



PRICE NOFO

Webinar 10: FAQs – Tribal Applicants and Cross Cutting Requirements

June 12, 2024

Welcome and Agenda

- Agenda

- Welcome and Housekeeping
- PRICE NOFO FAQs
- Tribal Applicant FAQs
- Environmental Review FAQs
- URA FAQs
- Q&A

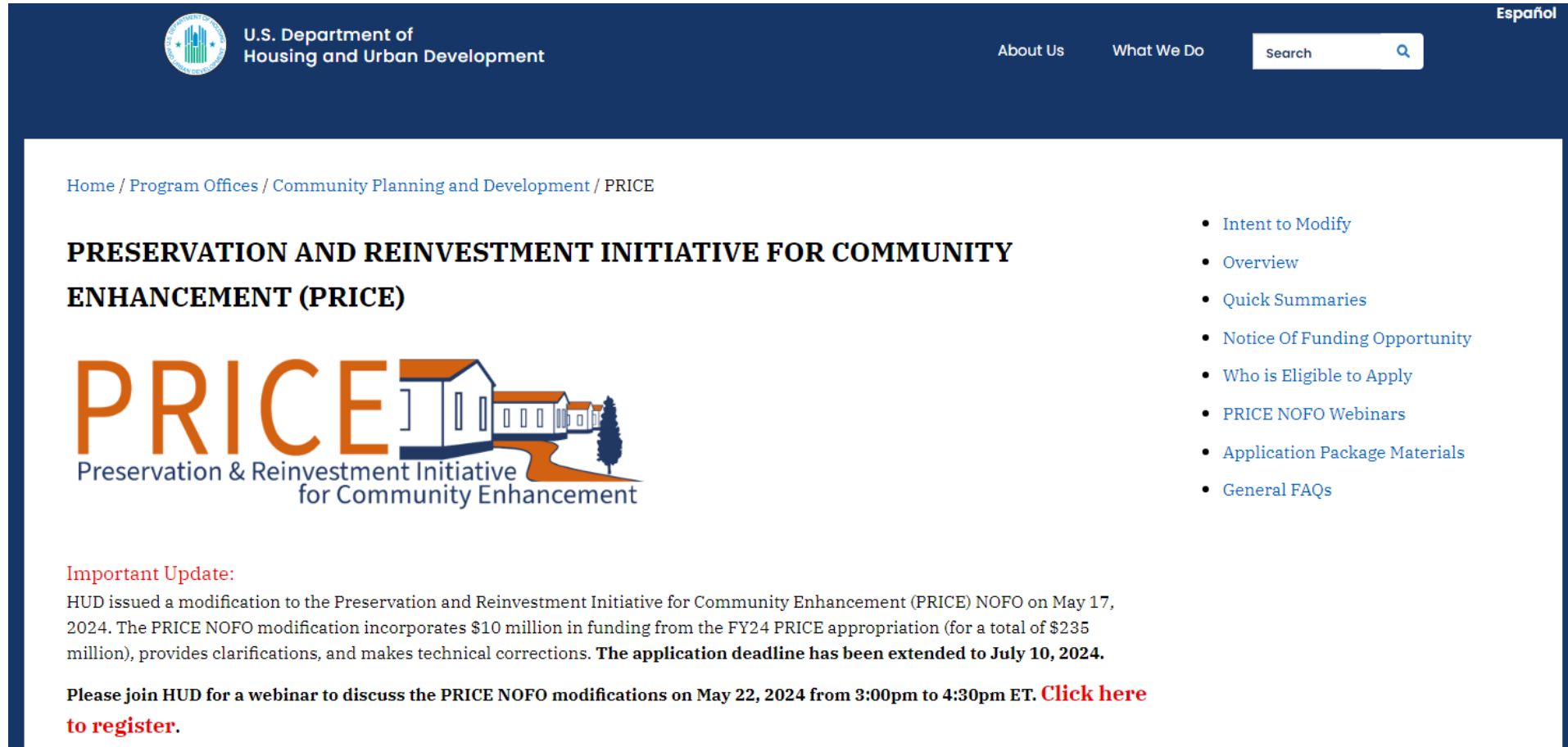
- Housekeeping

- Everyone is muted during the presentation.
- Use the chat feature for all questions to the presenters during the presentation.
- Please be sure to send chat to "all presenters."
- A recording of this webinar will be posted to the [PRICE page](#) on HUD.gov.



PRICE NOFO Landing Page

https://www.hud.gov/program_offices/comm_planning/price



The screenshot shows the official landing page for the PRICE NOFO. The header features the U.S. Department of Housing and Urban Development logo and name, navigation links for 'About Us' and 'What We Do', a search bar, and a 'Español' link. The main content area includes a breadcrumb trail: 'Home / Program Offices / Community Planning and Development / PRICE'. The title 'PRESERVATION AND REINVESTMENT INITIATIVE FOR COMMUNITY ENHANCEMENT (PRICE)' is prominently displayed. Below the title is the PRICE logo, which consists of the word 'PRICE' in large orange letters, followed by a stylized illustration of a row of houses and trees. To the right of the title is a vertical list of links: 'Intent to Modify', 'Overview', 'Quick Summaries', 'Notice Of Funding Opportunity', 'Who is Eligible to Apply', 'PRICE NOFO Webinars', 'Application Package Materials', and 'General FAQs'. An 'Important Update' section in red text states that HUD issued a modification to the PRICE NOFO on May 17, 2024, incorporating \$10 million in funding and extending the application deadline to July 10, 2024. It also invites users to join a webinar on May 22, 2024, from 3:00pm to 4:30pm ET, with a link to register.


U.S. Department of Housing and Urban Development

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PRESERVATION AND REINVESTMENT INITIATIVE FOR COMMUNITY ENHANCEMENT (PRICE)



PRICE
Preservation & Reinvestment Initiative
for Community Enhancement

- [Intent to Modify](#)
- [Overview](#)
- [Quick Summaries](#)
- [Notice Of Funding Opportunity](#)
- [Who is Eligible to Apply](#)
- [PRICE NOFO Webinars](#)
- [Application Package Materials](#)
- [General FAQs](#)

Important Update:

HUD issued a modification to the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) NOFO on May 17, 2024. The PRICE NOFO modification incorporates \$10 million in funding from the FY24 PRICE appropriation (for a total of \$235 million), provides clarifications, and makes technical corrections. **The application deadline has been extended to July 10, 2024.**

Please join HUD for a webinar to discuss the PRICE NOFO modifications on May 22, 2024 from 3:00pm to 4:30pm ET. **[Click here to register.](#)**



Application Package and Grants.gov

- All materials, instructions and the Application Package are available through Grants.gov
- Resources
 - Applicant Landing Page: <https://www.grants.gov/applicants/>
 - Applicant FAQs: <https://www.grants.gov/applicants/applicant-faqs>
 - Encountering Error Messages:
<https://www.grants.gov/applicants/encountering-error-messages>
 - Customer Support: <https://www.grants.gov/web/grants/support.html>
 - Email: support@grants.gov
 - Phone: 800-518-4726



PRICE NOFO Webinar Series

Each webinar is from 3pm-4pm Eastern

Webinar Title	Date
PRICE NOFO Walk-thru	March 6, 2024
CDBG 101 and PRICE NOFO Appendices and Regulations Webinar	March 13, 2024
PRICE NOFO and Tribal Applicants	March 20, 2024
PRICE Application Must-haves and FAQs	March 27, 2024
PRICE NOFO Environmental Review Considerations	April 10, 2024
PRICE NOFO Civil Rights and Fair Housing	April 18, 2024
PRICE NOFO Uniform Relocation Act Requirements	May 1, 2024
PRICE NOFO Modifications and Public Participation Essentials	May 22, 2024
PRICE NOFO Frequently Asked Questions	June 5, 2024
PRICE NOFO Frequently Asked Questions – Tribal Applicants and Cross Cutting Requirements	June 12, 2024

https://www.hud.gov/program_offices/comm_planning/price#nofo_webinars



PRICE NOFO FAQs



Where can I include maps, tables, diagrams, photographs, or other figures in the application?

- Applicants may include maps, tables, diagrams, photographs, or other figures in the appropriate exhibit within the application.
- Please note that including these will count towards the application page limit.



What if my organization submitted an application prior to the NOFO modification?

- Applicants may resubmit an amended or adjusted application prior to the deadline date of July 10, 2024.
- **Applicants must resubmit the entire application** to ensure that HUD gets a complete application.



Is the replacement of eligible manufactured housing units eligible under PRICE Main?

- Yes, replacement of eligible manufactured housing units is eligible under PRICE Main.
- Please review Section III.F of the PRICE NOFO, which includes examples of eligible activities.



What are the affordability requirements for housing units?

- All activities assisted by PRICE funds, inclusive of infrastructure and housing activities, shall be required to provide affordability for a period of not less than 15 years.
- In its PRICE Action Plan, for all housing activities, a grantee must define “affordable rents” and the affordability standards and enforcement mechanisms that will apply to affordable rental housing.
- The minimum affordability standards acceptable for compliance are the HOME Investment Partnerships Program (HOME) requirements.
 - Rental Housing at 24 CFR 92.252(a), (e), and (f)
 - Homeownership 24 CFR 92.254(a)(1)-(4)
 - Homesite Renters 24 CFR 92.252 (e) and (f)
- See Section I.A and Section IV.G for additional details.



What are the affordability requirements for infrastructure?

- HUD is instituting an alternative requirement that all activities assisted by PRICE funds, inclusive of infrastructure and housing activities, shall be required to provide affordability for a period of not less than 15 years.
- In its PRICE Action Plan, for all non-housing activities, a grantee must demonstrate how its agreements will attach affordability requirements to the assisted activity.
- See Section I.A and Section IV.G for additional details.



How will HUD evaluate an applicant's adherence to cross-cutting requirements?

- Factor (c) ("Capacity) asks applicants to describe their familiarity and experience with certain cross-cutting requirements.
- The required certifications in Appendix B also requires applicants to certify they will comply with cross-cutting requirements.



Where can an applicant learn more about cross-cutting requirements?

- Specific information on cross-cutting requirements can be found using the following links:
 - Uniform Relocation Act: [Real Estate Acquisition and Relocation Overview in HUD Programs - HUD Exchange](#)
 - Davis-Bacon: [Davis-Bacon and Labor Standards - HUD Exchange](#)
 - Section 3: [Section 3 - HUD Exchange](#)
 - Build America Buy America Act: [Build America, Buy America Act - HUD Exchange](#)



Tribal Applicants



What is a Tribal Applicant?

- The PRICE NOFO defines the term Tribal Applicant in Section I.A.4.Definitions and includes the following:
 - **Indian tribe**, as defined in Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA);
 - A **Tribally Designated Housing Entity (TDHE)** designated by an Indian tribe to apply for a grant on its behalf; or
 - A **Tribal organization**, as defined in the ICDBG regulations at 24 CFR 1003.5 (Tribal organizations which are eligible under Title I of the Indian Self-Determination and Education Assistance Act), designated by an Indian tribe to apply for a grant on its behalf.



How do the ICDBG regulations apply to a Tribal Applicant's PRICE grant?

- Tribal Applicants will be subject to ICDBG program requirements in 24 CFR part 1003, as modified in waivers and alternative requirements described in the NOFO. As with ICDBG assistance, the priority is to serve LMI people.



What Environmental Review requirements apply to Tribal Applicants?

- Tribal Applicants are subject to the same Environmental Review requirements under the ICDBG program at 24 CFR 1003.605(a). Similar to ICDBG, under the PRICE program, an Indian tribe can serve as the responsible entity and can conduct environmental reviews in accordance with 24 CFR Part 58.
- A HUD environmental review is required for all activities funded under the PRICE NOFO. Refer to Section VI.B of the PRICE NOFO for additional information regarding environmental review requirements.



Do Tribal Applicants need to follow URA/104(d)?

- Tribal Applicant Certification
 - The Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA, and the Residential Anti-displacement and Relocation Assistance Plan (RARAP) -- It will comply with the acquisition and relocation requirements of the URA (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR part 24
- § 1003.602 Relocation and real property acquisition



Do Affirmatively Furthering Fair Housing (AFFH) requirements in the PRICE NOFO apply to Tribal Applicants?



- Tribal Applicants are not subject to AFFH. Instead, Tribal Applicants must address in their PRICE applications how their projects will help address barriers to affordable housing for Tribal members.



What Public Participation requirements apply to Tribal Applicants?

- Tribal Applicants have the option of following the streamlined public participation requirements outlined in Section VI.E.4 of the NOFO or following the public participation requirements outlined in the ICDBG regulations at 24 CFR 1003.604.
- If a Tribal Applicant chooses to follow a traditional means of resident involvement, then they must certify through Tribal Resolution that they are compliant with 24 CFR 1003.604(a).



What are the project beneficiary criteria for Tribal Applicants?

- For Tribal Applicants, the ICDBG requirements in 24 CFR part 1003 will apply, as appropriate. Criteria for compliance with the primary objective can be found at 24 CFR 1003.208.



Can a Tribal Applicant request an activity eligibility waiver?

- Yes, a Tribal Applicant may request an activity eligibility waiver.
- For information about waivers and how to request them, please see Section III.F and Appendix A of the PRICE NOFO.
- PRICE waiver requests should not be submitted to the Area ONAP Office.



What are the affordability requirements for Tribal Applicants?

- All activities receiving PRICE assistance must be affordable for a minimum of 15 years.
- Tribal Applicants may use affordability standards that are consistent with the affordability standards used in the Indian tribe's Indian Housing Block Grant Program for comparable housing will be acceptable for compliance.
- If a grantee applies other standards, the standards must meet or exceed rent limitations and the periods of affordability in the HOME Investment Partnerships Program (HOME) requirements at 24 CFR 92.252(a), (e), and (f) (rental housing) and 24 CFR 92.254(a)(1)-(4) (homeownership).
- HUD requires any affordability standards to be enforceable and imposed by recorded use restrictions, covenants, deed restrictions, or other mechanisms to ensure that the housing remains affordable for the required period.
- See Section VI.E. of the NOFO for additional information.



Environmental Review FAQs



Will my PRICE project require the completion of an Environmental Review (ER)?

- All HUD-assisted activities require some level of environmental review.
- Even projects that only include exempt activities require an environmental review determination to be in place before the project can proceed.



Who will conduct the ER for my project? Can I use grant funds to pay for it?

- Recipients that are a state or unit of general local government will conduct the ER under Part 58.
- Recipients that are not a unit of general local governments (i.e., nonprofit) must request that HUD prepare the ER for their project under Part 50.
- In all situations, the Grantee must provide all project information necessary to complete the ER, to the party responsible for conducting the review.
- Grant funds can be used to pay for the cost of preparing the ER, including RE staff costs and the cost of an environmental consultant.



What activities does my ER need to cover?

- HUD's Aggregation Principles under 24 CFR 58.32 require the environmental review to "Evaluate as a single project all individual activities that are related either on a geographical or functional basis or are logical parts of a composite of contemplated actions.
- This includes all reasonably foreseeable related HUD and non-HUD funded activities.
 - Geographic (Same site – different activities)
 - Functional (Same activity – different locations)
 - Logical (If not for activity A, there would be no Activity B)



What are Choice Limiting Actions and when can I start work on my project?

- There are limitations on what activities a project can undertake prior to compliance with environmental review requirements, which can be found at 24 CFR 58.22 (also referred to as the prohibition on Choice Limiting Actions).
- Choice limiting actions are actions that limit the choice of reasonable alternatives, or essentially lock the project into a specific location or activity. Such as acquisition, ground disturbance, or entering into a contractual obligation for work.
- Choice limiting action violations could result in:
 - Environmental remediation
 - Financial sanctions
 - Project disapproval
 - Even disqualification for future funding



What are some common environmental laws and authorities that may require extra attention for PRICE projects?

- While compliance must be achieved with all applicable environmental laws and authorities - when dealing with Manufactured Housing, there are a few that may require some extra attention.
- Manufactured housing projects are particularly susceptible to issues with Contamination, Floodplain Management, and Environmental Justice.
- Many MHCs are sited on land that has contamination concerns from prior industrial uses, and MHCs are often also sited on less desirable land that may be located within a floodplain.
- Furthermore, since MHCs often involve lower income and minority groups, there is a higher risk of these projects triggering disproportionate environmental justice concerns that need to be addressed in the environmental review.



How do I access HUD's ER resources?

- You can type in “HUD Environmental Review” into google and the first result will be our ER landing page on the HUD Exchange.

[Home](#) > [Programs](#) > Environmental Review

Environmental Review

Welcome to the HUD Exchange environmental review website. The [Office of Environment and Energy \(OEE\)](#) manages the environmental review process for HUD.

An environmental review is the process of reviewing a project and its potential environmental impacts to determine whether it meets federal, state, and local environmental standards. The environmental review process is required for all HUD-assisted projects to ensure that the proposed project does not negatively impact the surrounding environment and that the property site itself will not have an adverse environmental or health effect on end users. Not every project is subject to a full environmental review (i.e., every project's environmental impact must be examined, but the extent of this examination varies), but every project must be in compliance with the [National Environmental Policy Act \(NEPA\)](#), and other related Federal and state environmental laws.

[Join a Mailing List](#)

[View Environmental Review FAQs](#)

[Ask a HEROS Question](#)

[Contact HUD Environmental Staff](#)

[CPD Centralized Inboxes for RROF Submissions and Objections](#)



What is community resilience and how should it be incorporated into my project?

- Community resilience refers to a community's ability to minimize damage and recover quickly from extreme events and changing conditions – often related to disasters or climate change.
- Community resilience is a major focus and goal of HUD's FY22-26 strategic plan and aims to prevent or mitigate adverse environmental or human health impacts that are disproportionately high for low-income and/or minority communities.
- The PRICE program NOFO directly supports community resilience efforts with its focus to increase resilience to extreme weather, natural hazards, and disaster events, support energy efficiency, and protect the health and safety of manufactured housing residents. See NOFO for more details.



Environmental Review Resources

General ER Resources:

- [Environmental Review](#)
- [Orientation to Environmental Reviews](#)
- [Related Federal Environmental Laws and Authorities](#)
- [HUD's Web-Based Instructional System for ER \(WISER\)](#)
- [HUD Environmental Staff Contacts](#)

HUD ER Online System (HEROS):

- [HEROS - HUD Exchange](#)
- [HEROS Access Form](#)

Site Contamination:

- [Site Contamination – HUD Exchange](#)

Floodplain Management:

- [Floodplain Management - HUD Exchange](#)

Resilience:

- [HUD Community Resiliency Toolkit](#)
- [Environmental Assessment Guide – Climate Change Factor](#)
- [Community Disaster Resilience Zones](#)

Environmental Justice:

- [Environmental Justice - HUD Exchange](#)



URA and 104(d)



What is URA?

- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (as amended)(42 U.S.C. 4601 et seq.)
- Codified in regulation at 49 CFR Part 24
- Establishes requirements for **real property acquisition** and **relocation of persons** for federally-funded projects



When does URA apply to a project?

- When federal financial assistance is used **in any phase** of a project that involves **acquisition, rehabilitation, or demolition**.
- The URA applies to all federal agencies and their programs.



What is Section 104(d)?

- Section 104(d) of the Housing and Community Development Act of 1974 (as amended) (42 U.S.C. 5304(d)):
 - Minimize displacement of persons,
 - Provide relocation assistance to displaced lower-income tenants, and
 - Provide 1-for-1 replacement of lower-income dwelling units that are demolished or converted in connection with an assisted activity.



When does Section 104(d) apply to a project?

- Applies to all programs whose funds are appropriated under Title I of the Housing and Community Development Act (HCDA), including PRICE.
- Triggered by demolition of dwelling units or conversion of lower-income dwellings.
- Manufactured homes are dwelling units.



Are there other relocation rules that apply to PRICE projects?

- CDBG program regulations on Displacement, Relocation, Acquisition, and Replacement of Housing:
 - Non-Tribal Applicants - 24 CFR 570.606
 - Tribal Applicants - 1003.602
- Issue Notices of Non-displacement to residential tenants who will not be displaced (see Handbook 1378, appendix 2)



What are the primary steps to comply with the acquisition and relocation-related requirements?

1. Evaluate the project scope for applicability of the URA and/or section 104(d)
2. Track and document site control and project occupancy
 - Voluntary acquisition notice no later than the offer (see appendices 31 and 32 of HUD Handbook 1378 for guide forms)
 - Document reasonable basis for the estimated property value
 - Track all project occupancy!



How can my project minimize displacement?

- Tracking occupancy
- Consider rehabilitation timelines and staging
 - Target empty units first
 - Temporary relocation that allows residents to return



What's the difference between a mobile home and a manufactured home?

- In the PRICE NOFO - mobile home refers to pre-1976 manufactured homes.
- In the URA regulation - mobile home is used more broadly to include all manufactured homes and recreational vehicles used as residences.
- PRICE funds may only replace (not repair or rehabilitate) pre-1976 mobile homes.



Where can I find URA resources?

URA the HUD Way

Eight-part Modular Training Course

1. URA Overview
2. Section 104(d) Overview
3. URA Planning & Budgeting
4. Real Property Acquisition
5. URA Residential Relocation
6. Nonresidential Relocation
7. Temporary Relocation
8. Administration and Oversight

Additional Resources

- www.hud.gov/relocation (website)
- [49 CFR Part 24](#) (URA Regulation)
- [24 CFR Part 42](#) (section 104(d))
- [HUD Handbook 1378](#) (Guidance)
- HUD's Acquisition & Relocation [Mailing List](#)



Questions and Answers

- Please type your questions using the chat feature in Webex.
- Under the HUD Reform Act, HUD cannot advise applicants on their application. The NOFO is the definitive source of information about application requirements.
- If your question is not answered during this session, please submit the question to PRICE@hud.gov
- PRICE NOFO FAQs will continue to be updated. Check the PRICE page on HUD.gov regularly for the most up to date FAQs.

