

National Housing & Rehabilitation Association

Summer Institute

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Functionally-Related Complexes

- Multiple buildings treated as single project when:
 - Buildings functioned together historically, and
 - Are being developed in a single project by the same or related owners
 - Does not apply to unrelated owners developing functionally-related buildings
- NPS policy had been to withhold final certification until all buildings in complex completed
- New guidance provides some relief

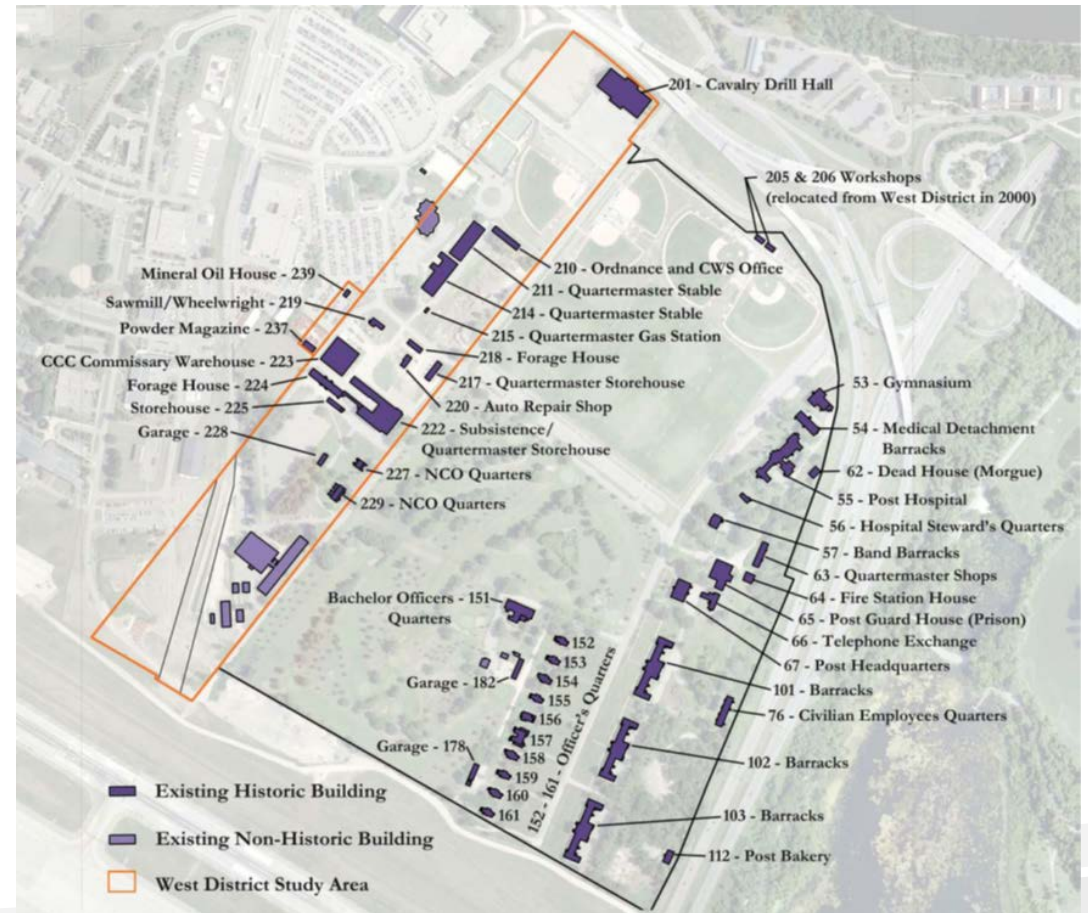


New Functionally-Related Complex Guidance

- Time gap between phases of project
 - One year between end of one phase and beginning of next
 - Each phase can received its own Parts 1, 2 and 3 certifications
 - Phased plan and time gap outlined in Part 1 application

New Functionally-Related Complex Guidance

- Small groupings of related buildings in large complexes
 - E.g., military base or hospital campus
 - Barracks, officer housing, administrative buildings each in a group receiving its own certifications
 - Outlined in Part 1 application





New Functionally-Related Complex Guidance

- Project halted mid-stream due to economic or market factors
 - Completed buildings could receive Part 3 certification
 - Developer assurance that any continuation of work would not start within one year of completed construction
- Guidance does not apply to multiple owners in single building