

FY 2023 Section 811 Project Rental Assistance (PRA) Notice of Funding Opportunity (NOFO): Live Webinar

December 14, 2023

This resource is prepared by technical assistance providers and intended only to provide guidance. The contents of this presentation, except when based on statutory or regulatory authority or law, do not have the force and effect of law and are not meant to bind the public in any way. This presentation is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

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Grants and New Funding Branch



Welcome

All attendees will be muted during the call.

Program Overview and NOFO Requirements

- PRA Program Overview
- Short Video Presentation
- Overview of the NOFO & Requirements

Overview of Application Submission Information

- Rating Factors Overview
- Overview of the PRA Application Budget
- Live Q & A (time permitting)
- Wrap-Up

PRA Resources and Wrap-Up

- HUD Exchange Resources



Q & A

If you have a question regarding the NOFO during the presentation, please put it in the chat. The Q & A, this PowerPoint presentation, and a recording of this webinar will be available on the HUD Exchange Exchange.



We have a 6-minute video presentation to demonstrate why this program is so important. Though dated, it is still extremely relevant.



Watch [811 PRA Success Stories: Minnesota's Story](https://www.youtube.com/watch?v=iLYiWSfRzck) on the HUD Exchange YouTube channel at <https://www.youtube.com/watch?v=iLYiWSfRzck>



Overview of the NOFO Program

PRA Program Overview

- ❑ The **Frank Melville Supportive Housing Investment Act of 2010** established the Project Rental Assistance (PRA) program. This program provides funding to state housing and other eligible agencies to provide project-based rental assistance for extremely low-income persons with disabilities
- ❑ The purpose of this program is to identify, stimulate, and support innovative state-level strategies that will transform and increase the supply of housing for persons with disabilities
- ❑ This program supports collaborations between State Housing Agencies and State Health and Human Service and/or Medicaid Agencies for the coordination of supportive services for the eligible tenants of the participating properties
- ❑ The program increases housing access for extremely low-income persons with disabilities. It makes available to them, affordable, permanent, supportive housing units with access to appropriate supportive services

Grants



The 811 Project Rental Assistance Grant (PRA) is comprised of two components:

☐ **Project Rental Assistance Funds:**

- Payable to the owners of eligible multifamily property owners and;

☐ **Administrative Cost Funds:**

- Administrative Costs Funds (up to 8% of the PRA Funds) payable to the Grantee for eligible activities relating to administering the PRA Program on HUD's behalf.



811 PRA NOFO Overview

Changes from Previous NOFO

- **HUD Strategic Goal** - Integrate Health and Housing- Applicants should align their PRA programs to reflect housing's essential role to the health and welfare of the individuals served by the grant.
- The **Negotiation Provision** has been eliminated. HUD will not negotiate or modify language in approved OMB forms that are included as attachments to the award agreement.
- No **"Preliminary" awards** will be made. Award letters issued to selected grantees will be the only notification of award.
- Narrative responses regarding **Advancing Racial Equity, Affirmative Marketing, Affirmatively Furthering Fair Housing, and Experience Promoting Racial Equity** have been added or modified.
- Sub-factor **"Past Performance and/or Past Noncompliance"** was removed from Rating Factor 1 and added as a **Threshold Eligibility Requirement**.

Available Funds and Number of Awards

Available Funding

- Funding of up to **\$106,000,000**

Number of Awards

- HUD expects to make approximately 13 awards

Minimum/ Maximum Award

- **Max. Award Amount: \$8,000,000**
- **Min. Award Amount: \$1**



Eligibility Information



Eligible Applicants


- Any **housing agency** currently allocating LIHTC under Section 42 of the Internal Revenue Service Code of 1986 (IRC), any agency overseeing a HOME program, and/or a housing agency who operates a similar federal or state LIHTC or HOME program.
- May include a state housing agencies, local or regional housing agencies. The applicant may be partnership or collaboration of these agencies.
- Only **one** application can be submitted per state
 - Applicants must have a **formal partnership** with the State Medicaid and health and human services agencies. A State Medicaid/health and human services agency can only partner with a single applicant from each state.
 - Private citizens, for-profit entities, and nonprofit organizations **CANNOT** apply for this grant.



Eligible Properties

Property Eligibility Information

- ❑ Any new or existing property with at least five units owned by a nonprofit or private entity.
- ❑ Eligible properties must have financing commitments from LIHTC, HOME, or any other federal, state, or local program.
- ❑ Development costs to construct the property cannot be paid for with 811 PRA funds.
- **NOT ELIGIBLE:** Properties/units already receiving long-term operating subsidies (such as project-based Section 8); senior-restricted units; units whose use is already restricted to persons with disabilities, such as a Section 811 Capital Advance property.



Eligible Units

Eligible Unit Information

- ☐ **No more than 25%** of the total units in a property can be covered by the PRA Grant.
- ☐ Units must be dispersed throughout the property and cannot be segregated to one area of a building such as on a particular floor or in certain sections within a property.
- ☐ There is no requirement to designate specific units (e.g., units 101, 201, etc.) to be set-aside for Section 811 PRA units. This allows greater flexibility in offering the next available unit to a person with a disability.
- ☐ An accessible unit does not necessarily mean a unit that has been adapted to accommodate a person with a physical disability.

No more than 25% of the units can:

- ☐ Be used for supportive housing for persons with disabilities (either under the Section 811 PRA program or any other federal or state program)
- ☐ Have any occupancy preference for persons with disabilities



Eligible Tenants

How can PRA Funds be Used?

- ❑ PRA funds can only be provided to housing units for **extremely low-income** disabled households.
- ❑ **Income:** Total annual household income: Prior to the changes in the Appropriations Act, HUD based the extremely low-income limits on 30 percent of the area median income. These limits are now based on 30 percent of median income or the federal poverty guidelines, whichever is greater. A tenant's income cannot exceed the greater of the two.
- ❑ [FMR IL Dataset API Documentation | HUD USER](#) (Link to HUD's published Fair Market Rents and Income Limits)
- ❑ **Disability:** Within the household there must be at least one individual **between ages 18 and 62** with a disability. They must be eligible for community-based, long-term services such as those provided through Medicaid waivers.



Government
Grants

Government Grants: How to Apply

How to Apply

- Register with System for Award Management ([SAM.gov](https://sam.gov)) to obtain a **Unique Entity Identifier Number (UEI Number)** if your agency does not have one. If your agency has a UEI number, be sure it is **still active**.
- Once you have the UEI, go to [Grants.gov](https://grants.gov) and search for the funding opportunity for the **Section 811 Project Rental Assistance Grant (FR-6700-N-53)**. All application materials, including the Application Instructions and Application Package are available through [Grants.gov](https://grants.gov)

This process can take up to four weeks. START THIS PROCESS NOW!

- You must submit your application electronically via Grants.gov under the Funding Opportunity Number cited within the NOFO.

<https://www.grants.gov/search-results-detail/350572>

If you experience any technical difficulties with SAM.GOV...

A dark blue banner for the SAM Support Center. On the left is a logo featuring a stylized eagle with its wings spread, set against a background of stars and stripes, all enclosed in a square frame. To the right of the logo, the text "SAM SUPPORT CENTER" is written in large, white, bold, sans-serif capital letters. Further to the right, there is a red rectangular box containing the phone number "1 (855) 700-5143" in white text. Below this box, the text "HOURS OF OPERATION:" is written in white, followed by "8:30 AM - 8:00 PM" in white capital letters.

 **SAM SUPPORT CENTER**

1 (855) 700-5143

HOURS OF OPERATION:
8:30 AM - 8:00 PM

Call the System for Award Management (SAM) Support Center

- Phone: 1 (855) 700 - 5143
- Hours of Operation: 8:30 am – 8:30pm

Grants.GOV

If you have difficulty accessing the application and instructions or have technical problems, contact Grants.gov customer support center by calling (800) 518-GRANTS (this is a toll-free number) or by sending an email to support@grants.gov. The customer support center is open 24 hours a day, seven days per week, except Federal holidays.

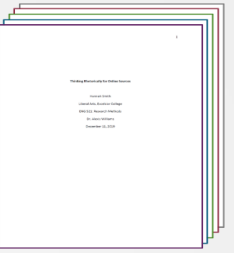
Forms to Submit



- Standard Form 424 (**SF-424**) Application for Federal Assistance
- Standard Form 424A (**SF-424A**): Budget Information for Non-Construction Programs.
NOTE: HUD Detailed Budget Form add on – The HUD Form 424-CB is part of the SF-424A form. This is a duplicate of the “All Years” spreadsheet. It is included to show the detailed budget information for Years 4, 5, 6, 7, and 8.
- Applicant & Recipient Assurances & Certifications (**HUD 424-B**)
- Applicant Disclosure Report Form 2880 (**HUD 2880**)
- Code of Conduct drafted by you. It must meet all requirements of 2 CFR 200.318(c)
- Affirmatively Furthering Fair Housing - HUD, and its recipients must: Determine who lacks access to opportunity and address any inequity among protected class groups. Promote integration and reduce segregation.
- Link to the Federal Register:
<https://www.federalregister.gov/documents/2023/02/09/2023-00625/affirmatively-furthering-fair-housing>
- HUD Detailed Budget Form add on
- [Grants.gov](https://www.grants.gov) Lobbying Form
- **Disclosure of Lobbying Activities (SF LLL)**

NOTE: Make sure that all forms and certifications are signed and properly dated by the authorized representative for your agency!

Application Submission Information



- Application must not exceed 30 pages. Page limits refer to the narrative responses and do not include supporting documentation or forms.
- Page sizes are 8 ½ x 11-inch. Font may not exceed 12-point size.
- Page limits **do not** include documentation in other tabs which are cross-referenced in the narrative.
- **All narrative pages must be numbered and organized by tab section.** See the instruction in the NOFO regarding under which tab to place your responses
- Please do not use end notes or footnotes and do not format your narrative in columns.
- **Read the NOFO carefully for other form and formatting requirements.**



Overview

Threshold Requirements

❑ General Threshold Requirements

- Submission of a timely application. (2/12/2024 by 11:59:59 p.m. **eastern standard time**)
- Responding to a deficiency letter by the stated deadline (after screening)

❑ Program-Specific Threshold Requirements

- Inter-Agency Partnership Agreement
- Past Performance

Threshold Requirements are NOT curable deficiencies.

Program-Specific

Specific Program Threshold Requirements

Inter-Agency Partnership Agreement details the partnership between the Lead Applicant and State Health and Human Services/Medicaid agency(ies). If agencies are separate entities, all agencies must be included in the agreement.

- **Agreement must include:**
 - detailed description of the target population(s) to be served
 - methods for outreach and referral
 - a commitment to make appropriate services available for residents in PRA assisted units in multifamily properties
- Must identify available services and describe how such services will be made available to the tenants. Tenant participation must regarding the supportive services **MUST be voluntary**.
- **Must have a term of five years co-terminus with term of the initial PRA funding.** HUD is seeking long-term commitments beyond the initial five-years to make available services for the targeted populations. HUD understands these services are typically funded annually through state and federal programs and will accept commitments subject to contingencies based upon annual funding.

Program-Specific

Specific Program Threshold Requirements (continued)

- Past Performance
 - To ensure that Applicants have the capacity to run a successful 811 PRA program, HUD will review the past performance data under this program.
-
- HUD will use the most recent quarterly or annual reporting data and any existing criteria or information in evaluating an Applicant's past performance or past non-compliance available at the time of application closing.
 - **PAST PERFORMANCE AND PAST NON-COMPLIANCE:** Applicants that have demonstrated low performance or partial implementation of the grant at the time of application closing will not be eligible for funding from the FY 2023 NOFO.
 - **NOTE:** For this requirement, HUD will not use performance data for grants awarded under the FY 2019 811 PRA NOFO.

Curable Deficiencies

HUD will screen the applications for deficiencies that do not affect an applicant's score (not substantive) and administer a cure period to allow the applicant to submit the missing document(s). Curable (correctable) deficiencies include:

- 1. Inconsistencies in the funding request**
- 2. Failure to submit the proper certifications or forms (e.g., form HUD-2880)**
- 3. Failure to submit a signatures and/or dates of signature on a certification**

Responding to a deficiency letter by the stated deadline (after screening) will render your application un-scorable.

NOTE: Requested missing forms MUST be dated on or before the application deadline date.



RATING FACTORS

Rating Factor 1

- Applicant(s)'s Description of Relevant Experience (up to 3 points).
- Compliance and Monitoring Experience (up to 4 points)
- Management of Affordable Multifamily Rental Housing (up to 4 points).
- Leadership and Key Staff's Capacity (up to 2 points).
- Managing Section 8 Project-based Rental Assistance programs using HUD's Tenant Rental Assistance Certification System (TRACS) (up to 5 points).
- General Experience (up to 8 points).
- Experience with Supportive Housing and working with housing providers (up to 7 points).

Rating Factor 1

Applicant and State Health and Human Service/Medicaid Agencies Relevant Experience, Capacity, and Readiness

Maximum 33 Points

Rating Factor 2

- Describe and **document** how this funding will address a specific need for housing for extremely low-income persons with disabilities in your stat
- Describe how this funding will address a specific issue or issues or fill a gap in a state's existing continuum of services for persons with disabilities

Rating Factor 2

Need/Using housing as a platform for improving of life

Maximum 5 Points

Rating Factor 3

YOU MUST PREPARE AN IMPLEMENTATION PLAN. This plans details how you intend to tailor the PRA grant for your state's specific needs. The Implementation Plan is an attachment to the Interagency Partnership Agreement. *The plan must be submitted in a stand-alone, supporting document as it will become an attachment to the Cooperative Agreement if you are awarded a grant.* Components of the Implementation Plan are:

- **Process for Identification of Units** (up to 10 points)
- **Alignment of New or Existing Housing Strategies or Initiatives.** (up to 10 points).
- **Calculation of PRA Funds** (up to 10 points).
- **Program Implementation Schedule** (up to 10 points).
- **Integration of Services which includes the Inter-Agency Partnership Agreement** (up to 15 points).

The Implementation Plan should be based upon and specifically reference the Inter-agency Partnership Agreement.

Rating Factor 3

Soundness of Approach
/Implementation Plan

Maximum 55 Points

Overview of Rating Factor 4

- 1. Systems Change (up to 5 points).**
- 2. Expand Cross-Cutting Policy Knowledge (up to 2 points).**

Rating Factor 4

Achieving Results,
Program Innovation and
Evaluation

Maximum 7 Points

Application Selection

- Only the rating factors described in Section V,A of the NOFO will be used to rate each application.
- Only the information provided by the applicant in the application package will be reviewed.
- A score will be given to each rating factor. Those scores will be combined to determine a cumulative score.
- Applications will be ranked in numerical order. We will begin funding applications beginning with the highest scored application until all funding has been exhausted.
- To be considered for funding, applications **must** receive a minimum score of **75 points**.
- POSSIBLE MAXIMUM SCORE: 100%



Important Information

Applications are due February 12, 2024

11:59:59 p.m. **EASTERN STANDARD TIME.**



- ❑ The governing guidance for this grant can be found in **2 CFR Part 200** - UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS
- ❑ While the information provided in this webinar is accurate to the best of staff's knowledge, if there are any discrepancies between the information presented in this webinar and the instructions and guidance written in the NOFO, the language in the NOFO takes precedence.

A Few Required Program Documents Once Awarded

Cooperative Agreement The Cooperative Agreement specifies the terms and condition of the grant. It is similar to a grant agreement and is the governing document between the grantee and HUD.



Rental Assistance Contract (RAC) – A contract that governs the relationship between grantee and the property owner. Initial term is 20 years and is subject to renewals after the initial term has expired.

Use Agreement – The property owners must execute a Use Agreement. The Use Agreement has a minimum of **30-year use restriction** for extremely low-income persons with disabilities. This agreement must be executed in tandem with the RAC and it **MUST BE RECORDED**.

HUD Exchange Resources


Resources and assistance to support HUD's community partners

NEED HOUSING ASSISTANCE? [Email Updates](#) [Log In](#)

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Section 811 Project Rental Assistance (PRA) Program



Berger Square Apartments - Odenton, MD

[Join a Mailing List](#)

[Contact a PRA Program State/Grantee](#)

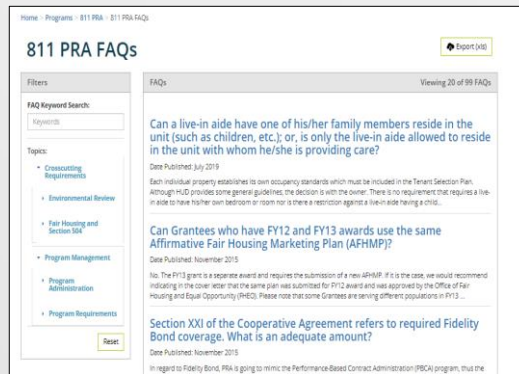
[View PRA Program FAQs](#)

Resources

[HUD Secure Systems](#)

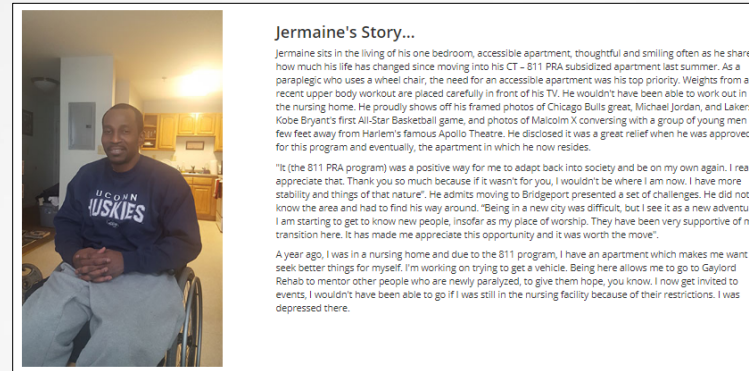
[Start-Up Guide and Forms](#)

HUD Exchange Resources



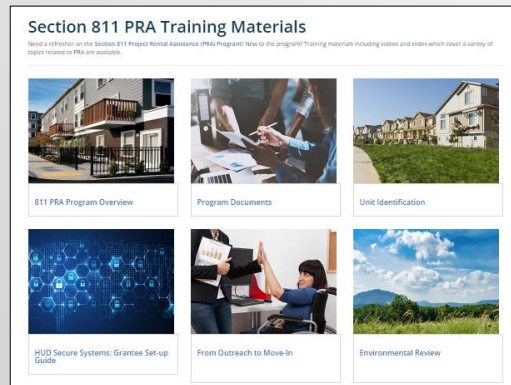
811 PRA FAQs

<https://www.hudexchange.info/811-pra/faqs>



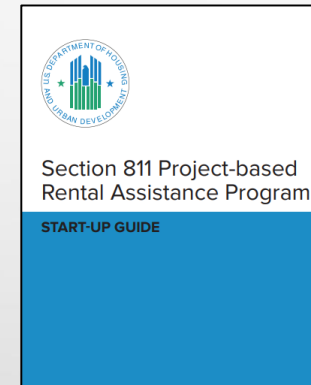
Tenant Success Stories

<https://www.hudexchange.info/programs/811-pra/success-stories/>



811 PRA Training Materials

<https://www.hudexchange.info/trainings/811-pra/>



811 PRA Start-up Guide

<https://files.hudexchange.info/resources/documents/Section-811-PRA-Program-Start-Up-Guide.pdf>



WRAP UP



Thank you

for your interest in HUD's Section 811 Project Rental Assistance program!