

**ANDREA HENDRICKS:** Good afternoon, everyone. I am Andrea Hendricks. I am a program analyst in the Grants and New Funding branch of the Office of Asset Management and Portfolio Oversight. I am the analyst who administers the section 811 project Rental Assistance Program, along with the section 811 Capital Advance Program. But today, I'm going to give you a brief presentation regarding the FY23 Notice of Funding Opportunity, which we lovingly refer to as the NOFO, for this 811 project Rental Assistance Program.

A few housekeeping issues we're going to have is all of the attendees-- Michael, you can go to the next slide. All attendees will be muted during the presentation. I'll give you a program overview, an overview of the program and the NOFO requirements. We will have a short video presentation to show you why we do what we do; the PRA note for program overview and an overview of some of the requirements.

Now, this overview will is not intended to give you all of the information that you need to prepare a successful application. You really need to read the NOFO, read it carefully, and read it maybe two or three times to get the understanding. Because there's a lot of information there.

But if you read the NOFO carefully, follow all of the instructions that we have written there, I'm sure you'll have a successful application. If you have any questions-- next slide, Michael, please. If you have any questions regarding the NOFO during this presentation, please put it in the chat. The questions and answers, this PowerPoint presentation, and a recording of this webinar will be available for you on the HUD Exchange at a later date.

We have to get our technical assistance partner to compile all of the information for you. But we want you to put your questions in the chat, so that we can make the answers available to all participants. Because you have a question. Someone might be shy and just not want to ask the question. So if you'll just write out your question in the chat, we are compiling those questions. And they will be answered.

I'm going to turn my camera off now, so that we can get started with our presentation. And I'll be back with you shortly at the end of the presentation. Next slide, please, Michael.

We have a six-minute video presentation to demonstrate why this program is so important. Now, this video was compiled probably maybe during the 2012 or '13 process. I'm not sure. So it's a little dated, but it's still relevant and shows why we do what we do. So, Michael, without further ado, would you please show the video?

[VIDEO PLAYBACK]

- I have an eight-year-old son. He's accelerated in school, very emotional, though, an energetic kid. I have a vibrant six-year-old daughter named Tanesha. She likes purple. She does very well. She's very social, a social butterfly. She does well in school. And I love them both.

- Leslie, you got a good report in school. Your teacher said I should be proud of you.

- October 7, 2013, I was injured. I was actually shot in a crossfire. That caused me to have to go through rehabilitation. And it separated me from my children. Of course, they couldn't be with me in the hospital. or in the physical rehab.

- OK. I want you to grab my purse then. Can you hold that?

- Mm-hmm.

- Now give it to me. There, your hands are cold. Put your hands in your pocket.

- So we were talking to Tanesha about whether she's interested in going back to school because she'd be a heck of a good social worker.

- Tanesha had been in a nursing home. She'd been shot and paralyzed. She had two young children, was desperate to get out of the nursing facility. If we did not have this 811 program with subsidized housing for somebody like Tanesha, she probably would have been in a group home.

And in a group home, she could have seen her children. But her children wouldn't be living with them. So for a person like Tanesha, being in a subsidized housing unit really was the key for her to be able to live her life, be a mother, be a family, and be part of the community,

- The better you look and feel about yourself, the more you want to be in a community, the less you're inside. And that's important, to be able to get out and be a part of the world.

- Mm-hmm. How's your apartment?

- I've learned to-- I've learned to work with my space. So I know it now like the back of my hand.

- The Section 811 project-based rental assistance program is a program that provides a rental subsidy for people with disabilities. And we're targeting people living in institutions or who are long-term homeless. So 811 PRA provides that subsidy that allows people to pay 30% of their income for rent.

- Perfect.

- Tanesha had been enrolled in Moving Home Minnesota, which is Minnesota's term for money follows the person, and did get relocated out to an apartment. That situation did not work out well. She was paying way too much money and ended up giving a notice to get out of that apartment.

- I got it, George, I got it.

- My last apartment, I paid close to 950 for rent, which was, like, 2/3 of my income. Here, I pay 30% of my income.

- I think that this kind of housing is a better approach for somebody like Tanesha because she does not view herself as a disabled person. She is a very able young woman, and she needs to be in the community. And she interacts with everybody.

- Are you trying to keep me on my toes?

- Absolutely.

- With this program, people are moving into very integrated units. It isn't one building built for disabled people.

- Everything now is over \$1,000 a month.

- Living in a nursing facility, the mood is down. It's really hard to be motivated in a place like that. So being able to be reintegrated into the community has made me a lot stronger now mentally and physically. I've gained a lot of independence, and I'm just grateful for those things.

- George, can you hit that fan up there?

- I think the unique thing about the section 811 is that we are coupling rental assistance with services. Services are important to support people to not live in institutions. Some people might need health supports, personal care supports, that help support people to live in their homes. But the services follow the people, no matter which unit they live in.

- When you are in your own home, you have a bigger say-so. You get to pick who's caring for you. I can pick my PCO or fire him. And I also have a social worker. I can speak to him if I'm not happy with the cares that I'm receiving.

- Some people would think that, yes, it would be easier if everybody was just in an institution, if they were in group homes. It's the wrong thing to do. People have a right to live where they choose. They have a right to receive the services they choose.

- This apartment well it's really convenient. It's close to a lot of things for my children, like the community center, the park, and a library. Their school is not very far, so I can even access that in my chair. We're close to the bus line. I like my community a lot.

- Press the button, baby. It's automatic. Then you don't have to touch that cold metal. Good job.

[MUFFLED VOICES]

- I think that the 811 program has just been a huge success for Minnesota. We have almost 70 people who have received housing. Along with that housing, a lot of them are getting supports. And I think Tanesha's case is a perfect example.

Here we had a young, vibrant woman in a nursing home. Her two children could not be with her. What would happen to those kids? What would happen to Tanesha not being able to be their mother?

- Spider-Man sprung into action. As Spider-Man shot a web--

- Whoa.

--and trapped the crook, he got a good look at him.

- What are you reading? Is this still your favorite or no?

- The section 811 program allows me the opportunity to give my children things that I may not have been able to give them otherwise.

- Ice cream.

- Ice cream.

- Sound them out, OK?

- When I was paying the 950 rent, that was basically all of my income. It would have been out of the question to think that I can put them in swimming lessons. I can just do a lot more things for them and give them more opportunities.

- My buttons, my buttons, my three groovy buttons. My buttons, my buttons, my three groovy buttons.

- Hey.

- Oh, no.

- Pop.

- Pop. Pop, pop. Oh, no. Oh, no.

[END PLAYBACK]

**ANDREA  
HENDRICKS:**

So the next thing I'm going to do is give you an overview of the PRA program. And it'll just be a refresher because it appears that all of you all have already participated in this program. So this should be easy to go through.

So again, the overview of the PRA program, this program is made possible by the Frank Melville Supportive housing Investment Act of 2010. This is what established the product 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, as it states, is to identify, stimulate, and support innovative state-level housing strategies that will transform and increase the housing supply for persons with disabilities. We want you all to tailor this program to meet the specific needs of your state. Each state doesn't necessarily have the same issues, and so this program will allow you to tailor the program to be what you need it to be to service the people in your particular state.

This program also supports collaborations between your state housing agencies and the state health and human services or Medicaid agencies for the collaboration of supportive services to the tenants of this program. This is a very important symbiotic relationship that you, the state housing agencies, will have with the state health and Human services program. Because we have the people who participate in this program integrated into the community, but they need their supportive services. So you have to form a very important partnership with your health agencies in the state to make this program successful.

We want this program to increase housing, access to extremely low persons with disability. And it makes available to them permanent, safe, decent, sanitary housing. So this is a really very important program. And we thank you for your participation in this program. Next slide, please, Michael.

Now, the 811 PRA program, as you know, is comprised of two components. We have the Project Rental Assistance funds. Those funds are payable to owners of eligible multifamily property owners, and those funds come from the government through you, the state, to the property owner.

And then as a reward for administering this program on HUD's behalf, we give states up to 8% of the amount of the PRA award. And it's payable to you to grant the grantee for eligible activities relating to your administering and servicing this grant for us. Next slide, Michael.

So an overview of the PRA NOFO for this year, I'm going to go the few little changes that we made to the NOFO from previous years. We've incorporated HUD's strategic goal of integrating health and housing. You should align your PRA programs to reflect housing's essential role to the health and welfare of the individuals served by this grant.

People can't be healthy if they don't have a decent roof over their head. If they don't have a decent place to lay their head at night or to take a bath or sit down and eat a meal, they can't necessarily be healthy. So that's why we've integrated this strategic goal into this NOFO.

The negotiation provision that we had in the 2019 NOFO has been eliminated. We will not negotiate or modify language in the approved OMB forms, that are included as attachments to the awards. Those are standard forms, and we vet those forms through OMB, and they approve the language that is in them. So we really shouldn't be modifying the language that is in the forms, once they have been approved by OMB.

Last funding round, you all received preliminary award letters. But we've eliminated that step. The only award letter that you will receive will be those that we send out to the selected grantees.

This year, we've had to include-- it was the secretary's initiative, and we had to include a narrative that speaks to advancing racial equity, affirmative marketing, affirmatively furthering fair housing, and experience in promoting racial equity. Those components have been added. You have to give brief narratives, and they do not count in your 30-page limit.

The subfactor Past Performance and/or Past Noncompliance was removed from Rating Factor 1. But it has been added as a threshold eligibility requirement. And I'll speak to that a little later in my presentation. Next slide, please, Michael.

Available funds and number of awards-- this year, if you read the law that authorized 811 PRA and 811 program, in general, for this year, there was \$212 million. And so what management decided to do was to split the funding between the 811 Capital Advance Program, that is given to nonprofits, and this program. So this program, for this funding round, has \$106 million.

We expect to make 13 awards using these funds. And we did increase the award amount this year to \$8 million. I think it was \$7 million in 2019. So we did add another \$1 million.

Now, when we say we hope to make approximately 13 awards, I hope that we get a plethora of applications and that we're overprescribed. I hope to be able to go to my director and say, look, I've run out of money. I've funded this many applications, and I've run out of money.

This will help us maybe next time, when we go to Congress, when Congress asks us how these programs are doing-- "well, we didn't have enough money to fund all of the applications that we had." And that's where we want to be with this program. Next slide, please, Michael.

Let me give you a little bit about-- give you a little information about eligibility information. Like I said, since I don't see any new participants, I know all of this is just a refresher course for you. But it doesn't hurt to go over things, to reiterate them.

So eligible applicants-- any housing agency currently allocating low income tax housing tax credits under Section 42 of the Internal Revenue Service code, any agency overseeing a home program, and/or a housing agency who operates a similar federal, state, or local low-income tax housing or home program. This may include state housing agencies, local or regional housing agencies. And you may partnership with other agencies who want to provide this housing.

Partnerships are encouraged. If you've got more than one agency in a state that's interested in providing this housing, you have to partnership with each other. Because we only allow one application per state.

Now, you, the applicant, you must have your formal partnership with the state Medicaid and health and human services agency. That is your inter-agency partnership agreement, which we're going to talk about a little later on in the presentation. But a state Medicaid health and human services agency can only partner with one single applicant from each state. And that's because you can only have one applicant from each state.

Private citizens, for-profit entities, and non-profit organizations cannot apply for this grant. The non-profit entities can apply for funding to house the disabled under our 811 Capital Advance Program. You can move to the next slide, Michael.

So I've talked about the eligible applicants. Now we're going to talk about the eligible properties. Any new or existing property that has at least five units is eligible. And the ownership entity can be either private or nonprofit.

Eligible properties must have financing commitments from the low-income housing tax credit program home or another federal or state or local housing program. 811 PRA funds cannot be used for the construction of a property. They can only be used for project rental assistance. Not eligible properties are properties that already have long-term operating subsidies, such as project-based Section 8. This can't go to senior-restricted properties or properties like our 202 elderly properties.

The units are restricted to persons with disabilities. They are already restricted to disabilities, I should have said. And like our Capital Advanced 811 properties, you cannot use this program for those type properties. Next slide, Michael.

Eligible unit information-- now, no more than 25% of the total units in a property can be covered by the PRA grant. For instance, simple math, you've got a 100-unit property. Only 25 of those units can be designated to use the PRA funds.

The units must be dispersed throughout the property, and they cannot be segregated into one area of the building, such as on a particular floor or in a particular building. If you've got multiple buildings or a particular section of a floor, they have to be just dispersed out within the building, so that, unless somebody tells somebody, they don't know there's a disabled person living in that unit. We want them integrated into the building.

There's not a requirement to designate specific units to be set aside for the PRA units. When you contract with your property owners, if they give you 25% of the units, it's just whatever units. They don't have to designate specific units to be PRA units.

When I was writing the current NOFO, some people that get in their minds, that when we say, people with disabilities, we're strictly speaking of people who have physical disabilities. But that's not necessarily the case. This program is open to anyone with any disability. And so they can be dispersed throughout the entire property, and that's how we want them to be.

And that's why I made the statement in my next bullet. An accessible unit does not necessarily mean it's the unit that's been adapted for persons with a physical disability. No more than 25% of the units in the property can be used for supportive housing for persons with disability, either under the PRA program or any other state or federal program. And no unit can have occupancy preferences for persons with disabilities. Next slide, Michael.

Eligible tenants-- we've talked about the eligible applicants. We've talked about the eligible properties. Now we're going to talk about the eligible tenants.

How can PRA funds be used? Who can take advantage of these funds? The PRA funds can be used to subsidize the rental cost of housing units for extremely low-income, disabled households. Now, when we talk about extremely low income, it's the total annual household income.

Now, prior to changes in the Appropriation Act, HUD based extremely low income limits on 30% of the area median income. These limits are now based on 30% of the area median income or the federal poverty guidelines, whichever is greater. A tenant's income cannot exceed the greater of the two.

And for your convenience, that blue, when you get this presentation, that is the link to HUD's published fair market rents and income limits. And you can also Google it. The limits were recently updated a couple of months ago.

Now, we define disability. In the household, there must be at least one individual who is between the ages of 18 and 62 who has a disability. That person must be eligible for community-based, long-term services, such as those provided through Medicaid waivers. I had a grantee call me a year or so ago, and they had a person who wanted to move into 811 PRA. But they had processed the lady.

But unfortunately, she turned 62 before she moved in, and there was nothing that we could do. She couldn't move in, because I don't know if the process took too long, or she just waited too late. But she turned 62 while she was waiting for her apartment, and unfortunately, she couldn't move in. So that's an important distinction. Michael, next slide, please.

How do we apply for these grants? So you've heard all of my presentation about who's eligible to apply, what you need to do. So how do you apply for this grant? Next slide, Michael.

The first thing you have to do is register at sam.gov. And you register at sam.gov to obtain a unique entity identifier number, which we refer to as the UEI number. If your agency already has a UEI number, you still need to go to sam.gov to make sure that number is still active. Because I'm told that those numbers periodically expire, and you have to go and register your number.

So if you already have a number, you need to make sure it's active. If there were anyone who is on the call, maybe joined later, I don't know. If you don't have a UEI number, you need to go to sam.gov to register, to obtain one. And it's of no cost to your agency. Now, once you have your UEI number, you go to grants.gov, and you search for the Funding opportunity Section 811 Project Rental Assistance grant. And the number is FR-6700-N-53.

And again, there's another 811 NOFO out there, but it's for the 811 Capital Advance. I think it ends in 49. So just be sure to click on the correct NOFO on grants.gov.

All of the application material that you need, including the application instructions and the application package, are available on hud.gov. Now, I'm told this process can take up to four weeks. So you need to start now. And as far as your registration and pulling down the information, the information is already on grants.gov because I checked it to be sure. But that four weeks process is referring to the sam.gov things that you have to go through.

You must submit your application electronically via grants.gov under the funding opportunity that's listed. I've been around HUD long enough to back in the olden days, when everybody had to submit six paper applications. We cut down a lot of trees back in the olden days. But now we don't do that. We have everything submitted electronically. And for your convenience, I listed the link that takes you directly to the NOFO. Next slide, Michael.

Now, if you experience any technical difficulties with sam.gov, you'll find in this presentation the information that you need to contact them. Sam.gov and grants.gov are not HUD systems. We do not maintain them. We just use them to process our applications. So if you encounter any technical difficulties, unfortunately, we are unable to assist you. But I did want you to have the information readily at hand so if you need it, it's there. Next slide, Michael.

The same thing with grants.gov, this is not a HUD system. It's maintained by another agency. So if you have any technical difficulties, I provided the information that you need to reach out to them to give you assistance. Michael, we can go to the next one.

Forms to submit, this is just a list of the forms that you need to submit. They're listed in grants.gov and your application package. I just listed them here for your edification.

One thing I wanted to point out to you, your code of conduct, this is the document that's drafted by you. It must include a cover letter on the company's letterhead that provides a name and title of the responsible official, their mailing address, business phone number, and email address. This document must prohibit real and apparent conflicts of interest that may arise among officers, employees, or agents, or any member of his or her immediate family, his or her partner, or any organization that entity employs.

If applicable, the standards must also cover organizational conflicts of interest. It must prohibit the solicitation and acceptance by employees of gifts or gratuities in excess of a minimum value and must provide for administrative and disciplinary actions to be taken if any violations occur. And if you go to 2 CFR 200.318c, it lists all of the requirements that your code of conduct must contain.

Another thing I wanted to point out in the forms that you submit is the Affirmatively Furthering Fair Housing requirement. You must demonstrate-- we want to determine who lacks access for opportunities, and address any inequities among the protected class groups. And we want to promote integration and reduce segregation.

On February the 23, 2020-- I'm sorry, February the 9th, 2023, HUD published in the Federal Register a notice of proposed rulemaking, entitled, Affirmatively Furthering Fair Housing. During the proposed rulemaking, the AFFH interim rule still remains in effect. Because I don't think they've published the final rule yet. So that interim rule is still in effect.



So you can go and read that and get more information on the AFFH requirements that you need to provide in the NOFO. The rest of the forms are just standard forms. I would caution you to make sure that you sign and date all of your forms and certifications. And the signature needs to be by the authorized representative of your agency. Next slide, please, Michael.

Application submission information-- your application must not exceed 30 pages. These page limits refer to the narrative responses and do not include supporting documentation or forms. We want you to use 8 and 1/2 by 11 page, and we don't want your font to exceed 12 points.

The page limits do not include documentations and other tabs, which are cross-referenced in the narrative. All of your narratives must be numbered and organized by tab and section, and the instructions for this are in the NOFO. Please don't use endnotes or footnotes, and do not format your narrative with columns.

My best suggestion to you-- and you might hear me say this again throughout this presentation. Read the NOFO carefully. And it has information regarding format.

I had a question the other day regarding Affirmative Furthering Fair Housing and all the fair housing things that we ask you in the NOFO. We realized that some of the questions are repetitive and redundant. But if you would please just answer the question in the area that is provided-- and if you have to cut and paste and say the same thing, we understand that.

Some of the Fair Housing requirements were specified for the Secretary. So we had to include them in our NOFOs, not just my NOFO, but all of the NOFOs that we've written that have to do with housing. So if you would kindly just answer the question where it is written, we do realize that there is some redundancy, and we understand that. Next slide, please, Michael.

I'm going to now speak about threshold requirements, versus general ones, versus program-specific. We really don't have a lot of threshold requirements in this particular program. The main threshold requirement is a submission of a timely application.

The applications are due February 12, 2024 by 11:59:59 PM. So I want my grantees who are on the West Coast, who are in Mountain Time and Central Time, to pay close attention to that because that doesn't mean 11:59:59 your time. So pay attention to that deadline.

Resolution of civil rights matters-- if you have any outstanding civil rights violations, those violations need to be remedied before submitting your application. If they're not, you will fail threshold requirement, and we won't be able to review your application.

Now, specific program threshold requirements, we have two-- your Interagency Partnership Agreement, which I'm going to talk about a little later, and Past Performance, which I'll tell you about those, too. But these four threshold requirements are not curable deficiencies. In other words, when we download your applications from grants.gov, and you are missing any one of these things, then we won't be able to score or review your application. Next slide, please.

The Interagency Partnership Agreement-- now, the Interagency Partnership Agreement really is a part of Rating Factor 3. And I'm going to go over it again. But just so you know, the Interagency Partnership Agreement details your relationship between yourself and the state and Medicaid agency. If the agencies are different, the health agencies are different, then each agency must be included in your agreement.

Your agreement has to detail the target population to be served, methods of outreach, a commitment to make appropriate services available to the residents in the properties. Your interagency partnership agreement must identify available services and describe how the services will be made available to the tenants. But those services have to be voluntary. You can't force anybody to participate or partake of the services that are provided.

The agreement must have a five-year term that is coterminous with the initial funding, which is five years, also. We're seeking long-term commitments beyond the initial five years to make available services for the targeted population. We understand these services are typically funded annually through the state and federal programs. So we will accept commitments, subject to contingencies based on annual funding. Michael, we can go to the next slide.

OK, past performance, this is a specific threshold requirement. To ensure that applicants have the capacity to run a successful 811 PRA program, we're going to review your past performance data in reviewing your applications. We're going to use the most recent quarterly and annual reporting data and any existing criteria or information that we have available regarding your participation in the program to determine whether or not you're in compliance with the agreements that you've made.

Past performance and noncompliance-- if you've demonstrated low performance or partial implementation of the grants that we've given you in the past, you won't be eligible for funding for this NOFO. But a caveat to that is that we're not going to use performance data from the 2019 grants to make this determination. This determination is not made to be punitive.

Congress gives us a certain amount of funds, and they tell us what they want done with those funds. And if we're not utilizing the funds as Congress has prescribed, then they're liable to not give us the funds for the next funding rounds if we're not using the funds. Sometimes, upper management is called on the Hill to explain why we're not utilizing the funds as they prescribed us to. So that is we're just trying to keep the funds flowing and keep the funds moving. So this is not meant to be punitive. It's just meant to keep the program viable. Next slide, Michael.

Now, I talked about your threshold requirements. When we get your applications, the first thing we're going to do is look for threshold requirements. And if you pass all the threshold milestones, then next, we'll go and look at your application to see if there are any curable deficiencies. So we're going to screen your applications for deficiencies that do not affect the score.

Some of those things could be like an inconsistent funding request. Or you didn't submit the proper certifications or forms. Or you're missing signatures or dates. Responding to a deficiency letter by the dates stated in the letter is very important. If you don't respond to your deficiency letter by the stated date in the letter that we send to you, that will render your application ineligible for funding.

So people go on vacation sometime. The person that we're going to send all of our correspondence to is the person that you list as the contact on your HUD form 424. So make sure that person is monitoring their mailbox. And we understand people go on vacation. They get sick. They're out of the office for whatever reason.

But it's very important that that mailbox is monitored. I think there's a way that you can go into Outlook. I think most everybody uses Outlook as their email system. And there's a way that you can go and delegate someone to check your email.

So one of the most important things that I can tell you is to make sure that during this process, that email box is monitored for any correspondence that we might send to you. Because it is time sensitive. And another thing, helpful hint I can give you, if, by chance, you're missing a form, and we send you a deficiency letter asking you to send that form, make sure that you date it on or before what the application deadline date was.

The application deadline date is February the 12th. So if we send you a deficiency letter on February the 28th, and we ask for your triple L form, and you date it on the 28th, we can't take that. And I know that might sound petty or punitive. But we're asking you for things that we are assuming-- the curable deficiency period gives you an opportunity to send things that you might have omitted from your application. So that's why we're strict about our deadline date.

So make sure you pay attention to the deadline dates. And make sure you monitor your email boxes with the person who is listed as the contact. Next slide, please, Michael.

Next, we'll briefly go over the rating factors. They haven't changed that much from the rating factors of the '19 NOFO. But we'll just briefly run over those. Next slide, Michael.

Rating Factor 1 is the Applicant and State Health and Human Services Medicaid Agencies Relevant Experience, Capacity, and Readiness. And that gives you a maximum of 33 points. Under that rating factor, you've got the Applicant's Description of Relative Experience. That gives you three points; Compliance and Monitoring, four points.

And for the Applicant's . Description of Relevant Experience, we need you to describe your experience and your co-applicant, if you have one, in any other participants' housing program experience. For Compliance and Monitoring, where you get four points, we need you to describe your experience in managing programs that have a portfolio with properties similar to the 811 PRA program.

Management of Affordable Multifamily Rental Housing, you get four points in that category. In this narrative, provide a brief description of all affordable multifamily rental housing programs your agency is responsible for managing and overseeing. Now, again, these are just highlights. You need to read the NOFO because there's more meat to these factors. But I'm just giving you the highlights.

And number four, Leadership and Key Staff Capacity, you get two points there. And we just need you to outline the specific tasks that the applicant and other participants will undertake and be responsible for in relationship to managing the grant. General Experience, for this section, you must include a detailed description of your experience in administering HUD multifamily project-based Section 8 programs, including previous experience in managing and administering the Section 811 PRA program, if you've done so.

The health and human services Medicaid agencies that are party to your grant should include information about their management and their key staff who are responsible for program administration as well. And we have Experience with Supportive Housing and Working with Housing Providers, and that gives you up to seven points. The state health and human services Medicaid agency should demonstrate experience transitioning individuals from institutions or from homelessness to affordable housing in the community, with access to supportive services.

And again, read the NOFO. There's more to Rating Factor 1. But I just hit the highlights. But those are the kind of things that we're looking for in Rating Factor 1. Michael, would you like to go to the next slide, please?

And Rating Factor 2, Need/Using Housing as a Platform for Improving Life, . We have two items in this. And you can get up to five points under Rating Factor 2. And this, we want you to describe and document how this funding will address a specific need for housing for extremely low-income persons in your state, and describe how this funding will address a specific issue or issues or fill a gap in the state's existing continuum of services and care for persons with disabilities.

Now, an example of this funding to answer this rating factor, the funding from this grant may be used to assist the state to seek transition programs to get persons from institutional care into permanent, integrated housing. Or you might work to ensure that persons who are at risk of institutionalization remain in the community settings, rather than having to go to an institution. So that's what we're looking for in Rating Factor 2. And again, there's more information in the NOFO. Next slide, please, Michael.

The bulk of your points, 55, to be exact, come from your implementation plan. You must prepare an implementation plan. This plan details how you intend to tailor your particular state's PRA grants for your specific needs. The implementation plan is an attachment to the Interagency Partnership Agreement.

The plan must be submitted as a standalone supporting document, as it will become an attachment to the cooperative agreement if you are awarded a grant. Now, the components of the implementation plan are-- the point system is broken out. You get 10 points. The last one, Integration of Services, is 15 points.

But Process for Identification of Units-- your implementation plan must incorporate and expand upon the elements of your agreement. We need a detailed description of the target population that you're going to serve.

Now, Property Selection Criteria-- we need you to let us know how you're going to be selecting the properties that you're going to use for this program, and describe how the selection process will be implemented. Now, you are not required to identify, in your application, specific apartments or specific units at this time that you'll use the PRA funds for. But you just need to justify how the properties are going to be selected.

Now, applications that target new construction will receive more points than those that solely target existing properties. And those that have mixed, well, your points will be somewhere in the middle. And this is because we found that PRA grantees who target existing properties had difficulty leasing up the units.

And again, we want to be able to turn these funds as quickly as possible. You might go out and find an apartment owner who has a great, fantastic apartment, and they decide, yes, I want to participate in this program. But they're such a good owner, and it's such a nice place, that there's never any unit turnover.

But you've identified these units at this property as PRA units, but they never get vacated. So you can never fill them with tenants. So that's why we're looking at the newer construction and giving more points. It's not to say that you can't get points in this category if you target strictly existing properties. But you just won't get as many as if you target new or if you target a combination of the both.

OK, we've got Alignment of New and Existing Housing Initiatives and Strategies-- in this narrative, we want you to describe key state housing policies that reflect a commitment to support the program, as proposed in your application. Your approaches may include set asides in the low-income housing tax credit-qualified allocation plans, and anything similar to that.

Calculation of PRA rents is 10 points. Calculation of PRA rents, we want you to specify the amount, how you came up with the amount of requested funds. We want you to include the assumptions and methodology that you use to calculate the rents and how you're going to track the rental assistance program administrative cost.

Program Implementation Schedule-- you get 10 points there. In this schedule, we want to know how you're going to begin identify-- we want you to begin identifying units within six months of your grant and the leasing of units within 18 months after the execution of your cooperative agreement. We want you to include a schedule that outlines the occupancy goals, describe the methodology used to determine the unit occupancy goals in the schedule. The schedule should project the number of units to be funded per fiscal year over the five-year funding period. Again, we have to account for these expenditures to Congress, so that's why we're asking for this information.

Next, we have Integration of Services, which includes your interagency agreement. This details how the Interagency Partnership Agreement will be used to determine points under this subfactor. You've got management, coordination systems in place for outreach, for managing wait lists, for communicating with property owners, and managing and tracking referrals.

Now, this is one place where you're Affirmatively Furthering Fair Housing addresses at least two of the bullets in the NOFO, in your narrative. And it's only one page, and that one page does not count towards your 30-page limit. In that narrative, we want you to tell us how you're going to contribute to overcoming patterns of segregation, how you're going to address patterns of disparity and access to opportunities for particular protected class groups, how you're going to address disproportionate need for safe and healthy housing for the protected class groups, including the people with disabilities and their children, and people in underserved communities.

How are you going to transform racial and ethnically concentrated areas of poverty into opportunity zones? And how are you going to foster and maintain compliance with fair housing and civil rights? Now, you're saying, she wants me to do all that in one page? Bullets. You can use bullets to describe this.

This reminds me of when my daughters were applying for college, and they had to do essays. And the box said, 500 words or less. So we want you to pull out the most salient, the most important things that you want to convey to us, to put into these narratives, I would have liked to have given you more pages to do this, but I was instructed otherwise.

So I know you can do it. Just use bullets. When I say narrative, a narrative doesn't necessarily have to be paragraphs. You can use bullets. You can use charts. Anything that you would like to use to get the information over to us and convey the information is acceptable. Next slide, please.

Your Rating Factor 4, System Change, and you get up to seven points in this category. You have System Change and Expand Cross-cutting Policy Knowledge. So for System Change, we want you to describe system changes that will impact your PRA program management and operations, as well as the performance measures that you're going to use to determine if the program is effective. Document the extent to which your state system are producing housing and services for persons with disabilities has resulted or will result in access to permanent, affordable housing beyond Section 811 PRA units.

Now, to receive points in this subfactor, we expect you to demonstrate-- and this is the second subfactor, Expand Cross-cutting Policy Knowledge. We expect you to demonstrate your willingness to collaborate with policy researchers and program evaluators to quantify the accomplishments of this program and to increase the overall body of policy knowledge. All applications must demonstrate the direct impact that their programs will have on the persons who we're going to service by this NOFO.

To receive points for this subfactor, you must go beyond the requirements and detail other outcomes targeted for improvement. Now, some examples might include how you're going to reduce housing and service costs per beneficiary' changes in the amount and quality of services received by the target population; integration of the target population in support of houses, such as social interaction; and with existing multifamily residents. So that's what we're looking for in Rating Factor 4. Michael, we can go to the next slide.

Now, Application Selection-- so you know who the target population is. You know you're an eligible applicant. You've gone to grants.gov. You've downloaded your grant. You've filled out everything, completed all the requirements, and you've submitted your application. Now what?

Well, it's application selection time. We will use only the rating factors described in section V, A of the NOFO to rate your application. That's the only information that we're going to use. Only the information that's provided by you the applicant in the application package will be used. So if any of the reviewers have any second-hand knowledge of what you've done in a program, if you don't put it in your application package, we can't use that information.

A score will be given to each rating factor, as I broke out on the previous slides. The scores will be combined to determine a cumulative score. Now, your applications will be ranked in numerical order, starting with the application that scores the highest, and we'll go from. There. We'll be begun funding applications, starting with the highest-scored application, until all funding has been exhausted.

And again, I'm so hoping to be able to go to my director and say that I've exhausted all funds. So I'm hoping you all give us some great applications, so that we can fund all the applications that we receive. To be considered for funding, applications must have a minimum score of 75 points. And of course, the maximum available score is 100. And I hope to see a lot of 100s. Next slide, please, Michael.

Again, important information, I've said it once, and I'm going to say it again. Your applications are due February the 12th, 2024, at 11:59:59 PM Eastern Standard Time. The governing guidance for this grant can be found at 2 CFR, Part 200. That is the Uniform Administrative Requirements Cost Principles and Audit Requirements for Federal Awards. There are 26 granting agencies with the federal government.

And there used to be a super circular, but I think all the agencies were doing their own thing. And so Congress decided, no, we want everybody-- a federal grant is a federal grant is a federal grant. So that's when 2 CFR, Part 200 came into existence. And it tells you everything that you need to manage a grant. I would suggest, if you haven't already done so, that you download this to your desktop and keep it handy as a reference.

Now, I'm going to give you a disclaimer. While the information provided in this webinar is accurate to the best of staff's ability and knowledge, if there are any discrepancies between the information that I have presented to you today and the NOFO, the language in the NOFO takes precedence. But I give you a hint. I took all the information from the NOFO, so there should not be any discrepancies. But I just have to give you that little disclaimer. Next slide, Michael.

So you've been awarded. You got your award letter. Yay. And with that award letter, you're going to get a cooperative agreement. And the cooperative agreement is the agreement between you, the grantee, and us, HUD. And it specifies the terms and conditions of the grant. It's similar to a grant agreement, and it's the governing document between, again, you, the grantee, and HUD.

Once you get your grant agreement in place, we get the funding secured in Fort Worth. Then when you start entering into contracts with the apartment owners, you're going to have them execute a Rental Assistance Contract. We refer to that as the RAC. And the RAC has a use agreement that is attached to us.

The RAC contract is for a 20-year term and is subject to renewals after the initial term has expired. However, the use agreement is for 30-year terms, and it has a 30-year use restriction for low-income persons with disabilities. And the use agreement must be executed in tandem with the RAC. And the use agreement must be recorded.

So the use agreement are your agreements. The RAC and the use agreement are your agreements with your grantees. HUD is not a party to the RAC. We're a party to the cooperative agreement. Next slide, please.

And like I said, we will be providing this PowerPoint presentation to you on the HUD Exchange. And in the PowerPoint, we've listed some resources. The HUD Exchange is where you can go to find a plethora of information on this and other HUD programs. And so we're going to put, again, this presentation, the slides, and a compilation of all your questions and the answers, will be available to you on the HUD Exchange, once our technical assistant partner has the opportunity to compile these things and post them on the HUD Exchange. Next slide, Michael.

And this just shows you a few more things that's on the HUD Exchange. You have the 811 PRA startup guide. We have tenant success stories, the 811 PRA FAQs, and the training material.

Speaking of training material, I know some of you all are existing grantees. And that notice that I told you that I was writing in conjunction with my coworker Shalonda Kelly, Shalonda and I finished writing the guide, and it's passed on to management for review. So it's starting to go through the review process, and we're hoping that we will have the guide published and ready for your use when we have these new-- when we award the new grants, when the new grants are out on the street.

So we've been working diligently to get this program where we all want it to be. And we're there. I'm certain that we're there.

This is the wrap up. I want to just tell you a few little things in the wrap up. It will help if you would address each item in the section of the NOFO where asked, even if it's something that's redundant, and you've answered it in another section. Cut and paste the necessary, to ensure that you answer the question.

Be sure to properly label all of your documents, again, even if they're redundant. Put the information in the place where it's called for in the NOFO. Don't make the reviewer look for the information. Because sometimes, in some of our programs, we've had to go back, and we've sent deficiency letters, only for the grantee to come back and say, well, I provided the information. It's in section so-and-so.

Well, if you just put the information in the section that we were looking for, also, then we wouldn't have had to do a deficiency letter. So these are just helpful hints, if you just address each thing as it is in the NOFO. Sometimes, things do get overlooked.

Be succinct in your responses. Remember the essay example I gave you, where they make the children do 500 words or less. And that made them go back and only include the very relevant information in the essay.

So if you're struggling with the page limit, I would suggest that you just go back and be succinct as possible and say what you need to say. Say the important things.

Again, be mindful of your deadline requirements. Make sure that your email is the email address where we're going to be sending any correspondence to you. Make sure that is monitored.

Because of the HUD Reform Act, we cannot assist you with any questions specific to your application. But we will answer general questions. And if anybody sends a general question in to us, we're going to post that question and the answer on the HUD Exchange to be fair and accessible to all, so it won't appear that we've given anybody any special help or assistance. Next slide, Michael.

I want to thank you. I'm going to turn my camera back on. I want to thank you for indulging me in doing this brief presentation of the overview of the Section 811 PRA NOFO. I really enjoy working on this program. It provides housing to a much vulnerable population in our country. And this program really works.

When I did the 811 Capital Advance and 202 programs, it always did my heart good to be able to go out into the communities and see the end results of my work and see that I-- meet the people who I actually helped. So we thank you for your participation in this program. It is very important to providing housing for people in this country who have disabilities. And so I really appreciate your interest in this program.

I'm not sure of the time requirements that I have left. Katina, we have about 30 minutes. Would you like me to take a few questions? Or do you just want to wrap up and give everybody 30 minutes of their time back?

**SPEAKER 1:** That's up to you, if you want to take some questions.

**ANDREA** Give me a show of hands if anybody would like to do some live questions now. Just raise your hand.

**HENDRICKS:**



**SPEAKER 1:** You won't be able to see the raised hand, because they only have access to the Q&A. So Shalonda and I can read off the questions for you, if you would like.

**ANDREA HENDRICKS:** OK. Thank you. Does anybody have any questions?

**SPEAKER 1:** We do. We have a lot of questions in the chat.

**ANDREA HENDRICKS:** Now, I'm going to give a caveat. If I can't answer the question-- all the questions that are in the chat are still going to be put on the HUD Exchange. And I'll try to endeavor to answer your questions now if I can. And if not, the answer will be provided. It will be in the Q&A that's posted on the HUD exchange at a later date. So let's go.

**SPEAKER 1:** Also, the questions will be posted on hud.gov. We have to remember that. We have to post it at some point.

**ANDREA HENDRICKS:** Right, right. I forgot to tell y'all that. Katina told me that the other day, but I forgot to tell you all that the questions will be on hud.gov as well. Thank you, Katina.

**SPEAKER 1:** All right, first question we have-- could someone explain the key differences between the 811 PRA NOFO and the 811 Capital Advance Prac application?

**ANDREA HENDRICKS:** Absolutely, I can. The 811 Capital Advance NOFO, the target audience for the 811 Capital Advance NOFO are nonprofit entities. They have to have a 501(c) designation. They have to be a nonprofit.

And those funds, the capital, that has two components also. We give capital advance funds, which is exactly what it says. We give the nonprofits funds to build a property. They actually build the housing for the disabled.

And once that housing is built, then we give them project rental assistance. So we subsidize the rent of the tenants who live in those properties. Conversely, the 811 PRA program, we use the states as our grantees, and we get them to go out into their communities and tailor the PRA program to suit the needs in their communities. And we funnel the funds through the states to the apartment owners to the grantees.

So once we get to the part where we're paying money, it's really kind of the same. It's all, basically, project-based rental assistance. It's just the way in which we administer them. And then the Capital Advance program actually gives nonprofit entities money to build the building. And then once we build the building, we give them the money to operate it in the form of the project rental assistance.

And the tenants in the 811 Capital Advance are low income, and they still pay 30% of their adjusted gross income. So the biggest difference is one gives money to build the building, and the other does not. Both of them, at the end, funnel rental assistance to the tenants. We just use the states in one program, and we use nonprofits in the other. I hope that answers the question.

**SPEAKER 1:** Next question, should we update the Affirmative Fair Housing Marketing Plan and write the narrative, or is the narrative the only requirement?

**ANDREA HENDRICKS:** If you read the NOFO carefully, there's more than one narrative required regarding Fair Housing. We realized that there are several areas where you need to put that information. I know it's in Rating Factor 3 because you get one point in Rating Factor 3. And it's in another place where you don't get any information.

And so my suggestion to you would be to read the NOFO carefully. Read what it's asking you to provide. For instance, in Rating Factor 3, I can tell you. Your narrative, we give you a list. There's a bulleted list. You need to pull out at least two things from that bulleted list and tell us how you're going to implement them. That's in Rating Factor 3.

I don't quite remember what the other narratives are about. But anywhere in the NOFO where it asks you for a narrative, even though you feel like it's redundant, please go ahead and answer it in that spot. Like I said, you can cut and paste. You can combine, pull information from one of your other documents.

This is a requirement that was promoted by HUD Secretary. And so all programs had to add this extra. I know some of you all are probably thinking, well, we have a Fair Housing component in our programs anyway. But this is something extra that we were required to add. And so just answer the question regarding Affirmatively Furthering Fair Housing, Affirmative Marketing. And I can't remember the other one.

But just answer the question in the section where we ask you the question. Then, when you go back down and look at something else, and we ask you the same question in a different way, just answer the same question. If you have to cut and paste and move things down, that's fine. But those two narratives that have to do with Fair Housing do not count toward your 30-page limit. More questions?

**SPEAKER 1:** When does HUD expect to make award announcements?

**ANDREA HENDRICKS:** Hopefully, by late summer. We don't have a large staff in Grants and New Funding. And I'm the 811 person. And so the 811 Capital Advance and the 811 PRA applications are due on the same day. And so I'll be running both programs. I'll have help, of course. But hopefully, we plan to make the announcements no later than late summer. Another question?

**SPEAKER 1:** Are there eligibility restrictions on tenants, for example, specific criminal records?

**ANDREA HENDRICKS:** I'm going to have to go and do some research on that. I don't know. It's not in the NOFO. And I'm sure-- oh, I know what the answer is. This program uses the HUD occupancy guide. And that's what's going to be in the notice, the notice that we're writing to you all, that will be out late summer also.

So whatever the information is in the occupancy guide-- and I never remember numbers of the guides. But look in the HUD Occupancy Handbook, and those same rules and regulations apply to tenants who are living in the 811 PRA properties as well. You got some more, Shalonda?

**SPEAKER 1:** The other questions that I'm seeing are specific. So I was trying to identify questions that were more general in nature, that could meet the needs of the entire audience. So I believe the questions that are a little more specific should be best answered in the FAQ, in the interest of time.

**ANDREA HENDRICKS:** And the interest of fairness and not violating the HUD Reform Act, yes. So we don't have any more general questions that we can answer?

**SPEAKER 1:** As I am scrolling through the question and answer-- oh, here's one.

**SPEAKER 2:** I have one. I have one.

**SPEAKER 1:** Oh, you found one, too? OK.

**SPEAKER 2:** Yeah, I answered it already. But just in case anyone missed the answer, do we submit reports needed for the past performance review?

**ANDREA HENDRICKS:** Your reports are not in your application. Those are the reports that you submit to TAC on a either monthly or annual basis. And so, no, you do not need to submit your reports. We have access to them.

**SPEAKER 2:** Katina, that was actually the question that I had identified. I do see another one here. The section format and form, page 37 of the NOFO, reads, application must not exceed 30 pages and 30 pages maximum length of narratives. The question is, is the 30-page requirement for all narratives combined or for each narrative?

**ANDREA HENDRICKS:** It's for all narratives combined. But let me give you a helpful hint. Rating Factor 3, which is, basically, your implementation plan that has to be attached to your Interagency Partnership Agreement, I would count that as another attachment. So I wouldn't necessarily count that in my 30 pages. Because that has to be an attachment that goes to the Interagency Partnership . agreement.

So you save pages there. That can be as long as it needs to be because it's actually an attachment to the Interagency Partnership Agreement. It's just Rating Factor 3. So you've got to be creative in doing this.

The reason why we limit the pages is because we actually read these. And sometimes, we found that applicants just put extraneous information in their applications that makes it long. You know some people think? Well, the more I write, the more it's going to look good.

We want good quality applications. So we just like-- Joe Friday said, just the facts, ma'am. That's what we're looking for. And that's the purpose of limiting the page. But I would take the Exhibit 3, the implementation plan, and if I were out there writing the grant, I would politely label that Attachment to the Interagency Partnership Agreement. Woo, look at all the pages I just saved.

**SPEAKER 2:** Well, I think the Interagency Partnership Agreement is separate from the Rating Factor 3.

**ANDREA HENDRICKS:** It is.

**SPEAKER 2:** But, also, too, in the NOFO, there are certain narratives that does indicate that-- are not included in the 30-page limit. So if you do see a narrative you must address, and it says that the narrative will not count towards the 30-page limit, just make a note of that. So there are certain things in the NOFO that do not count towards the 30-page limit.

**ANDREA HENDRICKS:** Exactly. And so we're not saying that your whole application can only be 30 pages. Because like Katina just said, there are other documents that you have to put in there, and those are not counting. Your two Fair Housing narratives that you need to write, for instance, they don't count towards your 30-page limit.

**SPEAKER 1:** Do we need to submit both an Affirmative Marketing Narrative and an Affirmatively Furthering Fair Housing Marketing Plan for the application process or just one or the other?

**ANDREA HENDRICKS:** Both. Because it's in the NOFO. It's in the NOFO in two different places. And those are some of the things that we were required to add. So you need to submit both.

And that's what I was saying. If some of this is redundant, and if they're the same, still address them in each area of the NOFO where you need to put them, so that we won't think that you omitted it, or that it's lost, or that you didn't just didn't address it. So put it in the same thing.

But if you pull out some of the same information from one and put it in the other, that's OK. But you need to address both in the section of the NOFO where it requires you to submit it.

**SPEAKER 2:** This question isn't specifically related to the 811 PRA, but more the Capital Advance NOFO. But it's been asked a few times. OK, is there a webinar for the 811 Capital Advance webinar?

**ANDREA HENDRICKS:** Yes, there is a webinar. Well, we recorded. It wasn't a live webinar. It was a recorded webinar. And it will be posted probably the first week of January. It's with the contractor. It has to be made 508 compliant for disabled people to be able to read it or hear it, or whatever they need to do.

So yeah, we didn't do a live presentation. We did a recorded presentation. But it's being tweaked, so that we can post it. So yes, and it will be posted to the HUD Exchange.

**SPEAKER 1:** Katina, excuse me, unless you've identified some other general questions, I'm not seeing anything else.

**SPEAKER 2:** I'm not either. But I would like to thank everyone for all their questions. As Andrea mentioned, those questions that we did not get to answer, we'll be putting those together in an FAQ. So just be on the lookout. Like we said earlier, they will be available on the HUD Exchange, as well as hud.gov.

For those who did not get to see the presentation live and those who need answers to your questions, we'll have those available sometime around January as well. Andrea, we're going to turn it back over to you to close.

**ANDREA HENDRICKS:** OK. Thank you, Shalonda and Katina, for your resistance. I want to say that I really appreciate you all taking the time to view this webinar. I hope that I've given you some valuable information. If you have questions, if you think of a question tonight that you didn't think to ask during the webinar, you're more than welcome to send any questions that you have to the 811 PRA NOFO at hud.gov.

**SPEAKER 1:** We'll do.