

Rural Housing Trust Fund Single Family Disaster Recovery NOFA WEBINAR

July 27, 2023

Rural Housing Trust Fund (RHTF)

- Established in March 2023 by KY Legislation.
- Fund with \$20M total
- \$10M for WKY + \$10M for EKY.
- Created to invest in rural housing solutions.

Kentucky Housing Corporation
Housing Contract Administration Department

**NOTICE OF FUNDS AVAILABLE:
2023 Funding Rounds for
RHTF Disaster Housing Recovery
For Single-Family Projects in EKY & WKY**

*Funded by:
EKY & WKY SAFE Funds via Kentucky's Rural Housing Trust Fund*

July 25, 2023



Kentucky Housing Corporation
1231 Louisville Road
Frankfort, KY 40601
(502) 564-7630
www.kyhousing.org

Find the NOFA on the
[HCA Agency Partner
Portal.](#)

Applications must be
submitted through the
[Universal Funding
Application \(UFA\).](#)





eGram



KHC

KHC's source for news and information.

**NOFA released
this week via
KHC eGrams.**

News from Housing Contract Administration

NOFA for Disaster Recovery in Housing

Kentucky Housing Corporation (KHC) has released the Notice of Funding Availability (NOFA) for the Rural Housing Trust Fund Disaster Recovery (RHTF) for Single-Family Homes in Eastern and Western Kentucky. A total of \$15 million is available.

All applicants will need to review the NOFA on the [HCA Agency Partner Portal](#). Applications must be submitted through the Universal Funding Application (UFA). KHC anticipates offering two rounds of funding under this NOFA, based on available funding, with the second application opening in September.

Interested parties are encouraged to attend the RHTF Disaster Recovery Informational Webinar **from 10-11:30 a.m. EDT tomorrow, Thursday, July 27, 2023**. To join the webinar, [click here](#).

Applicants may address questions to kreynolds@kyhousing.org or jshelton@kyhousing.org.

Available Funds for SF Activities

Geography	Federal Disaster Number(s)	Total RHTF Funds Available for SF Activities	Maximum per Applicant
Eastern KY Designated Disaster Counties	FEMA-4663-DR-KY	\$10,000,000	\$2,500,000
Western KY Designated Disaster Counties	FEMA-4630-DR-KY	\$5,000,000*	\$2,500,000

**\$5M will be made available via a WKY NOFA for multifamily housing development.*

Geography	Eligible Areas/Counties * Indicates counties prioritized for RHTF funding.		
Rural areas of Kentucky	<i>Per the USDA property eligibility lookup webpage.</i>		
<u>Eastern KY 2021/2022 Flooding Disaster Counties</u> designated for FEMA Individual Assistance FEMA-4663-DR-KY	Breathitt* Clay Floyd Knott* Lee	Leslie Letcher* Magoffin Martin Owsley	Perry* Pike Whitley
<u>Western KY 2021 Tornado Disaster Counties</u> designated for FEMA Individual Assistance FEMA-4630-DR-KY	Barren Caldwell Christian Fulton Graves* Hart	Hickman Hopkins* Logan Lyon Marion	Marshall Muhlenberg Ohio Taylor Warren *

Who Can Apply for RHTF Funds?

Eligible Applicants

- Nonprofit housing organizations
- Local governments
- Private, for-profit developers and businesses that undertake new construction or rehabilitation of rural housing for moderate income individuals.
- Public Housing Authorities

Eligible Household Income Limits

Maximum Household Income =

The **greater** of either:

120% of Kentucky's state median family income

OR

120% of HUD area median income for the county

Sampling of RHTF Income Limits

The greater of either 120% of Kentucky's state median family income
OR 120% of HUD area median income for the county.

County	120% 1 person	120% 2 persons	120% 3 persons	120% 4 persons	120% 5 persons
Adair County, KY	\$64,800	\$74,100	\$83,330	\$92,630	\$99,980
Allen County, KY	\$64,800	\$74,100	\$83,330	\$92,630	\$99,980
Anderson County, KY	\$66,850	\$76,400	\$85,950	\$95,500	\$103,150
Ballard County, KY	\$64,800	\$74,100	\$83,330	\$92,630	\$99,980
Barren County, KY	\$64,800	\$74,100	\$83,330	\$92,630	\$99,980
Bath County, KY	\$64,800	\$74,100	\$83,330	\$92,630	\$99,980
Bell County, KY	\$64,800	\$74,100	\$83,330	\$92,630	\$99,980
Boone County, KY	\$84,900	\$97,050	\$109,200	\$121,300	\$131,050
Bourbon County, KY	\$75,000	\$85,750	\$96,450	\$107,150	\$115,750
Boyd County, KY	\$64,800	\$74,100	\$83,330	\$92,630	\$99,980
Boyle County, KY	\$64,800	\$74,100	\$83,330	\$92,630	\$99,980



RHTF

Single Family Eligible Activities

Home Repair

Full Code Rehab

Demo & Rebuilding
on Survivor's Original Land

New Construction on New Site

RHTF Activity	Eligible Households (≤120% AMI)	Maximum Permanent RHTF Funding (Development Gap + Homeowner Subsidy)	KHC Design Requirement	Affordability Requirement
Home Repair (HR)		Up to \$60,000	Minimum Habitability Standards	10-year deed restriction
Full Code Rehab (HB)	Disaster Survivors Only	\$60,001 – \$99,999	Full Building Code	10-year deed restriction
Demo & Rebuilding on Survivor's Original Land (HB)		Up to \$140,000	Minimum Design Standards	+ Mortgage/ note in the amount of direct subsidy to the homeowner/ homebuyer
New Construction on New Site (HB)	Disaster Survivors & Other Buyers	Up to \$120,000		

RHTF Activity Details:

**RHTF HOME REPAIR, RECOVERY &
RECONSTRUCTION**

RHTF Home Repair, Recovery & Reconstruction

Purpose

To assist existing homeowners in achieving a housing solution that is disaster resilient, affordable, and sustainable for the household over time.

Eligible Households

Homeowners with combined household income <120% AMI.

Homeowners must have ownership interest in the land and home to be repaired/reconstructed.

Eligible Properties

- Single-family detached homes or qualified factory-built homes.
- Home must be the homeowner's primary residence.
- Home cannot be in the Special Flood Hazard Area (SFHA).

RHTF Home Repair, Recovery & Reconstruction

Max Assistance

- \$60,000 per repaired home
- Up to \$99,999 per full-code rehabbed home
- Up to \$140,000 per demolished existing home and newly reconstructed home.

Assistance can be paired with but cannot duplicate other disaster, repair, weatherization, and/or energy efficiency programs.

Eligible Activities

- Repairs that bring a home up to KHC's *Minimum Habitability Standards*.
- Rehab or construction that Meets *KHC Design Guidelines*:
 - Full code home rehabilitation.
 - Disaster mitigation measures.
 - Reconstruction of a home on owner's land (original home must be demolished).
 - Site-built, factory-built, and modular construction are eligible.
- Other recovery housing solutions as approved by KHC.

Production Fee

- Home Repair: the lesser of 20% of RHTF up to a maximum of \$12,000.
- Full Code Rehab, Reconstruction & New Construction: the lesser of 20% of total development costs or \$20,000.

RHTF Activity Details:
**RHTF SINGLE FAMILY
DEVELOPMENT**

RHTF Single Family Development

Purpose

To bring new homeownership units that meet KHC Design Guidelines to disaster-impacted housing markets to attract and retain moderate and low-income families.

Eligible Activities

- Home Construction that Meets *KHC Design Guidelines*.
- Construction of replacement housing for disaster victims on land on which the household did not previously reside. Cost may include demolition of original home.
- Construction of spec-built homes not pre-sold before construction.
- Land acquisition and construction of new homes outside of the floodplain.
- Site-built, factory-built, and modular construction are all eligible.
- Acquisition and rehabilitation of a vacant existing home.
- Site preparation necessary for home construction/delivery.
- Assistance to help a homebuyer purchase an RHTF-funded home.

RHTF Single Family Development

Eligible Households

- Homebuyers with combined household income <120% AMI.
- Homeowners must acquire ownership interest in the land and the home.
- Housing-to-income ratio must fall between 10% and 29%.

Eligible Properties

- Single-family homes and qualified manufactured homes.
- Home must be the homeowner or homebuyer's primary residence.
- Home may NOT be built or rehabbed in the Special Flood Hazard Area (SFHA).

Max Assistance

- A maximum of \$120,000 can be permanently invested in a home.
- This maximum includes the sum of affordability gap funding + development gap funding
- RHTF funds must be used to fill gaps—not to duplicate other available funds.

RHTF Single Family Development

Per Unit Developer Fee

If acting as a developer or contractor, the developer/builder may earn a fee upon completion of the home equal to the lesser of 20% of total project costs up to a maximum of \$20,000.

RHTF Activity	Eligible Households (≤120% AMI)	Maximum Permanent RHTF Funding (Development Gap + Homeowner Subsidy)	KHC Design Requirement	Affordability Requirement
Home Repair (HR)		Up to \$60,000	Minimum Habitability Standards	10-year deed restriction
Full Code Rehab (HB)	Disaster Survivors Only	\$60,001 – \$99,999	Full Building Code	10-year deed restriction
Demo & Rebuilding on Survivor's Original Land (HB)		Up to \$140,000	Minimum Design Standards	+ Mortgage/ note in the amount of direct subsidy to the homeowner/ homebuyer
New Construction on New Site (HB)	Disaster Survivors & Other Buyers	Up to \$120,000		

RHTF Priorities for Disaster Recovery in WKY & EKY

Priorities Set Forth in RHTF Legislation

1. Projects located in a federally declared disaster area or projects assisting individual recipients displaced by a federally declared disaster area.
2. Projects submitted by nonprofit organizations or local governments for new rural housing construction.
3. Projects using existing privately owned housing stock, including stock purchased by nonprofit public development agencies.
4. Projects using existing publicly owned housing stock.
5. Projects submitted by local governments for projects that demonstrate effective zoning, conversion, or demolition controls for single room occupancy units.

Additional Priorities Approved by the RHTF Advisory Committee:

1. Projects in the Most Impacted and Distressed disaster counties: Warren, Graves, Hopkins, Breathitt, Knott, Letcher, and Perry.
2. Readiness to proceed: site control, existing waiting list for repairs...
3. Number of units that will be addressed by the project.
4. Experience in development and/or repair of homes for low and moderate-income households.
5. Projects that will house disaster survivors still living in KYEM/FEMA shelter, doubled up with family, or in another unsustainable housing situation, including places unfit for human habitation.
6. Established relationships and mechanisms to ensure a pipeline of flood survivor and new homebuyer referrals, including existing relationships with community organizations, Long Term Recovery groups.
7. Demonstrated expansion of capacity to develop at scale such as workforce development, factory-built homes, modular construction.
8. Demonstrated financial capacity to carry out larger-scale housing projects.

Timeline for Consecutive Funding Rounds

1st RHTF Funding Round

July 25 th	NOFA Released & application opens in KHC's UFA system.
July 27 th	KHC hosts virtual information session on the NOFA.
August 25 th	Last day to submit questions via the HCA Partner Agency Portal .
September 1st	Application closes at 11:59PM ET. Application Fee must be paid by 5:00PM.
Early October	Target to announce RHTF awards.

2nd RHTF Funding Round *(if funds are available)*

September 18 th	NOFA Released & application opens in KHC's UFA system.
September 21 st	KHC hosts virtual information session on the NOFA.
October 20 th	Last day to submit questions via the HCA Partner Agency Portal .
October 27th	Application closes at 11:59PM ET. Application Fee must be paid by 5:00PM.
Mid December	Target to announce RHTF awards.

Housing Contract Administration Partner Agency Portal

[2023 KHC Rural Housing Trust Fund \(RHTF\) Disaster Recovery for EKY and WKY APPLICATION Notice of Funding Availability \(NOFA\) - Round One](#)

APPLICATION DOCUMENTS

1. [2023 KHC Rural Housing Trust Fund \(RHTF\) NOFA](#)
2. [2023 KHC RHTF Policy Manual \(07.21.2023\)](#)
3. [2023 RHTF Sources and Uses Summary Application Attachment](#)
4. [2023 RHTF Application Scoresheet](#)