the ReBuild NC programs.
- Our primary funding for storm recovery comes from the following US Department of Housing and Community Development (HUD) program:
Community Development Block Grant –Disaster Recovery (CDBG-DR)
- The Public Housing Restoration Fund is funded by CDBG-DR funds.
- NCORR and its subrecipients must comply with many federal and local regulations.

Who We Are – Program Administration



Hurricane Florence 2018

- Landfall: September 14, 2018
- Hovered for 6 days, inflicting higher levels of rainfall, storm surge, and flooding than Hurricane Matthew
- 53 counties declared federal disaster areas
- Total Damage: \$22 billion in NC

We Must Meet National Objectives

Because our program is funded by HUD CDBG-DR funds, all activities in the Public Housing Restoration Fund must meet at least 1 of the 3 National Objectives:



Benefit Low- and Moderate-Income Persons (LMH) (up to 80% of Area Median Income)



Aid in the prevention or elimination of slums or blight



Meet an Urgent Need (UNM) by providing housing assistance to applicants making in excess of 80 percent of the Area Median Income (AMI)

How the Program Helps

The Public Housing Restoration Fund provides \$16 million to:

- Build replacement affordable rental Public Housing units
- Rehabilitate existing Public Housing units
- Engage in other such activities that make PHA facilities and housing units more resilient to future storm events



Eligibility Basics

ELIGIBLE APPLICANTS

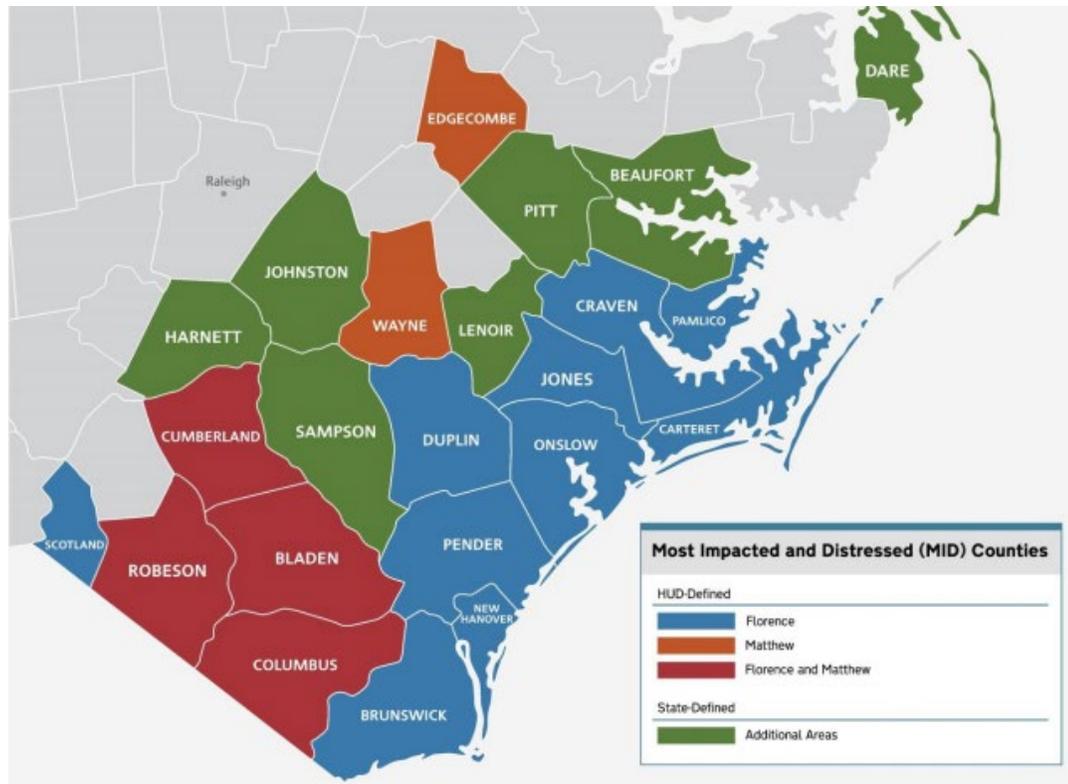
Public Housing Authorities located in MID Counties or with properties located within MID Counties are eligible for assistance. Other entities in partnership with a PHA may also be eligible. Generally, eligible PHAs will identify sites based upon location within disaster-declared counties, located within HUD-recognized MID Areas, and representing areas of high unmet recovery needs for public housing.

ELIGIBLE ACTIVITIES

Eligible activities of this Program include repair, reconstruction, and new construction of affordable housing owned and operated by a Public Housing Authority and/or partnership entity that includes a Public Housing Authority as one of the partners.



Most Impacted and Distressed (MID) Hurricanes Matthew and Florence



- Matthew and/or Florence MID counties are eligible.
- State-identified MID counties in green are not eligible for first round of the Florence awards. If additional funding is available, further opportunities will be shared. This is due to HUD’s requirement to spend at least 80% of funding in HUD-identified MID counties.

Award Details

- Maximum award is \$10 million per project.
- The Florence State Action Plan anticipates award amounts of \$3 million per agency.
- Award amounts may vary.
- The tentative award announcement date is August 30, 2022.
- Any agency offered an award must complete a finalized duplication of benefit analysis and environmental review process before contingencies can be removed from award notices.
- NCORR will use Subrecipient Agreements (SRAs) as the form of agreement with participating awardees.

PHRF Application Timeline

Date	Action
May 31, 2022	Application Window Open
June 15, 2022	Technical Assistance Webinar
August 1, 2022	Application Submission Deadline
August 3-25, 2022*	NCORR Review Panel Application Evaluations
August 30, 2022*	NCORR Announcement of Agency/Project Awards

*Dates listed are estimates and are subject to change at NCORR’s discretion.

Application Details

Application Deadline
August 1, 2022
5:00 P.M.

PHRF Webpage

- The Public Housing Restoration Fund webpage contains the complete list of **HUD Most Impacted and Distressed (MID) Counties** to allow applicants to confirm initial eligibility to apply for funds.
- Link to the **North Carolina Hurricane Florence Action Plan** that was approved by HUD and contains a description of the Public Housing Restoration Fund.
- In addition, links to the **Public Housing Restoration Fund Program Manual** (strongly encourage review by all potential applicants) as well as the **Evaluation Criteria** to be used to select projects for funding.

Resources

[Public Housing Restoration Fund Program Manual](#)

[Evaluation Criteria](#)

How to Apply

- Go to the ReBuild NC Public Housing Restoration Fund webpage:
<https://www.rebuild.nc.gov/local-and-tribal-governments/community-development/PHRF>
- Click on the “Apply Now” link to enter the Online Application portal.



HUD Regulatory Requirements

Davis-Bacon and All Labor Standards,
Section 3,
M/WBE,
Environmental,
Lead-Based Paint,
Civil Rights,
Section 504,
Uniform Relocation Act,
Fair Housing Act,
ADA,
Age Discrimination Act, and
Records Management

As expected, NCORR will require that all Agency projects selected for award of funds will comply with HUD regulatory compliance requirements and that awarded Agencies maintain the internal capacity to manage their project.

Grant Requirements

If awarded, NCORR and HUD require that:

- Awarded Agency/Project will comply with all federal and local requirements
- Records are retained for at least five years from project completion
- Agency maintain a strong fiscal management system
- Agency agree to be monitored by NCORR and/or HUD at any time
- Agency submit all required reporting in a timely manner

Green Building Standards

All awarded projects must comply with the Green and Resilient Building Standards:

- Enterprise Green Communities;
- LEED (New Construction, Homes, Midrise, Existing Buildings Operations and Maintenance, or Neighborhood Development);
- ICC–700 National Green Building Standard Green+Resilience;
- Living Building Challenge; or
- Any other equivalent comprehensive green building program acceptable to HUD

Davis-Bacon and Related Acts

Davis Bacon Act:

- Construction projects >\$2,000 funded in whole or in part with federal funds
- All laborers and mechanics employed by contractors or subcontractors are to be paid federal prevailing wages
- Requires weekly payment of wages
- Each contractor must:
 - ✓ Submit weekly certified payrolls reflecting all hours worked
 - ✓ Consent to allow confidential, job-site interviews of employees
 - ✓ Cooperate with requests for additional information or corrections to payrolls
 - ✓ Comply with applicable stated wage rates based on locale and project type

Section 3 (24 CFR Part 75)

- Generally, Section 3 is required for CDBG-DR when the following occur:
 - The project involves new construction, rehab or demolition of housing, infrastructure or public facilities AND
 - The project costs exceed \$200K in Community Planning and Development (CPD) funds or \$100K in Lead and Healthy Homes funds and result in employment, training, or contracting opportunities during the course of the project.
- Section 3 applies to the entire project for all PHA projects unless exempted under HUD regulations for PHAs.
- NCORR and subrecipients must ensure that contractors, subcontractors, and developers comply with Section 3 on applicable projects.
- NCORR Monitoring will include Section 3 tracking, compliance, and reporting.
- Additional Section 3 requirement information will be provided to all awarded Agencies.

Minority-owned and Women-owned Business Enterprises (MBE/WBE)

MBE/WBE:

- Requires reasonable efforts to be made to solicit bids from and procure goods and services from minority and woman-owned business enterprises.
- Will require documentation that you actively solicited bids from MBE/WBE firms.

Environmental Review (24 CFR Part 58)

NEPA Environmental Review:

- NCORR's Subrecipient Agreement for all awarded Agencies/Projects will be a conditional award of funding until an Environmental Review has been completed.
- NO WORK can start until an Environmental Review is completed.
- After your application has been submitted, DO NOT:
 - Acquire, rehabilitate, convert, repair, begin or continue any construction or demolition
 - Solicit bids for the project (but you can get estimates)
 - Enter into a purchase and sale agreement
 - Finalize a closing of sale

Application Details

- Please complete all sections of the application as completely as possible. The online application maintains **required elements** (marked with an asterisk) that must be filled in before you can proceed within the application (*i.e.*, eligibility based upon location within a MID County; SAMS registration; etc.).
- An independent cost estimate is a required element of the application. PLEASE note that the independent cost estimate should not be prepared by a potential General Contractor who may/will submit a bid/quote to your Agency. Please also include an anticipated cost per housing unit.

Application Overview

Save my progress and resume later | [Resume a previously saved form](#)

Getting Started With Your Application

This application is for NCORR's Public Housing Restoration Fund Program only. This program does not provide assistance for individuals or families. Please review the Public Housing Restoration Fund Manual and Evaluation Criteria in full before applying by [clicking this link](#).

Entities (or the property site submitted for application) must be located within one of the 16 MID Counties:

- | | |
|---------------|-----------------|
| 1. Bladen | 9. Jones |
| 2. Brunswick | 10. New Hanover |
| 3. Carteret | 11. Onslow |
| 4. Columbus | 12. Pamlico |
| 5. Craven | 13. Pender |
| 6. Cumberland | 14. Robeson |
| 7. Duplin | 15. Scotland |
| 8. Edgecombe | 16. Wayne |

Is the Entity (or the property site submitted for application) located in NC? *

Yes No

In which of the NC counties is the Entity (or the property site submitted for application) located? *

Please select...

Which of the following disasters affected your area? *

Please select...

Please provide initial information about entity applying for assistance.

Do you have unmet needs based on Duplication of Benefits Analysis? *

Yes No

Do you have a secure SAM.gov registration? *

Yes No

Is your Public Housing Authority currently sanctioned by HUD? *

Yes No

Is your Public Housing Authority considered a Troubled PHA by HUD? *

Yes No

Is the proposed project site located within the 100-year floodplain? If needed, link to FEMA flood maps is: <https://msc.fema.gov/portal/home> *

Yes No

Page 1 of 10

Last Updated: 05/31/2022

[Next Page](#)

[Save my progress and resume later](#) | [Resume a previously saved form](#)

Application Overview

REMINDER:

Resources

[Public Housing Restoration Fund Program Manual](#)

[Evaluation Criteria](#)

Before You Begin

(1) Online application guidance: An email address will be required in order to submit a complete application. As you are completing this application, please do not hit the back or refresh button on your internet browser, as information may be lost.

(2) Completing the application: You will receive an email verifying completion once your application is completed and submitted. If you do not receive this email confirmation, your application was not completed. Incomplete applications will not be accepted by the system. Please check the status of your application and try your submission again. It is the applicant's responsibility to ensure completeness and receipt of application. At the end of the submission period, applications will be reviewed and evaluated. You will be notified regarding award status directly.

(3) Need help completing the online application: Please visit <https://www.rebuild.nc.gov/local-and-tribal-governments/community-development> for information about technical assistance sessions. At least one session will be scheduled in mid-June for interested applicants. Questions may also be sent via email to phrfund@ncdps.gov.

(4) Saving the application: You may choose to save the application to complete and submit later. When you click the Save button, you will be prompted to enter an email address and password. You will receive an email confirmation that the response was saved including a link for returning to your online application. Emails from the online application platform may fall into your spam folder so please be sure to monitor all folders in your email.

(5) Resume saved application: You may resume a saved application at any time prior to completing and submitting the application. You will need the email address and password that you provided when you saved the application.

AUTHORIZATION: *By continuing, you authorize the NC Office of Recovery and Resiliency (NCORR), the Department of Housing and Urban Development, the State of North Carolina, and its agents or partners to use, store, exchange and share information and applicable documentation provided by you, your staff, or other agency personnel so that your information may be evaluated, verifications and duplication of benefits may be performed. You may revoke this authorization at any time by notifying NCORR at phrfund@ncdps.gov and allowing NCORR a minimum of 10 days to process your request. Revocation will not apply to records or information already furnished in reliance upon this authorization.*

Application Overview



Please provide information about the entity applying for assistance.

Applicant Name *

Applicant Mailing Address *

Applicant City * Applicant State * Applicant Zip Code *

Applicant Contact # * Applicant Email *

Project Location *

Project City * Project State * Applicant Zip Code *

Has the Board of Directors approved submission of this application for funding * Yes No

Provide a Project Description and Scope. *

Previous Page

Next Page

Application Overview

Projected Funding Source

For rows 1-4, clarify what funding sources are needed to complete the proposed activity. For rows 4, 5 and 6, include the precise description of "other" funds. For example, if a project is funded in part with FEMA funds, name and include that source in row 5.

1. CDBG-DR:

CDBG-DR Funds Needed? * Yes No

Funds Required *

Status of Funding * What is the current CDBG-DR funding status?

- Please select...
- Identified
- Applied for
- Committed
- Awarded

2. Local Funds:

Local Funds Needed? * Yes No

3. State Funds:

State Funds Needed? * Yes No

Funds Required *

Status of Funding *

3. State Funds:

State Funds Needed? * Yes No

Funds Required *

Status of Funding *

4. Other Federal Funds:

Other Federal Funds Needed? * Yes No

5. FEMA Funds:

FEMA Funds Needed? * Yes No

6. Other Funds:

Other Funds Needed? * Yes No

TOTAL FUNDING:

0.00

Previous Page

Next Page

Application Overview

Activity Description

(a) Detailed Activity Description

Describe the activity in detail. **Answer the specific questions outlined below and attach a narrative project description to your application.** Also describe if any part of the project is underway, such as procurement, architectural and engineering design, etc.

(a) Detailed Activity Description

Number of units requiring repair: *

Number of units requiring replacement: *

Estimated time to complete project (months): *

Describe site control of proposed site(s); if not applicable, enter n/a: *

Will CDBG-DR funding requested be used for any pre-development expenses (engineering, architecture, etc.)? *

Yes No

(b) Storm Damage/ Unmet Need

Are any residents currently displaced as a result of damage caused by Hurricane Matthew and/or Hurricane Florence? *

Yes No

Does your Agency have unoccupied vacant units as a result of damage caused by Hurricane Matthew and/or Hurricane Florence? *

Yes No

Page 5 of 10

Last Updated: 05/31/2022

[Previous Page](#) [Next Page](#)

[Save my progress and resume later](#) | [Resume a previously saved form](#)

Application Overview

Activity Description (Continued)

(c) Project Estimates

(c) Please select all that apply: *

- New Construction
- Rehabilitation
- Demolition
- Preservation
- Other

(d) Does the project site contain any Wetland area(s)? if needed, link to USGS Wetland maps is: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. *

Yes No

(e) Project Status at time of application:

Zoning approval for proposed use? *

Yes No

Have permits been issued? *

Yes No

If new construction, are utilities available? *

Yes No n/a

Have design plans and specifications been completed? *

Yes No

(f) Procurement:

Has any procurement occurred for this proposed project (Site Control, Pre-Development, Architectural & Engineering, General Contractor)? *

Yes No

(g) Environmental Review

Have any Environmental Review activities been undertaken relating to the proposed project? (If yes, please describe) *

Yes No

Application Overview

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Independent Cost Estimate

Estimate or provide an existing cost breakdown of the proposed activity with the greatest level of detail available. If an independent cost estimate has already been completed by the applicant, you may include that in this section rather than complete this section. Independent cost estimates should not be provided by potential contractors for the work specified in the project description unless accompanied by a prior independent cost estimate from the applicant.

At the bottom of the page, please enter the number of proposed units. This will auto-calculate the anticipated cost per housing unit including all funding sources listed. For example, a \$1,000,000 project serving 100 units is an estimated cost per unit of \$10,000.

Line Item Name	Brief Description	Funding Source	Amount\$
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Independent Cost Estimate Totals:

Total Cost Estimate	<input type="text" value="0.00"/>
Total Proposed Units *	<input type="text"/>
Estimated Cost per Housing Unit	<input type="text" value="0.00"/>

Application Overview

Supplemental Information

Attach the following information to this part of the application, if available:

Required Forms

Narrative project description *

[Choose File](#) No file chosen

FEMA flood map of the proposed property site *

[Choose File](#) No file chosen

Maps of the current and/or proposed location of the activity to be performed *

[Choose File](#) No file chosen

Documentation to support responses to the attached Evaluation Criteria *

[Choose File](#) No file chosen

Optional Forms

Evidence of municipal/local government support of the proposed project

[Choose File](#) No file chosen

Please provide the Board of Directors authorization to apply, if obtained

[Choose File](#) No file chosen

Photographs or other evidence of storm damaged units or storm impacts, including estimates of damage to units

[Choose File](#) No file chosen

Excerpts from plans, such as resilient redevelopment plans, that include or support the proposed activity

[Choose File](#) No file chosen

Other documentation to support the viability of the proposed activity.

[Choose File](#) No file chosen

Page 8 of 10

Last Updated: 05/31/2022

[Previous Page](#)

[Next Page](#)

[Save my progress and resume later](#) | [Resume a previously saved form](#)

Application Overview

Acknowledgements

Please initial each section below to indicate the acknowledgement of the applicant. Documentation to support these acknowledgements can be attached to this application by respondents to support their request. By submitting this application for assistance, the applicant acknowledges that:

This application for assistance is not a guarantee of funding. NCORR will review all applications received to ensure that they are compatible with CDBG-DR funding, that the activity is compatible with the State's CDBG-DR Action Plan(s), that the applicant has sufficient capacity to execute the activity, and that funding remains available for the activity.

NCORR may request further clarification from the applicant based on the information provided in this application.

The applicant has prior experience with executing CDBG, CDBG-DR OR other federal funded projects or the applicant has or will secure staff capacity to effectively manage CDBG-DR grants.

The applicant has or will obtain knowledge of and experience in financial management of Federal grant funds, and the ability of financial systems to meet all State and Federal requirements.

The applicant is in good standing with the State of North Carolina, is able to provide documentation that indicates that the PHA is not currently sanctioned by HUD, and is able to provide documentation that indicates that the PHA is not considered a Troubled PHA by HUD.

The applicant has or will secure experience, knowledge, and the ability to comply with all Federal regulations outside of direct CDBG requirements, as it applies to the grant including, but not limited to, the following requirements:

- a. Davis-Bacon and All Labor Standards,
- b. Section 3;
- c. M/WBE;
- d. Environmental;
- e. Lead-Based Paint;
- f. Civil Rights;
- g. Section 504;
- h. Uniform Relocation Act;
- i. Fair Housing Act;
- j. ADA;
- k. Age Discrimination Act; and
- l. Records Management.

Signatures

The below electronic signature shall constitute the applicant's actual signature and that the person signing has the authority to sign on behalf of the agency.

Primary Contact Signature *

Date (MM/DD/YYYY) *

You may only select today's date.

Previous Page

Next Page

Save my progress and resume later | Resume a previously saved form

Application Overview

Read Before You Submit Your Application

By submitting this application for the Public Housing Restoration Fund, you declare under penalty of perjury that:

- You are a public housing authority or are partnering with a public housing authority that intends to perform work in at least one of the following North Carolina MID Counties: Bladen, Brunswick, Carteret, Columbus, Craven, Cumberland, Duplin, Edgecombe, Jones, New Hanover, Onslow, Pamlico, Pender, Robeson, Scotland, Wayne;
- You attest your agency's need for financial assistance for the project for which you have applied;
- Your agency was affected by Hurricane Matthew and/or Florence, and you can provide documentation of such;
- Your agency has a valid Sam.gov registration, you are not a debarred vendor or agency in North Carolina, your PHA is not currently sanctioned by HUD; and your PHA is not currently considered a troubled PHA by HUD at the time of your application;
- The property for which you are applying is not located within the 100-year floodplain;
- You understand that the information provided in this form and affidavit is subject to verification, and you agree to provide that verification to NCORR as requested;
- You have provided information in this form that is accurate, true and correct;
- You understand that submitting an application is not a guarantee of funding; and
- You understand that knowingly making a false statement in this application form and affidavit is a federal offence that may result in criminal charges if found guilty. Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States government.

*By providing your phone number(s), you consent to being contacted by NCORR Staff concerning your application for the Public Housing Restoration Fund program which may include telephone calls and text messages. You understand that you are responsible for any charges or fees charged by your cellphone provider. **

I consent

*By submitting this application, you agree that to the best of your knowledge and belief, the facts and statements presented by you in this application are true and correct. Failure to provide truthful statements may result in the denial of your application. **

I affirm

Page 10 of 10

Last Updated: 05/31/2022

Previous Page

Review Before Submission

Save my progress and resume later | Resume a previously saved form

Application Overview - Submission

Attached Files:

- Sample PHA Info.docx (12 KB)



 Make a correction

 Print this page



ReBuild NC is a program of the North Carolina Office of Recovery & Resiliency.
ReBuild NC es un programa de la Oficina de Recuperación y Resiliencia de Carolina del Norte.

Program Income

- Program Income is defined as “income, in excess of \$35,000 in a calendar year, generated from the use of CDBG–DR funds and received by a State or a subrecipient of a State”.
- HUD requires NCORR to specify whether Program Income may be retained by a subrecipient to be used for CDBG-DR-eligible purposes or whether it must be remitted back to NCORR for reprogramming.
- All Agencies awarded funding through the Public Housing Restoration Fund will receive a Subrecipient Agreement that outlines the treatment of Program Income received by the Agency.
- Whether retained or remitted back to NCORR, **ALL** Program Income must be reported to NCORR.

Program Income

- Projects that may generate program income must include documentation and a plan for treatment of program income for review.
- NCORR will, on a case-by-case basis, evaluate the impact of the repayment and/or collection of any and all program income received by a partner under this Program and will appropriately address the treatment of program income within the individual funding award agreements.
- Examples of program income can be found at [24 CFR 570.489](#) and are cited in the Public Housing Restoration Fund Program Manual.

Duplication of Benefits

- Congress mandates that CDBG-DR funds can not be used to duplicate any other assistance provided for the same purpose and use.
- No Duplication of Benefits (DOB) will be allowed for any NCORR programs.
- Subrecipient, in coordination with NCORR, will complete all necessary DOB documentation in accordance with the NCORR DOB Policy Requirements and HUD regulations.



Thank you for joining!

Questions to phrfund@ncdps.gov.