

FY 2023 Choice Neighborhoods Implementation Grant NOFO Webcast



Office of Public and Indian Housing
Funding Opportunity Number: FR-6700-N-34
CFDA # 14.889

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Presenters

Luci Blackburn, CN Director

Kyleen Hashim, CN Deputy Director

Caroline Tatalovich, Team Coordinator

Kathy Carter, Neighborhood & Community Investment Specialist



FY23 Choice Neighborhoods Implementation Grants NOFO

- A total of approximately **\$256 million** available for grants
- **New Implementation Grants:** Up to **\$50 million per grant** to implement a comprehensive neighborhood revitalization strategy or “Transformation Plan”.
Due Date: December 11, 2023
- **Supplemental Grants:** Approximately **\$10 million** available for existing FY17-FY20 Implementation Grantees that meet certain eligibility criteria to help address financing gaps and significant cost increases resulting from the COVID-19 pandemic and related supply chain disruptions. **Due Date: March 4, 2024**



This webinar covers new Implementation Grant applications only



Overview of Choice Neighborhoods



About Choice Neighborhoods

- Choice Neighborhoods is HUD's signature place-based program
- Competitive grant program designed to **redevelop distressed HUD-assisted housing** and transform the surrounding area into a neighborhood that existing and new residents choose to live in
- Two types of grants: **Planning** and **Implementation**
- Provided annual appropriations from Congress since 2010



Celebrating new housing opportunity in Philadelphia, PA (top) while new mixed-income housing opens in Columbus, OH (bottom).

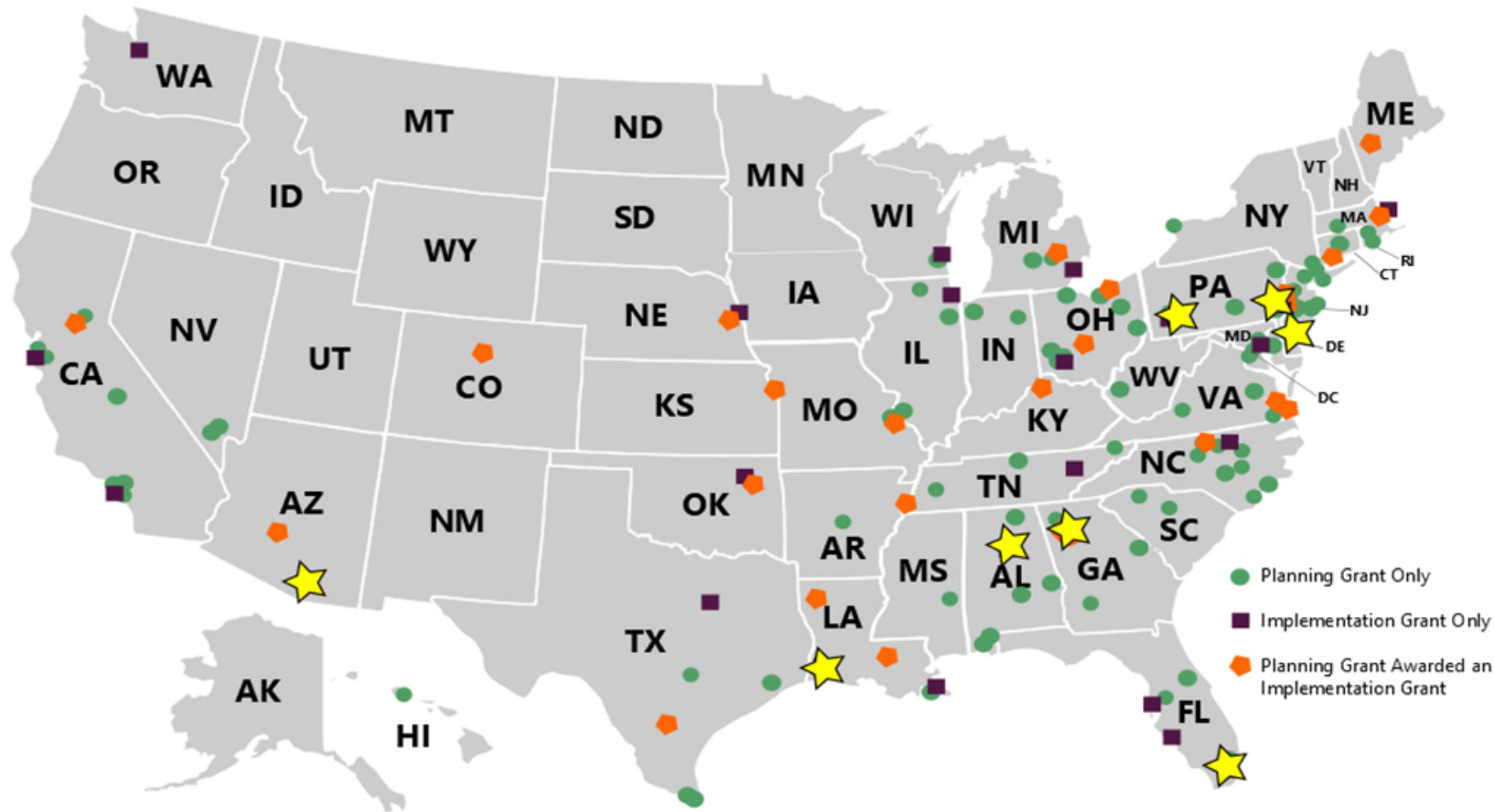


Three Core Goals of Choice Neighborhoods

- **Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
- **People:** Improve outcomes of households living in the target housing related to income and employment, health, and education; and
- **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.



The new River West development in Tulsa, OK.



Choice Neighborhoods Grants Nationwide

Awarded 52 Implementation Grants since 2010 – totaling over \$1.7 billion

Choice Neighborhoods Implementation Grants



- Funds for housing development and related costs (e.g., administration, demolition, relocation, etc.)
- Up to 20% of the grant may be spent on resident supportive services (“People” component);
- Up to 15% for Critical Community Improvements (“Neighborhood” component);
- The grant term until 2032 for FY23 grants
- A Planning Grant is *not required* to receive an Implementation Grant

Resident portraits
become mural art
works in
Philadelphia.



Key Program Requirements

Note: See the “Program Specific Requirements” section in NOFO. Applicants **MUST** review this section and ensure they comply with the requirements, as relevant.

- Right to Return for Tenants
- One-for-One Replacement Housing
- Long Term Affordability
- Mixed-Income Projects
- Relocation and Mobility Counseling
- Supportive Services Requirements



- **Key Project Milestones:**

- ✓ Supportive services must be made available to residents within 60 days of grant award
- ✓ People Plan must be submitted within 9 months of grant award
- ✓ Neighborhood Plan must be submitted within 12 months of grant award
- ✓ First phase of housing using grant funds must close within 15 months of grant award



FY 2023 Implementation Grant NOFO Overview

*This webcast is an overview. Please review NOFO for full details.

Changes from Previous NOFO

Remember: Always carefully review the NOFO, as changes can occur from prior year NOFOs.

Two Deadlines:

New Implementation Grants – December 11, 2023

Supplemental Grants – March 4, 2024

New Departmental requirements related to ***Advancing Racial Equity*** and ***Affirmative Marketing***.

Immediate Project Capital Needs rating factor has been removed.

Capacity rating factor has been restructured to include applicants experience promoting racial equity and resources to support underserved communities.

Affirmatively Furthering Fair Housing (AFFH) is no longer a threshold requirement. However, **submission of a narrative regarding AFFH remains an application requirement.**

General administrative and compliance updates to ***Section IV. Application and Submission Information*** and ***Section VI. Award Administration Information***.



Who Is Eligible for a CN Implementation Grant?

1. Eligible Applicant Entity

- **Lead Applicant Type:** Public Housing Authorities, local governments, or tribal entities.
- **Co-Applicant Type:** Local government, PHA, tribal entity, or the owner of the target HUD-assisted housing
- Local government **must** be either the **Lead Applicant** or **Co-Applicant**

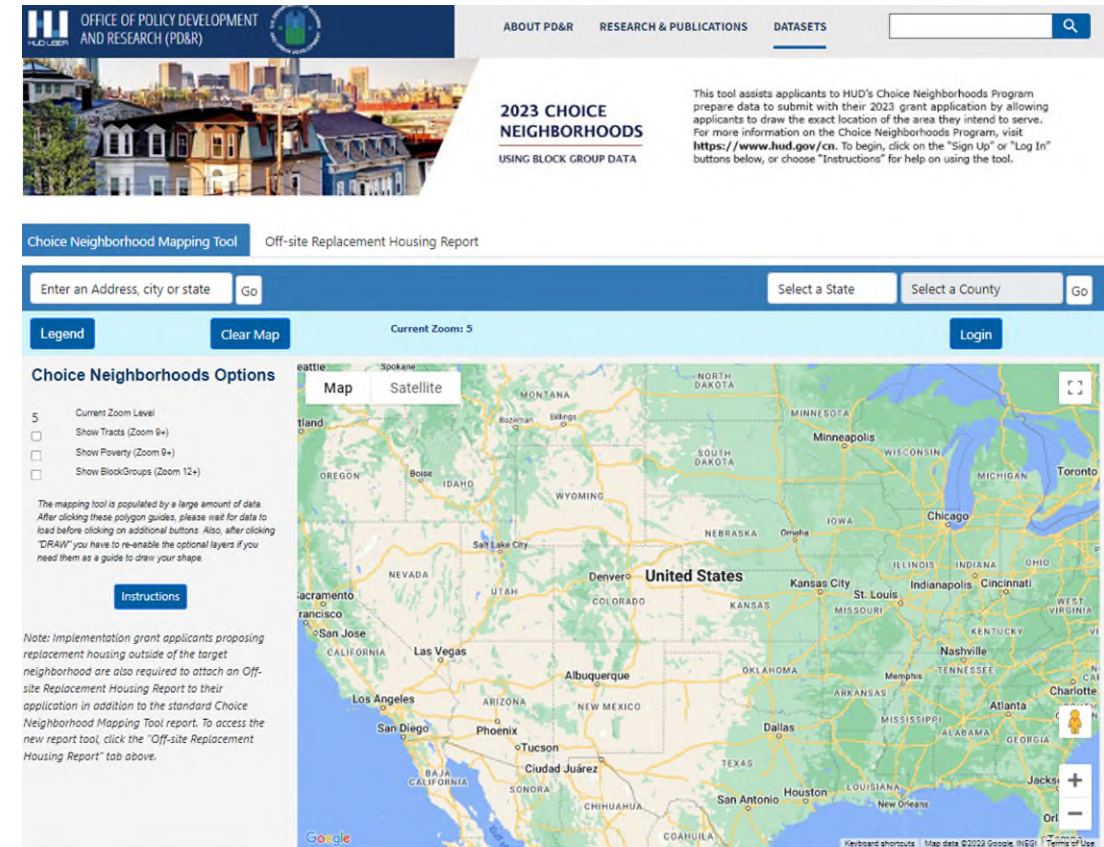
2. Eligible Target Housing

- **Eligible Type:**
 - Public housing or HUD-assisted housing
 - Family housing. Housing designated for senior/disabled residents **only** as part of target family housing site
- **Distressed:** Property must be severely distressed, as certified by an engineer or architect
 - **Must complete and submit form HUD-53232**

3. Eligible Neighborhood

- **15% + in poverty/extremely low income**
- Applicant defines **neighborhood boundary:**
 - Generally accepted as a neighborhood
 - One municipal jurisdiction
 - Larger than target housing
- Use **HUD mapping tool**

HUD Mapping Tool



<https://www.huduser.gov/portal/maps/CN/home.html>

Threshold Eligibility Requirements

1. Resolution of Civil Rights Matters

- ✓ Outstanding civil rights matters must be resolved before the application submission deadline. Applicants with unresolved civil rights matters at the application deadline are deemed ineligible.

2. Timely Submission of Applications

- ✓ Advance preparation is important
- ✓ Late applications are ineligible and will not be considered for funding

3. Consistency with PHA/MTW Plan

- ✓ If a public housing project is the target housing of this application, the Transformation Plan must be consistent with the PHA Plan, including the MTW Supplement to the PHA Plan, or MTW Plan
- ✓ Prior Planning Grantees with a HUD accepted Transformation Plan, automatically passes this threshold

4. Consistency with Consolidated Plan or Indian Housing Plan

- ✓ The proposed Transformation Plan must be consistent with the Consolidated Plan for the jurisdiction in which the target neighborhood is located or the Indian Housing Plan (IHP) for applications targeting Indian housing.

Remember: Carefully review **all** threshold eligibility requirements. Applicants who fail to meet threshold requirements will be deemed ineligible.

Threshold Eligibility Requirements

5. Separability

- ✓ Must present a plan that addresses entire target housing site for redevelopment
- ✓ If multiple public housing projects are combined into the same AMP in PIC, an application to only target one of the projects may still be considered. If this is the case, provide an explanation in the narrative exhibit to help HUD understand the context.

6. Number of Applications and Public and/or Assisted Housing Projects

- ✓ A local government, as Lead Applicant or Co-Applicant, may only submit one application under this NOFO
- ✓ An application by a previously funded Implementation Grantee applying for a Supplemental Grant does not count toward this limit
- ✓ There is no limit to the number of public housing and/or assisted housing projects per application, so long as all are within the boundary of the neighborhood

7. Choice Neighborhoods Planning Grants

- ✓ You may not apply for both a FY23 Planning Grant and a FY23 Implementation Grant for the same target housing and neighborhood
- ✓ HUD encourages current Planning Grantees to complete their grant term before applying for an Implementation Grant
- ✓ A prior CN Planning Grant award is not required to apply for an Implementation Grant

Remember: Carefully review **all** threshold eligibility requirements. Applicants who fail to meet threshold requirements will be deemed ineligible.

Threshold Eligibility Requirements

8. Relation to prior HOPE VI Revitalization Grants

- ✓ Public housing units/projects previously funded through a HOPE VI Revitalization grant may not be the target public housing project of a Choice Neighborhoods grant application. However, they may be located within the target neighborhood.

9. Relation to prior Choice Neighborhoods Implementation Grants

- ✓ The target housing of a previously funded Choice Neighborhoods Implementation Grant may not be the target housing of a subsequent Choice Neighborhoods Grant application.
- ✓ A new application for an eligible target housing project in the same neighborhood is eligible

10. Rental Assistance Demonstration (RAD)

- ✓ RAD CHAP Allowed: Can have RAD Commitment to enter into Housing Assistance Payments (CHAP) but not a RAD Conversion Commitment (RCC).

Remember: Carefully review **all** threshold eligibility requirements. Applicants who fail to meet threshold requirements will be deemed ineligible.



Application and Submission Requirements

*This webcast is an overview. Please review NOFO for full details.

How Do I Apply?

- Search www.grants.gov
- Enter CFDA #14.889 and click on the Opportunity Number
- You must download the full package to access the NOFO and other required documents

The screenshot shows the Grants.gov search results page. The top navigation bar includes links for HOME, LEARN GRANTS, SEARCH GRANTS (active), APPLICANTS, GRANTORS, SYSTEM-TO-SYSTEM, FORMS, CONNECT, and SUPPORT. A search bar at the top right contains the text "Grant Opportunities" and a "GO" button. Below the navigation bar, the page title is "SEARCH GRANTS". On the left side, there are filters for "BASIC SEARCH CRITERIA" (Keyword(s), Opportunity Number, CFDA) and "OPPORTUNITY STATUS" (Forecasted (300), Posted (2,440), Closed (4,627), Archived (60,401)). Below these, there is a "FUNDING INSTRUMENT TYPE" section with checkboxes for "All Funding Instruments", "Cooperative Agreement (992)", "Grant (1,913)", "Other (159)", and "Procurement Contract (46)". On the right side, there are sorting options (SORT BY: Posted Date (Descending), Update Sort) and date range filters (DATE RANGE: All Available, Update Date Range). The main content area displays "1 - 25 OF 2740 MATCHING RESULTS:" and a table of search results. The table has columns for Opportunity Number, Opportunity Title, Agency, Opportunity Status, Posted Date, and Close Date. The first few rows of the table are visible, showing various grant opportunities.

Opportunity Number	Opportunity Title	Agency	Opportunity Status	Posted Date	Close Date
ODNI-FOA-22-01	Intelligence Community Centers For Academic Excellence	ODNI	Posted	04/08/2022	05/24/2022
F22AS00300	FY22 NATIONAL FISH PASSAGE PROGRAM	DOI-FWS	Posted	04/08/2022	12/30/2022
F22AS00285	Lower Osage River Side Channel Restoration Project, Missouri	DOI-FWS	Posted	04/08/2022	06/14/2022
SMZ-500-FY22-01	U.S. Ambassador's Special Self-Help Program	DOS-MOZ	Posted	04/08/2022	05/31/2022
PD-SEOUL-FY22-01-SOI	Request for Statement of Interest (ROK Seoul - FY2022)	DOS-KOR	Posted	04/08/2022	05/06/2022
O-OJDP-2022-171254	OJJDP FY 2022 Juvenile Drug Treatment Court Program	USDOJ-OJP-OJJDP	Posted	04/08/2022	05/25/2022
O-OJDP-2022-171249	OJJDP FY 2022 Family Treatment Court Program	USDOJ-OJP-OJJDP	Posted	04/08/2022	05/25/2022

Application and Submission Requirements

Key Steps:

- Register early in the Federal Governments System for Award Management (www.sam.gov)
- As of April 4, 2022, entities doing business with the federal government must use the Unique Entity Identifier (<https://sam.gov/content/duns-uei>)
- Applicants must complete the Federal Assistance Assurance, which is part of the sam.gov registration
- Note: Registration for SAM and grants.gov is a multi-step process and can take four (4) weeks or longer to complete if data issues arise

Application and Submission Requirements

The Choice Neighborhoods application consists of a series of narrative exhibits and forms and other attachments that respond to the different components of the NOFO:

- Eligible Applicant and Threshold Requirements – establish eligibility of the applicant and application
- Other Submission Requirements – applicant must address certain HUD and program requirements in order to receive grant award (can be a ‘correctable deficiency’)
- Rating Factors – basis for evaluating quality of the proposed plan and responsiveness to program objectives

Remember: Structure your narrative in accordance with the outline specified in the NOFO.

Refer to section IV.B.1 for details about how to organize the content of your application

- Narrative Exhibits: A through J
- Forms and Other Attachments: 1 through 44

Each application may contain up to 115 pages of narrative exhibits and up to 115 pages of forms and other attachments. HUD will not consider excess pages for scoring. See Section IV.B.2.c for exceptions.

Exhibit & Attachment Reminders

- ✓ Remember to include official signatures, when required
 - ✓ Ensure electronic signatures are visible after converting into a PDF format
- ✓ Utilize official letterhead, when required (i.e. Part I Violent Crimes Documentation, Leverage Letters, etc.)
- ✓ Each narrative exhibit and attachment should be uploaded in its own separate file
- ✓ Do **NOT** upload multiple exhibits or attachments in the same PDF file
- ✓ Applicants should zip together multiple attachment files (in one or more zip files, depending on the size) and plug them into the slots provided by Grants.gov



Carefully follow all of the documentation requirements!

Other Submission Requirements

Note: You must submit a narrative demonstrating the following:

- **Advancing Racial Equity** (page 44; *provide this narrative in Exhibit B.2*)
 - Analyzed the racial composition of the persons or households who are expected to benefit from proposed grant activities;
 - Identified any potential barriers to persons or communities of color equitably benefiting from proposed grant activities;
 - Detailed the steps you will take to prevent, reduce or eliminate these barriers;
 - Have measures in place to track progress and evaluate the effectiveness of efforts to advance racial equity in proposed grant activities.
- **Affirmative Marketing** (page 44; *provide this narrative in Exhibit B.3*)
 - Explain how the housing units developed under the proposed Transformation Plan will be affirmatively marketed broadly throughout the local/nearby areas to historically marginalized demographic groups.
 - Such activities may include: community outreach to target populations, marketing on websites, social media, tv/radio and print media, etc.
- **Affirmatively Furthering Fair Housing** (page 62; *provide this narrative in Exhibit B.4*)
 - Describe one or more of the specific activities that they are proposing under the NOFO;
 - When applicable, identify the fair housing planning document(s) which the applicant believes their proposed NOFO activities would work in furtherance of;
 - Explain how their proposed NOFO activities would contribute to affirmatively furthering fair housing.



Other Program-Specific Submission Requirements

- **Partnership/Joint Venture Certification**
 - ✓ Must provide a signed letter from each Principal Team Member certifying their commitment to the components of the Transformation Plan for the duration of the grant term
 - ✓ See NOFO for specific language that must be included in certification
- **Site Control**
 - ✓ Lead Applicant, Co-Applicant (if any), or the Housing Implementation Entity must certify they have site control for the target housing site and all parcels proposed for replacement housing under the Transformation Plan
- **Location of Housing**
 - ✓ The application must include a site map indicating both the original target housing location and all proposed housing location(s)
 - ✓ If housing is proposed outside of the target neighborhood, the location must meet certain criteria, as detailed in the NOFO
- **One-for One-Replacement of Public and/or Assisted Housing**
 - ✓ Provide the One-for-One Replacement Certification form (HUD-53238)

Other Program-Specific Submission Requirements

- **Resident and Community Involvement Certification**

- ✓ Must conduct at least two meetings with residents of the target housing project
- ✓ Must conduct at least two public meetings with the broader community
- ✓ Each meeting must take place on different days
- ✓ At least one resident meeting and one public meeting must be held after the publication date of the FY23 NOFO
- ✓ Issues to be discussed:
 - Overview of the planning and implementation process
 - Physical plan including site design, demolition or rehabilitation of existing structures
 - Supportive service activities
 - Neighborhood improvement projects
 - Relocation and re-occupancy plans
 - Economic Opportunities for Low- and Very Low-Income Persons (Section 3)



Important: A prior Planning Grantee with a HUD-accepted final Transformation Plan, automatically passes this threshold.

Selection & Award Notification

- First, applications are reviewed for completeness and eligibility
- Preliminary Rating and Ranking
 - Reviewers will preliminarily rate each eligible application, based solely on the rating factors
 - A site visit or virtual meeting will be conducted with each finalist
- Final Review Panel will assign a final score
- Awards are anticipated to be announced in Summer 2024
- All notifications will be sent by email to the person listed as the AOR in item 21 of the SF-424
 - *This includes notification about correctable deficiencies*





Rating Factors

*This webcast is an overview. Please review NOFO for full details.

NOFO Rating Factors

- The narrative exhibits and attachments respond to requirements, including **rating factors**, and other criteria in the NOFO.
- Rating factors describe the evaluation criteria for application review and points are assigned for each factor.
- There are 38 rating factors and a maximum score of 104 points.



NOFO Rating Factors

Capacity	Lead Applicant Capacity	5
	Neighborhood Implementation Entity Capacity	4
	Housing Implementation Entity Capacity	5
	People Implementation Entity Capacity	5
	Experience Promoting Racial Equity	1
	subtotal	20
Need	Structural and Environmental Deficiencies	3
	Design Deficiencies	3
	Poverty/ELI Rate	2
	Long-term Vacancy or Substandard Homes	1
	Part I Violent Crime	2
	Brownfields Cleanup	2
	Need for Affordable Housing in the Community	1
	subtotal	14
Strategy - Neighborhood	Overall Neighborhood Transformation Strategy	3
	Economic Development	3
	Neighborhood Improvement	2
	Public Safety	2
	subtotal	10
Strategy - Housing	Overall Housing Strategy	6
	Relocation and Mobility	2
	Phasing and Mixed-income Development by Building	2
	Mixed-Income Development by Total Rental Units	4
	Design	2
	Land Use Approvals	1
	subtotal	17

Strategy - People	Resident Assets & Needs Assessment	1
	Case Management	4
	Income and Employment Strategy	3
	Health Strategy	2
	Education Strategy - Early Learning	2
	Education Strategy - Schools	2
	subtotal	14
Leverage	Neighborhood - CDBG	2
	Neighborhood Investment	1
	Housing Development Leverage	3
	People Leverage	3
	subtotal	9
Soundness of Approach	Planning Process	5
	Community Engagement	2
	Organizational Framework for Implementation	2
	Impact of the Transformation Plan	6
	subtotal	15
Other Factors	Section 3	1
	Climate Change, Environmental Justice, and/or Promise Zone	4
	subtotal	5
	TOTAL	104

Rating Factors: Capacity

Rating Category	Rating Factor	Points
Capacity		
	Lead Applicant Capacity	5
	Neighborhood Implementation Entity Capacity	4
	Housing Implementation Entity Capacity	5
	People Implementation Entity Capacity	5
	Experience Promoting Racial Equity	1
	subtotal	20

Rating Factors: Capacity

Rating Category	Rating Factor	Points
Capacity		
	Lead Applicant Capacity	5
	Neighborhood Implementation Entity Capacity	4
	Housing Implementation Entity Capacity	5
	People Implementation Entity Capacity	5
	Experience Promoting Racial Equity	1
	subtotal	20

A few highlights:

- ✓ Evaluates capacity of lead applicant, neighborhood, housing, and people implementation entities, as defined in the NOFO
- ✓ Demonstrate successful experience related to your role
 - ✓ Relevant qualifications
 - ✓ Experience of leadership or key staff
- ✓ Include specific examples to show experience
 - ✓ Detailed responses
 - ✓ Start and end dates
 - ✓ Measurable outcomes

Rating Factors: Need

Rating Category	Rating Factor	Points
Need		
	Structural and Environmental Deficiencies	3
	Design Deficiencies	3
	Poverty/ELI	2
	Long-term Vacancy or Substandard Homes	1
	Part I Violent Crime	2
	Brownfields Cleanup	2
	Need for Affordable Housing in the Community	1
	subtotal	14

Rating Factors: Need

Rating Category	Rating Factor	Points
Need		
	Structural and Environmental Deficiencies	3
	Design Deficiencies	3
	Poverty/ELI	2
	Long-term Vacancy or Substandard Homes	1
	Part I Violent Crime	2
	Brownfields Cleanup	2
	Need for Affordable Housing in the Community	1
	subtotal	14

A few highlights:

- ✓ An application that has the same target housing as a prior CN Planning Grant automatically earns full points for the 2 rating factors focused on unit distress
- ✓ Structural and environmental deficiencies must demonstrate deficiencies in each the following:
 - Building systems
 - Physical structural elements
 - On-site infrastructure
 - Environmental conditions
- ✓ Part I violent crimes only as defined by the NOFO
 - Breakout for years 2020, 2021, 2022
 - Rates measure crimes per 1,000 persons
 - Certification signed by local law enforcement agency
- ✓ Brownfields Cleanup
 - Documentation must clearly identify the brownfield site is located within the target neighborhood
 - You must have received or applied for Federal or State brownfield cleanup assistance and provide documentation

Rating Factors: Neighborhood Strategy

Rating Category	Rating Factor	Points
Strategy - Neighborhood		
	Overall Neighborhood Transformation Strategy	3
	Economic Development	3
	Neighborhood Improvement	2
	Public Safety	2
	subtotal	10

Rating Factors: Neighborhood Narrative

The purpose of this section is to provide HUD with an overall understanding of the strengths and challenges in the neighborhood and to provide the foundation from which to evaluate the strategies proposed in your Transformation Plan.



Areas of Discussion:

- Neighborhood Data
- Neighborhood Description
- Housing Description and Relationship to Neighborhood
- People Narrative
- Vision



Rating Factors: Neighborhood Strategy

Rating Category	Rating Factor	Points
Strategy - Neighborhood		
	Overall Neighborhood Transformation Strategy	3
	Economic Development	3
	Neighborhood Improvement	2
	Public Safety	2
	subtotal	10

A few highlights:

- ✓ Describe the neighborhood improvement strategies and activities planned as part of your Transformation Plan
- ✓ Demonstrate how strategies and activities will:
 - ✓ Align with existing efforts
 - ✓ Promote environmental justice
 - ✓ Reduce concentration of poverty
 - ✓ Address disinvestment
 - ✓ leverage stakeholders and funding
- ✓ Describe plan to support economic development
 - ✓ Improve commercial activity
 - ✓ Support existing businesses
 - ✓ Create jobs and economic opportunities for residents

Rating Factors: Neighborhood Strategy

A few highlights:

- ✓ Describe plan to enhance the built and natural environment of the target neighborhood
 - ✓ Placemaking
 - ✓ Neighborhood Beatification
 - ✓ Façade Improvements
- ✓ Demonstrate how strategies and activities will:
 - ✓ Build neighborhood confidence
 - ✓ Enhance area surrounding target housing
 - ✓ Support continued investment
- ✓ Describe plan to support public safety and reduce crime
 - ✓ Evidence-based approaches (i.e. Community Violence Intervention, CPTED)
 - ✓ Builds on existing public safety efforts
 - ✓ Align with community-based partnerships

Rating Category	Rating Factor	Points
Strategy - Neighborhood		
	Overall Neighborhood Transformation Strategy	3
	Economic Development	3
	Neighborhood Improvement	2
	Public Safety	2
	subtotal	10

Rating Factors: Housing Strategy

Rating Category	Rating Factor	Points
Strategy - Housing		
	Overall Housing Strategy	6
	Relocation and Mobility Counseling	2
	Phasing and Mixed-income Development by Building	2
	Mixed-Income Development by Total Rental Units	4
	Design	2
	Land Use Approvals	1
	subtotal	17

Rating Factors: Housing Strategy

Rating Category	Rating Factor	Points
Strategy - Housing		
	Overall Housing Strategy	6
	Relocation and Mobility Counseling	2
	Phasing and Mixed-income Development by Building	2
	Mixed-Income Development by Total Rental Units	4
	Design	2
	Land Use Approvals	1
	subtotal	17

A few highlights:

- ✓ Provide a detailed description of the Housing component of your Transformation Plan
- ✓ Describe how plan serves current neighborhood residents and attracts renters across a broad range of incomes
- ✓ Factors for discussion:
 - ✓ New construction versus rehabilitation
 - ✓ Overall unit mix and bedroom mix and how it serves needs of current families first
 - ✓ Location of replacement housing
 - ✓ Mix of rental and homeownership units
 - ✓ Financing plan

Rating Factors: Housing Strategy

Rating Category	Rating Factor	Points
Strategy - Housing		
	Overall Housing Strategy	6
	Relocation and Mobility Counseling	2
	Phasing and Mixed-income Development by Building	2
	Mixed-Income Development by Total Rental Units	4
	Design	2
	Land Use Approvals	1
	subtotal	17

A few highlights:

- ✓ Provide a detailed description of your relocation and mobility counseling strategy
- ✓ Describe how original residents will benefit from the revitalization and strategy to support HUD-assisted families in low-poverty and racially diverse communities
- ✓ Provide details including:
 - ✓ counseling and supportive services
 - ✓ support for residents at risk for eviction
 - ✓ regional housing mobility supports to assist residents in renting in areas of opportunity

Rating Factors: Housing Strategy

Rating Category	Rating Factor	Points
Strategy - Housing		
	Overall Housing Strategy	6
	Relocation and Mobility Counseling	2
	Phasing and Mixed-income Development by Building	2
	Mixed-Income Development by Total Rental Units	4
	Design	2
	Land Use Approvals	1
	subtotal	17

A few highlights:

- ✓ Provide details on each housing phase and unit mix by phase
 - ✓ describe how plan is informed by market analysis and supports a broad range of incomes
 - ✓ any phase with all replacement units, will earn zero points
- ✓ Provide income mix to support households with broad range of incomes
 - ✓ points will only be awarded to plans with at least 50 percent non-replacement housing units
 - ✓ Need ≥ 20 percent market rate rental units to earn full points

Rating Factors: People Strategy

Rating Category	Rating Factor	Points
Strategy - People		
# 1	Resident Assets & Needs Assessment	1
# 2	Case Management	4
# 3	Income and Employment Strategy	3
# 4	Health Strategy	2
# 5	Education Strategy - Early Learning	2
# 6	Education Strategy - Schools	2
	subtotal	14

Rating Factors: People Strategy

Rating Category	Rating Factor	Points
Strategy - People		
# 1	Resident Assets & Needs Assessment	1
# 2	Case Management	4
# 3	Income and Employment Strategy	3
# 4	Health Strategy	2
# 5	Education Strategy - Early Learning	2
# 6	Education Strategy - Schools	2
	subtotal	14

A few highlights:

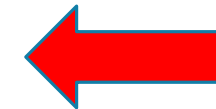
- ✓ Specific to target housing residents
- ✓ Provide detailed case management strategy aimed at improving resident outcomes
 - ✓ Should employ coaching approach that is trauma-informed
 - ✓ Support residents and families in developing and achieving individualized goals
 - ✓ ensure residents' housing stability and successful relocation
- ✓ Describe your approach and how it will serve as a foundation for your People Plan
- ✓ Provide anticipated client-to-staff ratios among your case management provider(s)

Health, Education, and Income and Employment Outcomes and Metrics

Outcome	Metrics
1. Children, youth, and adults that have increased access to healthcare and have improved physical and mental health outcomes	<ul style="list-style-type: none"> • Number and percentage of target residents who have a place of healthcare where they regularly go, other than an emergency room, when they are sick or need advice about their health • Number and percentage of target residents who have health insurance
2. Children enter kindergarten ready to learn	<ul style="list-style-type: none"> • Number and percentage of target resident children, from birth to kindergarten entry, participating in center-based or formal home-based early learning settings or programs
3. Children are proficient in core academic subjects	<ul style="list-style-type: none"> • Number and percentage of target resident children in kindergarten who demonstrate at the beginning of the program or school year age-appropriate functioning across multiple domains of early learning as determined using developmentally appropriate early learning measures
4. Youth, including youth with disabilities, graduate from high school college- and/or career-ready	<ul style="list-style-type: none"> • Number and percentage of target resident students at or above grade level according to state mathematics and English language arts assessments in at least the grades required by the ESEA (3rd through 8th and once in high school) • Number and percentage of target resident students who graduate from high school
5. Households are economically stable	<ul style="list-style-type: none"> • Number and percentage of target residents between the ages of 18-64 years with wage income. • Average annual income of target households (excluding those households who cannot work due to being elderly or disabled)

For Rating Factors 3-6:

3. Income and Employment Strategy
4. Health Strategy
5. Education Strategy - Early Learning
6. Education Strategy - Schools



Applicants should refer to this chart to identify related baseline metrics and priority outcomes in these areas

Rating Factors: People Strategy

People Strategy and Expected Results by Final Year of the Grant

Impact Statement and Expected Outcome(s)	Provide the desired outcome (number and percentage) by the final year of the grant from the Health, Education, and Income and Employment Outcomes and Metrics table above.
Needs Assessment Baseline	State the baseline result (number and percentage) for each outcome metric as identified in the resident assets and needs assessment.
Strategy	Describe the key strategies and services that will be used to achieve this end of grant outcome. Justify why you believe this particular set of strategies will be effective in achieving this outcome. In particular, discuss how your strategy is tailored and responsive to the unique needs, goals, and perspectives of the target housing residents. Describe how your strategy is informed by the resident assets and needs assessment, including both survey data and open-ended information. Further, describe the evidence-based or track record of key programs or services with similar populations, and/or why you believe these new or tailored services are likely to work.
Resource Commitment	Identify and explain the uses of Choice Neighborhoods funds and major leverage commitments dedicated to the strategies. For leverage commitments, include name of partner, specific commitment, total value of commitment, and number of "slots" dedicated to target housing residents (slots must be specific to target housing residents; numbers must not include slots for other neighborhood residents).

For Rating Factors 3-6:

3. Income and Employment Strategy
4. Health Strategy
5. Education Strategy - Early Learning
6. Education Strategy - Schools



Use this chart to describe your key strategies to improve outcomes in income and employment, health, and education for rating factors 3-6

Rating Factors: People Strategy

Rating Category	Rating Factor	Points
# 1	Resident Assets & Needs Assessment	1
# 2	Case Management	4
# 3	Income and Employment Strategy	3
# 4	Health Strategy	2
# 5	Education Strategy - Early Learning	2
# 6	Education Strategy - Schools	2
	subtotal	14

Note: Use the "**People Strategy and Expected Results by Final Year of the Grant**" chart to describe key strategies and services.

Describe activities that will be undertaken to increase income and employment for target housing residents:

- ✓ Create/coordinate a career pathway pipeline available to work-able adults (including those who are unemployed, underemployed, or fully employed but seek career advancement)
- ✓ Develop direct connections to employers with living wage positions and/or opportunities for career advancement
- ✓ Implement a retention strategy that supports residents in retaining new jobs for at least the first 90 days

Rating Factors: People Strategy

Rating Category	Rating Factor	Points
# 1	Resident Assets & Needs Assessment	1
# 2	Case Management	4
# 3	Income and Employment Strategy	3
# 4	Health Strategy	2
# 5	Education Strategy - Early Learning	2
# 6	Education Strategy - Schools	2
	subtotal	14

Note: Use the "**People Strategy and Expected Results by Final Year of the Grant**" chart to describe key strategies and services.

Describe activities that will be undertaken to improve physical and mental health outcomes for target housing residents:

- ✓ Support and connect uninsured adults and children to health insurance
- ✓ Ensure adults and children have a place of healthcare where they regularly go, other than an emergency room, when they are sick or need advice about their health
- ✓ Ensure adults and children receive ongoing care and appropriate treatment for chronic conditions as well as preventative healthcare
- ✓ Connect children and adults to trauma-informed care and mental health services

Rating Factors: People Strategy

Rating Category	Rating Factor	Points
# 1	Resident Assets & Needs Assessment	1
# 2	Case Management	4
# 3	Income and Employment Strategy	3
# 4	Health Strategy	2
# 5	Education Strategy - Early Learning	2
# 6	Education Strategy - Schools	2
	subtotal	14

Note: Use the "**People Strategy and Expected Results by Final Year of the Grant**" chart to describe key strategies and services.

Describe activities that will be undertaken to ensure target housing residents will enter kindergarten ready to learn:

- ✓ Enroll, track and support the attendance of children from birth to kindergarten in high-quality, evidence-based early education programs
- ✓ Support the attendance of families with children from birth through kindergarten in evidence-based programs for caregivers
- ✓ Ensure all young children receive regular developmental screenings and, if a delay is identified, are connected with appropriate early behavioral health services.

Rating Factors: People Strategy

Rating Category	Rating Factor	Points
# 1	Resident Assets & Needs Assessment	1
# 2	Case Management	4
# 3	Income and Employment Strategy	3
# 4	Health Strategy	2
# 5	Education Strategy - Early Learning	2
# 6	Education Strategy - Schools	2
	subtotal	14

Note: Use the "**People Strategy and Expected Results by Final Year of the Grant**" chart to describe key strategies and services.

Describe activities that will be undertaken to ensure target housing residents are proficient in core academic subjects and graduating from high school college and career ready:

- ✓ Work one-on-one with school-aged children and their families to identify and support their individual education needs and goals
- ✓ Enroll, track and support the attendance of school-aged children in high-quality School-Based or Out-of-School Education programs
- ✓ Provide individualized wrap-around services to school-aged children and their families as needed to support their educational outcomes and participation in high quality programming

Rating Factors: Leverage

Rating Category	Rating Factor	Points
Leverage		
	Neighborhood - CDBG	2
	Neighborhood Investment	1
	Housing Leverage	3
	People Leverage	3
	subtotal	9

Rating Factors: Leverage

Rating Category	Rating Factor	Points
Leverage		
	Neighborhood - CDBG	2
	Neighborhood Investment	1
	Housing Leverage	3
	People Leverage	3
	subtotal	9

A few highlights:

- ✓ Leverage documentation must be **firmly committed** and contain specific dollar amounts
- ✓ Must be clearly dedicated to specific activities in Transformation Plan
- ✓ Commitment letters must include:
 - Signature and date
 - Letterhead
- ✓ You must follow the guidance in the NOFO regarding the content of your leverage commitment or your commitment *will not* be accepted, and the leverage will not count

Rating Factors: Leverage

Rating Category	Rating Factor	Points
Leverage		
	Neighborhood - CDBG	2
	Neighborhood Investment	1
	Housing Leverage	3
	People Leverage	3
	subtotal	9

A few highlights:

- ✓ Neighborhood -CDBG
 - ✓ Provide a commitment letter from the local jurisdiction detailing its commitment of CDBG funds, excluding CDBG Disaster Recovery funds
- ✓ Neighborhood Investment
 - ✓ Provide a list of planned projects (including proposed CCI projects) supported by documented commitments in the target neighborhood
 - ✓ Applicants can submit up to 5 commitment letters
 - ✓ Can only include investments for future projects

Rating Factors: Leverage

Rating Category	Rating Factor	Points
Leverage		
	Neighborhood - CDBG	2
	Neighborhood Investment	1
	Housing Leverage	3
	People Leverage	3
	subtotal	9

A few highlights:

- ✓ Must be for physical development
- ✓ Resource commitments for housing already completed or by an entity other than the Housing Implementation Entity **will not** be counted as Housing Development Leverage
- ✓ See NOFO for specific sources of leverage

Rating Factors: Leverage

Rating Category	Rating Factor	Points
Leverage		
	Neighborhood - CDBG	2
	Neighborhood Investment	1
	Housing Leverage	3
	People Leverage	3
	subtotal	9

A few highlights:

- ✓ Must explicitly state commitment is for target housing residents
- ✓ Limited to 20 commitment letters
- ✓ Must directly contribute to the People Plan and must indicate which strategy it is supporting
- ✓ Only leverage for ***new services*** will be counted
- ✓ Can be for funding or in-kind services. For in-kind services must indicate total value and total residents served

Rating Factors: Leverage

Rating Category	Rating Factor	Points
Leverage		
	Neighborhood - CDBG	2
	Neighborhood Investment	1
	Housing Leverage	3
	People Leverage	3
	subtotal	9

Applicants may include the following example table in each letter to summarize key leverage information:

Type of funds: funding or in-kind services	Confirm services will be provided during the grant term (e.g., “Yes, for x years during grant term”)	Confirm resource is new leverage (e.g., “Yes, new leverage”)	Brief description of service/ contribution	How resource directly contributes to People Plan and which People Plan strategy(ies) it supports	Number of residents of the target housing site to be served, i.e., slots dedicated	Total amount committed

Rating Factors: Soundness of Approach

Rating Category	Rating Factor	Points
Soundness of Approach		
	Planning Process	5
	Community Engagement	2
	Organizational Framework for Implementation	2
	Impact of the Transformation Plan	6
	subtotal	15

Rating Factors: Soundness of Approach

Rating Category	Rating Factor	Points
Soundness of Approach		
	Planning Process	5
	Community Engagement	2
	Organizational Framework for Implementation	2
	Impact of the Transformation Plan	6
	subtotal	15

A few highlights:

- ✓ Demonstrates the quality of your overall planning process for the Transformation Plan
- ✓ Describe the meaningful engagement in the planning process including:
 - ✓ residents
 - ✓ community residents and organizations
 - ✓ businesses
 - ✓ religious institutions
 - ✓ schools
- ✓ Include a summary of resident and community recommendations and concerns
 - ✓ Describe how this input has been addressed through the components of your Transformation Plan

Rating Factors: Soundness of Approach

A few highlights:

Rating Category	Rating Factor	Points
Soundness of Approach		
	Planning Process	5
	Community Engagement	2
	Organizational Framework for Implementation	2
	Impact of the Transformation Plan	6
	subtotal	15

- ✓ Community Engagement
 - ✓ Includes target housing and neighborhood residents, including those who are historically uninvolved or excluded
 - ✓ Ensure meaningful contributions to the implementation process
 - ✓ Demonstrate how outreach will be conducted
 - ✓ Identify key stakeholders that will be engaged
- ✓ Organizational Framework for Implementation
 - ✓ Identify organizational structure of implementation team and committees
 - ✓ Discuss team member roles and responsibilities
 - ✓ Include how failure to perform and conflicts will be addressed

Rating Factors: Soundness of Approach

Rating Category	Rating Factor	Points
Soundness of Approach		
	Planning Process	5
	Community Engagement	2
	Organizational Framework for Implementation	2
	Impact of the Transformation Plan	6
	subtotal	15

A few highlights:

- ✓ No narrative is required for this rating factor
- ✓ Points will be awarded based on the extent to which the application demonstrates a Transformation Plan that will accomplish the core goals of the program, have significant impact on the neighborhood, and is likely to succeed

Rating Factors: Other Factors

Rating Category	Rating Factor	Points
Other Factors		
	Section 3	1
	Climate Change, Environmental Justice, or Promise Zone	4
	subtotal	5

Rating Factors: Other Factors

Rating Category	Rating Factor	Points
Other Factors		
	Section 3	1
	Climate Change, Environmental Justice, or Promise Zone	4
	subtotal	5

A few highlights:

- ✓ Section 3
 - ✓ Quality of Section 3 plan including strategies to provide training, employment, contracting and other economic opportunities to low- and very low-income persons
- ✓ Preference Points
 - ✓ Climate mitigation, adaptation and resilience measures incorporated into project
 - ✓ Projects that advance environmental justice in historically marginalized communities
 - ✓ To receive Promise Zone Preference Points, submit form HUD-50153, "Certification of Consistency with Promise Zone Goals and Implementation"
 - ✓ An application may earn 4 points maximum of the preference points



Key Takeaways

Key Takeaways



The Ella apartment building (top) and new park space in Tampa, FL celebrate the neighborhood's historic ties to legendary musicians.

- The Choice Neighborhoods program supports the revitalization of communities through an emphasis on linking new mixed-income housing with comprehensive social services and physical neighborhood improvements.
- Public/HUD-assisted housing redevelopment is part of a broader neighborhood transformation.
- For every \$1 in Choice Neighborhoods funding, grantee communities leverage an average \$7.50 in additional public and private resources.
- HUD is a partner with grantees through the implementation process.
- The Choice Neighborhoods program has transformed communities nationwide. As the program grows with increased funding each year, HUD is looking to expand the program's reach to as many communities as possible.
- ***PHAs, cities, and tribal entities of all sizes are encouraged to consider Choice Neighborhoods!***

For More Information

Website: www.hud.gov/cn

Email: choiceneighborhoods@hud.gov

NOFO: www.grants.gov

Applications for new Implementation
Grants are due on December 11, 2023

Applications for Supplemental Grants are
due on March 4, 2024



New housing in the Fort Worth, TX Choice Neighborhood is imagined.