1. Application Schedule and NOFA Access

Can the application deadline be extended? Extensions of at least one week and at least two weeks were requested.
The application due date has been extended to Wednesday, November 18, 2026 at 5:00 pm. Email applications to DLG.DR@ky.gov.

What if extenuating circumstances prevent an applicant from submitting the application by the deadline?
Applicants that may not meet the deadline can submit a written request for an extension to travis.weber@ky.gov prior to the deadline date.

Is the Rental NOFA link live?
Yes, the link has been restored: Jenkins Grand View - Kentucky Department for Local Government

2. Environmental Review

Must the environmental review be updated to reflect the reduction to 58 building sites? If an update is required, has the environmental review been updated?
No revision to the HUD Environmental Review is required. The original review referenced '*up to* 89 single-family homes.'

3. Infrastructure, Utilities, and Construction Timing

When will Chestnut Ridge homes receive power, water, and sewer connections, and who is responsible for mailboxes? Developers cannot control connections but need power for HVAC and utilities for final inspections. Infrastructure is installed but not connected to the homes; model homes and some others have power, with no apparent consistent pattern. AP reportedly ran out of parts. Specific connection dates were requested to address developer risk, and follow-up was promised on utilities and mailbox responsibility.
DLG will provide information and guidance on Chestnut Ridge in a separate communication to the affected developers.

Can builders defer the March 2027 construction start until utilities are ready for home connections, likely in fall 2027? Given the multiple funders and parties involved, when will utilities be operational? Can a written provision confirm that builders are not required to begin construction until water, sewer, and electric service are operational and that construction timelines will be adjusted accordingly?
Developers and DLG will coordinate milestones and timelines, which will be documented in the funding agreement.

When will the bulk mailboxes be installed?
This is unknown at this time, but DLG will coordinate with developers to ensure the mailboxes are installed in a timely fashion.

4. Construction Process

Section 6.10 addresses preconstruction conferences, notices to proceed, and change orders – topics not included in previous high ground NOFAs. Will Grand View follow substantially the same construction startup and coordination process currently used at Skyview and Chestnut Ridge, or does DLG anticipate changes to that process?
DLG will continue to coordinate with developers on milestones and construction start dates.

5. Davis-Bacon Requirements

Do Davis-Bacon requirements apply to a project with eight or more units?
Yes, Davis-Bacon will apply to any projects with eight units or more. A project includes all units constructed under a single funding agreement.

6. Rental Accessibility and Design Requirements

Why do Grand View's rental accessibility requirements differ from those at Chestnut Ridge, where UFAS applied and 5% of units were required to be accessible?
Chestnut Ridge allowed attached and other multifamily units, whereas Grand View will consist exclusively of single-family homes.

Because Grand View will consist of single-family homes, no minimum number of accessible units is required for homeownership or rental projects.

For homeownership units at Grand View, accessible units are not required unless requested by a prospective buyer. Rental developers may voluntarily provide one or more accessible units or incorporate accessible or adaptable features to accommodate prospective tenants with accessibility needs.

What accessibility standards apply for accessible units? Is a wheelchair ramp sufficient, or must other threshold requirements be met?
Any rental or homeownership unit constructed to be accessible must utilize the Uniform Federal Accessibility Standards (UFAS) requirements for the features being added.

7. Homebuyer Financing Assistance

Will DLG disaster recovery funds for loans to low-income homebuyers be available at Grand View?

Amortizing loans are available to low-income homebuyers at all high ground sites on a case-by-case basis and upon approval by DLG.

Will FAHE's role at Grand View be the same as at the other sites?
Yes, Fahe role in the Grand View project will remain the same as other sites, including coordinating intake of homebuyers, completing the income verification, and determining the amount of CDBG-DR subsidy.

8. Rental Affordability and Monitoring

What income monitoring and unit inspections will be required during the 20-year rental affordability period?
Tenants must qualify as low- to moderate-income (LMI) at initial occupancy. Annual income recertification is not required for existing tenants; however, each new tenant must be income-qualified at occupancy. At least 51% of the units in the project must be occupied by LMI households. DLG will establish reporting and monitoring requirements in the written agreement.

9. Site Access and Engineered Lots

Is the site accessible, and can prospective builders visit to assess conditions that are unclear from the contour lines?
DLG will coordinate with other state agencies to confirm when site tours can begin and announce dates/times for a tour.

Does the engineered portion of each Grand View building lot form a continuous swath through the building site, and what are its dimensions?
A portion of the lots is understood to be engineered. DLG understands that the dimensions are needed to determine which house plans will fit and will provide those as soon as they are available.

10. Retainage and Partial Payments

Section 6.10.2 requires 10% retainage on partial payments, while KRS 371.410 limits retainage to 5% after 51% completion. How will DLG's practice of withholding 10% until sale comply with this requirement?
DLG will continue its current process, which allows developers to request up to 90% of the per-unit award. The remaining funds may be provided after the unit is sold and the final reconciliation of its construction sources and uses is complete.

11. Inspections and Geotechnical Certification

Who will serve as the Commonwealth-selected inspector, and will KHC inspectors fill this role? The NOFA requires developers to provide a geotechnical certification report prepared by a Commonwealth-selected inspector but does not specify who pays. Who is

responsible for the cost? If developers must pay, can DLG provide an estimate, since it selects the inspector?

Developers will need to use KHC inspectors. Fahe can assist developers with coordinating inspections with KHC. However, developers should budget approximately $2,000 per unit for all required inspections in the development budget. This is a CDBG-DR eligible expense as well.