



OFFICE OF HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

November 23, 2020

MEMORANDUM FOR: All Multifamily Regional Directors
All Multifamily Satellite Office Directors
All Multifamily Asset Management Directors
All Multifamily Operations Officers
All Multifamily Resolution Specialists
All Multifamily Account Executives and Senior Account Executives

FROM: Tobias J. Halliday, Director, Office of Asset Management and Portfolio Oversight, HTG

SUBJECT: 10-Year Project Capital Needs Assessment (PCNA) Postponement – Supplemental Guidance

This Memo provides clarification and additional guidance from the Office of Asset Management and Portfolio Oversight (OAMPO) to lenders/servicers, property owners, and Department of Housing and Urban Development (HUD) staff on the policy for submission and review of 10-year PCNA updates.

Multifamily Housing (MFH) has issued COVID-19 Guidance, including a Q&A most recently updated on October 14, 2020. Due to the COVID-19 pandemic, Multifamily Housing allowed the postponement of regular 10-year PCNA updates (as outlined in Section 10.10 of the MAP Guide) until September 30, 2020, for properties with PCNA reports that are due between March 15 and September 30, 2020. Due to the ongoing COVID-19 pandemic and difficulty conducting in-person CNAs, MFH will extend its postponement of its regular 10-year PCNA to March 31, 2021, for properties with PCNA reports that are due between March 15, 2020, and March 31, 2021. This postponement will allow additional time to schedule, conduct, and submit the 10-year PCNA.

If there are any questions regarding this Memo, please contact Michael Bruggman at (202) 402-5619 or via email at Michael.Bruggman@hud.gov.