



Section 202 Supportive Housing for the Elderly Program

FY 2020 Notice of Funding Availability (NOFA)

January 27, 2021

This presentation provides a summary of information presented in the NOFA for webinar purposes. Please refer to the NOFA on HUD's funding opportunities website (<https://www.hud.gov/grants/>) for a complete presentation of the funding opportunity, including requirements for eligibility and submission.

Agenda

Description of Funding Opportunity

Resources

NOFA Requirements

Application Rating Factors

Application Review and Award

Q&A

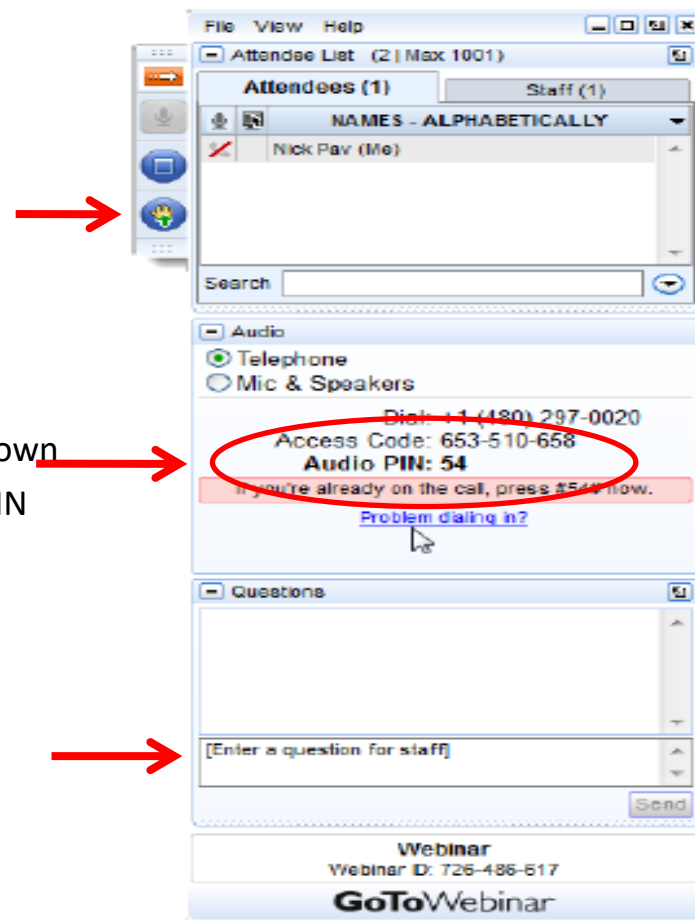
GoToWebinar

Ask questions at the end! Here's how:

- “Raise your hand” by clicking on the hand icon and the presenter will unmute your line so you can ask your question live

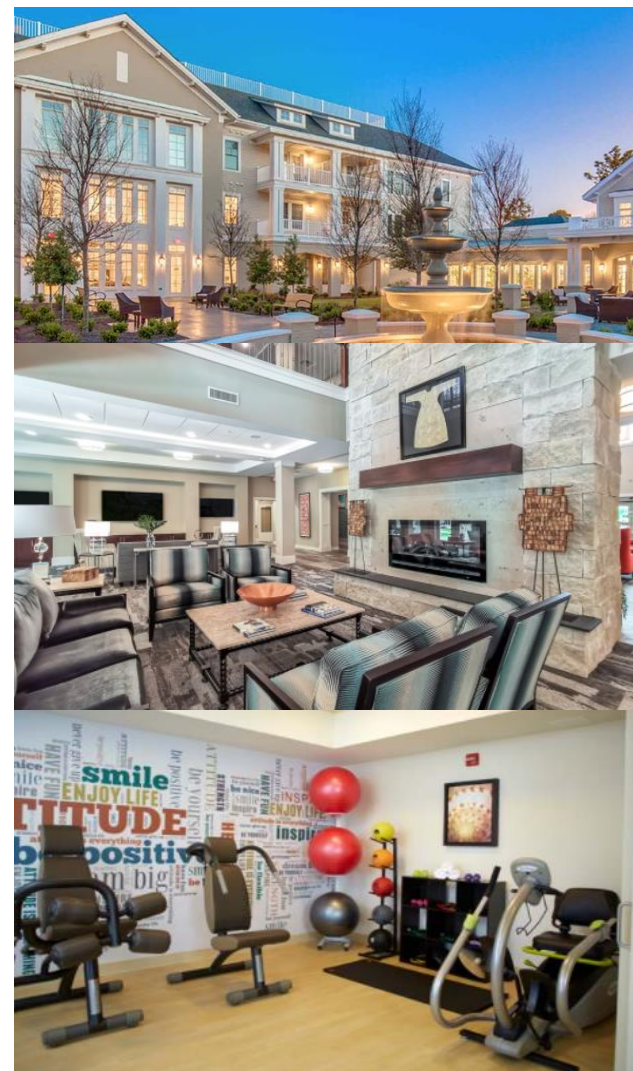
Note: To do this, you MUST call the dial-in number shown on your attendee control panel and input the audio PIN shown, which is unique to each attendee

- Send in questions via the “Question” feature



Description of Funding Opportunity

- **NOFA Title:** FY 2020 Section 202 Supportive Housing for the Elderly Program
- **NOFA Reference:** FR-6400-N-52
- **Application Due Date:** 11:59:59 PM EST on **May 26, 2021**
- **Eligible Applicants:** Private non-profit organizations that have tax-exempt status under Section 501(c)(3) or Section 501(c)(4) of the Internal revenue Code of 1986, and non-profit consumer cooperatives
- **HUD Goals:**
 - Advance housing for the elderly as a platform for living independently and aging in community
 - Fund properties that are at the forefront of design, service delivery, and efficient use of federal resources that will provide models for other providers of supportive housing for the elderly



Description of Funding Opportunity

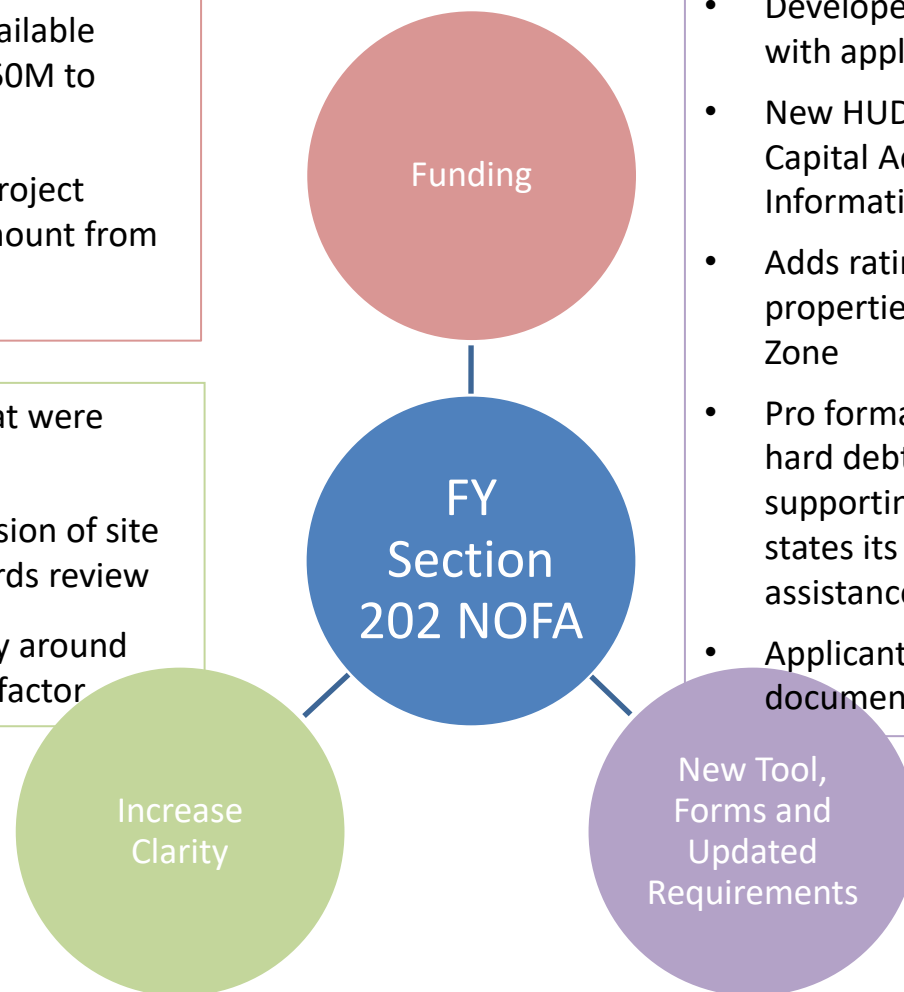
Available Funding: Up to \$150M in total funding for the development of supportive rental housing for very-low income persons aged 62 years or older.

- **Capital Advance**
 - Funds to finance construction, reconstruction, moderate or substantial rehabilitation, or acquisition of a structure with or without rehabilitation. Funds cannot be used to construct or operate assisted living facilities.
 - Capital Advance funds requested may not exceed the Total Development Cost (TDC) as published by HUD and is determined by building type and unit size.
- **Project Rental Assistance Contract (“PRAC”)**
 - Provide ongoing operating assistance and maintain affordability of covered units. PRAC funds are used to cover the difference between tenants’ contributions toward rent and HUD-approved operating costs. PRAC funds may also be used to provide supportive services and to hire a service coordinator.
- Applicants must request a Capital Advance amount (minimum \$1) and identify the number of units to be assisted under PRAC.

How is the FY20 Section 202 NOFA Different From FY18?

- Increased total funding available through the NOFA from \$50M to \$150M
- Increased maximum per project Capital Advance award amount from \$5M to \$20M

- Removes rating factors that were duplicative
- Provides additional discussion of site and neighborhood standards review
- Provides greater specificity around the building design rating factor



- Developed a 202 NOFA Toolkit to assist with application submission
- New HUD Form - Application for Capital Advance Summary Information, HUD Form 92015-CA
- Adds rating factor points for properties located in an Opportunity Zone
- Pro forma can represent servicing of hard debt if non-PRAC revenue is supporting debt service or sponsor states its intention to convert assistance via the RAD program
- Applicant must submit environmental documentation through HEROS

Resources

What is the 202 NOFA Toolkit?

- An optional, but strongly encouraged to be used, tool created in Excel that is intended to streamline and standardize application submissions by:
 - Providing templates that satisfies NOFA submission requirements; and
 - Alerts applicant when entries may violate NOFA requirements.
- Auto-calculated scores displayed in the tool are provisional and contingent on verification by HUD

FY20 202 NOFA Toolkit	
Project Name:	
Project Sponsor:	
INSTRUCTIONS	
<p>This 202 NOFA Toolkit (Toolkit) is intended to streamline and standardize the application submissions under the FY 20 Section 202 NOFA by providing templates that satisfy the NOFA's submission requirements, alerting the applicant when entries may violate NOFA requirements through system-generated flags, and calculating provisional scores for a subset of rating factors. <u>This Toolkit does not contain ALL NOFA submission items</u>. If the Toolkit is used, it must be supplemented with the additional submission items described in Section IV.B. Content and Form of Application Submission of the NOFA.</p>	
<p>The Toolkit contains seven worksheets to be completed by the Sponsor in the submission of their FY20 Section 202 application, including:</p> <ul style="list-style-type: none">- Part 1: Physical Design- Part 2: Market- Part 3a: Capacity- Part 3b: Leverage and Committed Funds- Part 4: Land Use & Zoning- Part 5a: Operating Cost Standard- Part 5b: Operating Pro Forma	
<p>The instructions provided on each worksheet provide guidance on completion. Cells shaded in ORANGE require user input entry.</p>	
<p>Please note that the auto-calculated section score displayed in some worksheets (i.e., Part 1 - Part 4) is provisional and contingent on verification by HUD reviewers upon submission of the application.</p>	
<p>The completion of the Toolkit is a component of the submission requirements for the following eight "Tabs" listed in the NOFA (Section IV.B. Application Submission Information, Content and Form of Application Submission):</p> <ul style="list-style-type: none">- Tab B, Need- Tab D, Development Budget- Tab F, Operating Pro Forma- Tab L.1, Physical Design - Checklist of required features and listing of selected optional features- Tab N.1, Development Experience- Tab N.2, Appraisal of Donated or Seller-Financed Land- Tab N.3, Section 3 Employment Opportunities for Low and Very-Low Income Persons- Tab O, Evidence of Compliance with Local Land-Use and Zoning Regulations	

How to Access the 202 NOFA Toolkit?

- Access HUD's funding opportunities website (<https://www.hud.gov/grants/>)
- Go to the "2020 NOFOs" section
- Scroll down till you see the "Section 202 Supportive Housing for the Elderly" and click on the hyperlink
- Scroll down till you see the "[S202 NOFA Toolkit](#)" hyperlink
- Double click on the hyperlink to download the Excel file
- A pre-recorded training on the 202 NOFA Toolkit can be accessed by selecting the "[S202 NOFA Toolkit Training](#)" hyperlink

Funding of approximately **\$ 150,000,000** is available through this NOFO. HUD expects to m

Preference Points: This NOFA offer preference points for Opportunity Zones. The maximu

Program Office: Office of Housing

Funding Opportunity Title: Section 202 Supportive Housing for the Elderly

FAIN: FR-6400-N-52

Assistance Listing Number: 14.157

OMB Approval Numbers: 2502-0267

Opening Date: January 11, 2021

Deadline Date: May 26, 2021

[Program NOFO](#)

[S202 FAQs](#)

[S202 NOFA Toolkit](#)

[S202 NOFA Toolkit Training](#)

Items to Remember for Submission

- ❑ Register with System for Award Management (SAM) and Grants.gov
 - Registration is a multistep process and can take up to 4 weeks
 - Applicant must have a valid and active DUNS Number
- ❑ Submit complete applications electronically unless applicant has good cause to submit in hard copy. Requests for a waiver of electronic submission must be submitted to HUD in writing or email at least 15 days prior to application deadline
- ❑ Follow page limit and formatting guidelines for narratives and other attachments
























dun & bradstreet

See Section
IV.B.2

Items to Remember for Submission

- ❑ Submit each “Tab” of the application as a separate PDF file
- ❑ Submit a cover letter that accounts for each “Tab” and details the documents submitted under each “Tab”

 OtherNarrativeAttachments_1_2-Attachments-1234-2. 2530 Previous Participation Certification
 OtherNarrativeAttachments_1_2-Attachments-1235-1. Table of Contents
 OtherNarrativeAttachments_1_2-Attachments-1236-2. 2880
 OtherNarrativeAttachments_1_2-Attachments-1237-3. Lobbying Form V1.1 Letter
 OtherNarrativeAttachments_1_2-Attachments-1238-4. 92013 - Capital Advance
 OtherNarrativeAttachments_1_2-Attachments-1239-Tab A
 OtherNarrativeAttachments_1_2-Attachments-1240-Tab B
 OtherNarrativeAttachments_1_2-Attachments-1241-Tab C
 OtherNarrativeAttachments_1_2-Attachments-1242-Tab D
 OtherNarrativeAttachments_1_2-Attachments-1243-Tab E
 OtherNarrativeAttachments_1_2-Attachments-1244-Tab F
 OtherNarrativeAttachments_1_2-Attachments-1245-Tab J
 OtherNarrativeAttachments_1_2-Attachments-1246-Tab K
 OtherNarrativeAttachments_1_2-Attachments-1247-Tab L
 OtherNarrativeAttachments_1_2-Attachments-1248-Tab N
 OtherNarrativeAttachments_1_2-Attachments-1249-Tab O
 OtherNarrativeAttachments_1_2-Attachments-1250-Tab P
 OtherNarrativeAttachments_1_2-Attachments-1251-Tab G
 OtherNarrativeAttachments_1_2-Attachments-1252-Tab H
 OtherNarrativeAttachments_1_2-Attachments-1253-Tab I
 OtherNarrativeAttachments_1_2-Attachments-1254-Tab M

Note: Images above provided as a sample for illustrative purposes

Table of Contents

A. Eligibility and Articles of Incorporation	Attachments
	A.1: By-Laws
	A.2: Articles of Incorporation
	A.3: IRS Tax Exemption
	A.4: Evidence of Structure
B. Need	Attachments
	B.1: PDF of Table Used to Calculate Absorption ratio (with conditions)
C. Development Plan	
D. Development Budget	Attachments
	D.1: Sources and Uses
	D.2: Construction Cost Estimate from KBS
	D.3: LOI from Red Stone Equity Partners (4% LIHTC syndicator)
	D.4: LOI from SunTrust Bank (4% bond/construction lender and FHLB Atlanta application member)
	D.5: FHLB Atlanta application submitted 7/1/2019
	D.6 PBV Commitment from RRHA
	D.7 Seller Note from RRHA
E. Operating Pro Forma	Attachments
	E.1: Cash Flow Pro Forma
F. Capital Needs Assessment	

Forms to Include in the Application

- ☐ Application for Federal Assistance, SF-424
- ☐ Disclosure of Lobbying Activities, HUD Form SF-LLL
- ☐ HUD Applicant Recipient Disclosure Report (HUD) 2880 Applicant/Recipient Disclosure/Update Report
- ☐ Application for Capital Advance Summary Information, HUD Form 92015-CA
- ☐ Sponsor's Conflict of Interest Resolution, HUD Form 92041
- ☐ Sponsor's Resolution for Commitment to Project, HUD Form 92042
- ☐ Previous Participation Certification, HUD Form 2530
- ☐ Certification for Opportunity Zone Preference Points, HUD Form 2996

See Section
IV.B.1

The image shows a stack of HUD forms. The top form is SF-424, 'Application for Federal Assistance'. Below it is SF-LLL, 'Disclosure of Lobbying Activities'. The next form is HUD 2880, 'Applicant/Recipient Disclosure Report'. Below that is HUD 92015-CA, 'Application for Capital Advance Summary Information'. The next form is HUD 92041, 'Sponsor's Conflict of Interest Resolution'. Below that is HUD 92042, 'Sponsor's Resolution for Commitment to Project'. The next form is HUD 2530, 'Previous Participation Certification'. The bottom form is HUD 2996, 'Certification for Opportunity Zone Preference Points'. The forms are partially overlapping, showing various sections and fields.



Tools and Other Data Resources Referenced in the NOFA

Resource	Web link/Email Address	Use
202 NOFA Toolkit	https://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingopps/fy20_section202	<ul style="list-style-type: none"> Submitted with application and is used to streamline and standardize the application submission process (optional)
202 NOFA Toolkit Training	https://register.gotowebinar.com/recording/527598867888074251	<ul style="list-style-type: none"> Pre-recorded training on the 202 NOFA Toolkit
Elderly Minority Concentration Analysis	https://www.huduser.gov/portal/maps/section202/home.html	<ul style="list-style-type: none"> Identify whether a site is in an area of minority elderly concentration
HUD Environmental Review Online System (HEROS)	More information can be found at: www.hudexchange.info/programs/environmental-review/housing/#2019-202811-nofa-environmental-information	<ul style="list-style-type: none"> Submission of environmental documents referenced in the NOFA
2018 ACS 5-year Census Data	https://www.huduser.gov/ast/index.html	<ul style="list-style-type: none"> Calculate the absorption ratio

Tools and Other Data Resources Referenced in the NOFA

Resource	Web link/Email Address	Use
2020 Income Limit Data	https://www.huduser.gov/portal/datasets/il.html#2020	<ul style="list-style-type: none"> Calculate the absorption ratio
Total Development Cost	www.hud.gov/sites/dfiles/PIH/documents/TDCs_2019_Final.pdf	<ul style="list-style-type: none"> Used to determine if Capital Advance funds requested is within acceptable range
202 NOFA Email	202CapitalAdvanceNOFA@hud.gov	<ul style="list-style-type: none"> Requests to waive the requirement for electronic submission Debriefing request NOFA related questions Curable deficiency emails sent to applicant Email corrections to curable deficiencies
-	applicationsupport@hud.gov	<ul style="list-style-type: none"> Email corrections to curable deficiencies

NOFA Requirements

NOFA Requirement Categories

1

Threshold

- Type of eligibility requirement; applications that fail to meet these requirements will be deemed ineligible and will not be evaluated

2

Program Specific Requirements

- 14 requirements specific to Section 202. Of which, 9 require the submission of documents/information in “Tabs of the Application”

3

Statutory and Regulatory Requirements

- Type of eligibility requirement for all HUD programs (e.g., Outstanding Delinquent Federal Debts). Detailed information on each requirement is posted on [HUD's Funding Opportunities Page](#). - See NOFA and the Appendix of this presentation for more information.

Threshold Requirements

- Threshold requirement deficiencies are not curable, except for documentation of applicant eligibility.
 1. **Outstanding Civil Rights Matters** - must be resolved to HUD's satisfaction prior to grant award, provided that all applicable legal processes have been satisfied.
 2. **Timely Submission** - Applications submitted after **11:59:59 PM on May 26, 2021** that do not meet the requirements of the grace period policy will be marked late. Late applications are ineligible and will not be considered for funding.
 3. **Complete Application** - HUD reserves the right to determine whether an application is substantially deficient and non-responsive to the NOFA application requirements. Section IV.B., "Content and Form of Application Submission" identifies the required documentation for submission for a complete application.
 4. **Non-Profit Status** - Applicants must document their status as a private non-profit organization or as a mixed-finance limited partnership with one or more private non-profit organizations serving as the general partner (see 24 CFR 891.805) **Tab A**.
 5. **Need** - HUD will assess the unmet housing needs in the proposed development area relative to the number of proposed assisted units. Applicants must provide an absorption ratio by dividing the number of units in the proposed project by the number of income eligible households aged 62 years old or older with severe housing needs. To be eligible sites must have an absorption ratio of 50% or less. **Tab B. Refer to Slides 13 and 14 for the data sources used in the calculation of the absorption ratio.**

See
Sections
III.A. and
III.D.4,
Tab A

See
Section
III.D.5,
Tab B

Program Specific Requirements that Require the Submission of Documents/Information as Tabs of the Application

Requirement	NOFA Ref.	Requirement Summary	Tab
Development Plan	Section III.F.2	<ul style="list-style-type: none"> • Narrative description of property. • Project development timeline identifying dates for the major development stages for the project. 	C
Development Budget	Section III.F.3	<ul style="list-style-type: none"> • Identify ALL committed or proposed sources, including debt, equity, and grants. • Commitments must describe the allowed uses of the funds, the term for which the commitment is valid, and any repayment terms. The term of commitment cannot expire earlier than 12 months from the application deadline date. • Identify the requested Capital Advance funds not to exceed TDC limits. • Construction costs must be based on cost estimate performed by a professional estimator or for rehab based on a Capital Needs Assessment (CNA). 	D 202 NOFA Toolkit, Part 3b
Capital Needs Assessment (CNA)	Section III.F.3	<ul style="list-style-type: none"> • Except for new construction or (gut) rehabilitation, applications must include a CNA identifying the rehabilitation needs of the property. 	E

Program Specific Requirements Require the Submission of Documents/Information in Tabs of the Application

Requirement	NOFA Ref.	Requirement Summary	Tab
Operating Pro Forma	Section III.F.4	<ul style="list-style-type: none"> Year 1 rents for PRAC units must be based on HUD's Operating Cost Standards (i.e., "PRAC Contract Rents" in NOFA Appendix). Identify any utilities that will be project paid, if applicable, and provide the reasonable per unit costs associated with those utilities. Can represent servicing of hard debt service only if: <ul style="list-style-type: none"> Project includes other revenue producing residential units/commercial space, and/or Sponsor states its intention to covert the PRAC units, once executed to a project -based Section 8 contract via RAD. 	F 202 NOFA Toolkit, Part 5b
Site Control	Section III.F.5	<ul style="list-style-type: none"> Evidence of control documents: <ul style="list-style-type: none"> Deed or long-term leasehold which evidences current title to, or a leasehold interest in, the site. Contract of sale. Option to purchase or option for a long-term leasehold. 	G

Program Specific Requirements Require the Submission of Documents/Information in Tabs of the Application

Requirement	NOFA Ref.	Requirement Summary	Tab
Environmental Review	Section III.F.6	<ul style="list-style-type: none"> • HUD will perform a preliminary environmental screen at the application review stage to assess major adverse environmental conditions • Subsequent to award, HUD will complete its full environmental review only for applicants receiving awards prior to issuance of the Firm Commitment • Applicants must submit 12 Partner Worksheets + Phase I ESA (and if necessary, Phase II ESA and Phase III-Clean-Up Plan) • ALL documentation must be prepared by an Environmental Professional in accordance with ASTM Standard E 1527-13. • ALL documentation MUST be submitted into HUD Environmental Review Online System (HEROS) • HUD will provide the applicant 30 days from the NOFA due date for the applicant to submit the environmental documentation through HEROS. • Comprehensive environmental review guidance and training is available at www.hudexchange.info/programs/environmental-review/housing/#2019-202-nofa-environmental-information 	H

Program Specific Requirements Require the Submission of Documents/Information in Tabs of the Application

Requirement	NOFA Ref.	Requirement Summary	Tab
Site and Neighborhood Standards (SNS)	Section III.F.7	<ul style="list-style-type: none"> All sites must comply with site selection requirements in 24 CFR 891.125 HUD performs a SNS review for any proposed new construction 	I
Real Property Acquisition and Relocation	Section III.E.8	<ul style="list-style-type: none"> Applicant must comply with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (URA) as amended If the property was occupied at any time since the earlier of the publication of this NOFA and securing of site control by the applicant, the applicant must state whether relocation did or would occur and must certify that the appropriate required General Information Notice (GIN) was issued Applicant must submit relocation plan and budget in compliance with the URA, if the development proposal will require the relocation of businesses or residents from an existing site 	J

Program Specific Requirements Require the Submission of Documents/Information in Tabs of the Application

Requirement	NOFA Ref.	Requirement Summary	Tab
Certificate of Consistency with the Consolidated Plan	Section III.F.9	<ul style="list-style-type: none"> This program requires a Certification of Consistency with the Consolidated Plan under 24 CFR 91.2 This certification means the proposed activities in the application are consistent with the jurisdiction's strategic plan and the location of the proposed activities is consistent with the geographic areas for such activities specified in the Consolidated Plan Under 24 CFR 91.510, for competitive programs, a certification of consistency of the application with the approved consolidated plan for the jurisdiction may be required, whether the applicant is the jurisdiction or another applicant. If you fail to provide the certification, and you do not cure Page 24 of 68 the omission as a curable deficiency, HUD will not fund the application 	K

Note: The requirements shown in the column titled "Requirement Summary" provides a high-level overview of program specific requirements identified in the NOFA. Please refer to Section III.E. for complete list of all requirements.

Site and Neighborhood Standards (SNS)

- Section III.F.7 of the NOFA and 24 CFR 891.125.
- Submission is required for **new construction only** in Tab I of NOFA application. (No submission is required if the project is not new construction.)
- The contents of the SNS submission will depend on whether the project is in an area of minority elderly concentration.

SNS: Area of Minority Elderly Concentration

- An area of minority elderly concentration is an area where either:
 - The percentage of elderly persons of a particular racial or ethnic minority in the neighborhood is at least 20 points higher than the percentage of elderly persons of that racial or ethnic minority in the housing market area as a whole; or
 - The total percentage of elderly persons of all racial or ethnic minorities in the neighborhood is at least 20 points higher than the total percentage of elderly persons of all racial or ethnic minorities for the housing market area as a whole.

SNS: Area of Minority Elderly Concentration

- How do I determine if my project is in an area of minority elderly concentration?
 - Applicants should use the [Section 202 Elderly Minority Concentration Tool](#).
 - The tool will use the most recent Decennial Census data to calculate whether the project is in an area of minority elderly concentration.
 - The tool uses the census tract to represent the neighborhood and the Metropolitan Statistical Area (MetroSA) or Micropolitan Statistical Area (MicroSA) to represent the housing market area. If the project is not in a MetroSA or MicroSA, the tool will use the county or statistically equivalent area.

SNS: What do I need to submit?

- All new construction projects must submit the report generated by the [Section 202 Elderly Minority Concentration Tool](#).
 - Go to the “Section 202 Elderly Minority Concentration Analysis” tab. You will need to click “login” and create an account in order to generate a report.
 - A screenshot from the tool is not sufficient.
 - The tool cannot generate a report for the following areas: Guam, U.S. Virgin Islands, Northern Mariana Islands, and American Samoa. See NOFA for instructions if your project is in one of these areas.

SNS: What do I need to submit?

- If the report shows that the project is not in an area of minority elderly concentration:
 - In most cases, the applicant will only need to submit the report showing that the project is not in an area of minority elderly concentration.
 - However, if the site is near the edge of an elderly minority-concentrated census tract or is separated from a significant portion of the occupied land in its census tract by a major geographic barrier, the applicant must provide supporting documentation that the census tract is an appropriate representation of the neighborhood or provide the report and supporting documentation showing that an alternative geography more appropriately reflects the neighborhood.

SNS: What do I need to submit?

- If the report shows that the project is in an area of minority elderly concentration:
 - Propose an alternative geography for the neighborhood that is not minority elderly concentrated; or
 - Demonstrate that one of the following regulatory requirements: (1) sufficient, comparable opportunities exist for housing minority elderly households in the income range to be served by the proposed project, outside areas of minority concentration; or (2) the project is necessary to meet overriding housing needs that cannot be met in that housing market area.
 - The applicant only needs to demonstrate that the project meets one of the conditions above, but may submit documentation in support of more than one of the conditions above.

SNS: What do I need to submit?

- If claiming an alternative geography:
 - Submit demographic data for the alternative geography by generating a report using the Section 202 Elderly Minority Concentration Tool. (Note: Applicants may draw the boundaries of the alternative geography in the tool).
 - Submit a narrative justification and supporting documentation demonstrating that the alternative geography is a more appropriate representation of the neighborhood and that the proposed boundaries are generally accepted as the neighborhood.

SNS: What do I need to submit?

- If claiming a regulatory exception:
 - Submit a narrative justification and supporting documentation demonstrating that one of the following conditions exist:
 - Sufficient, comparable opportunities exist for housing minority elderly households in the income range to be served by the proposed project, outside areas of minority concentration; or
 - The project is necessary to meet overriding housing needs that cannot be met in that housing market area. A site will meet the overriding housing needs test if the site is an integral part of a local strategy to preserve or restore the immediate neighborhood; or there is significant private investment in the neighborhood that is demonstrably changing the economic character of the area (a 'revitalizing area').

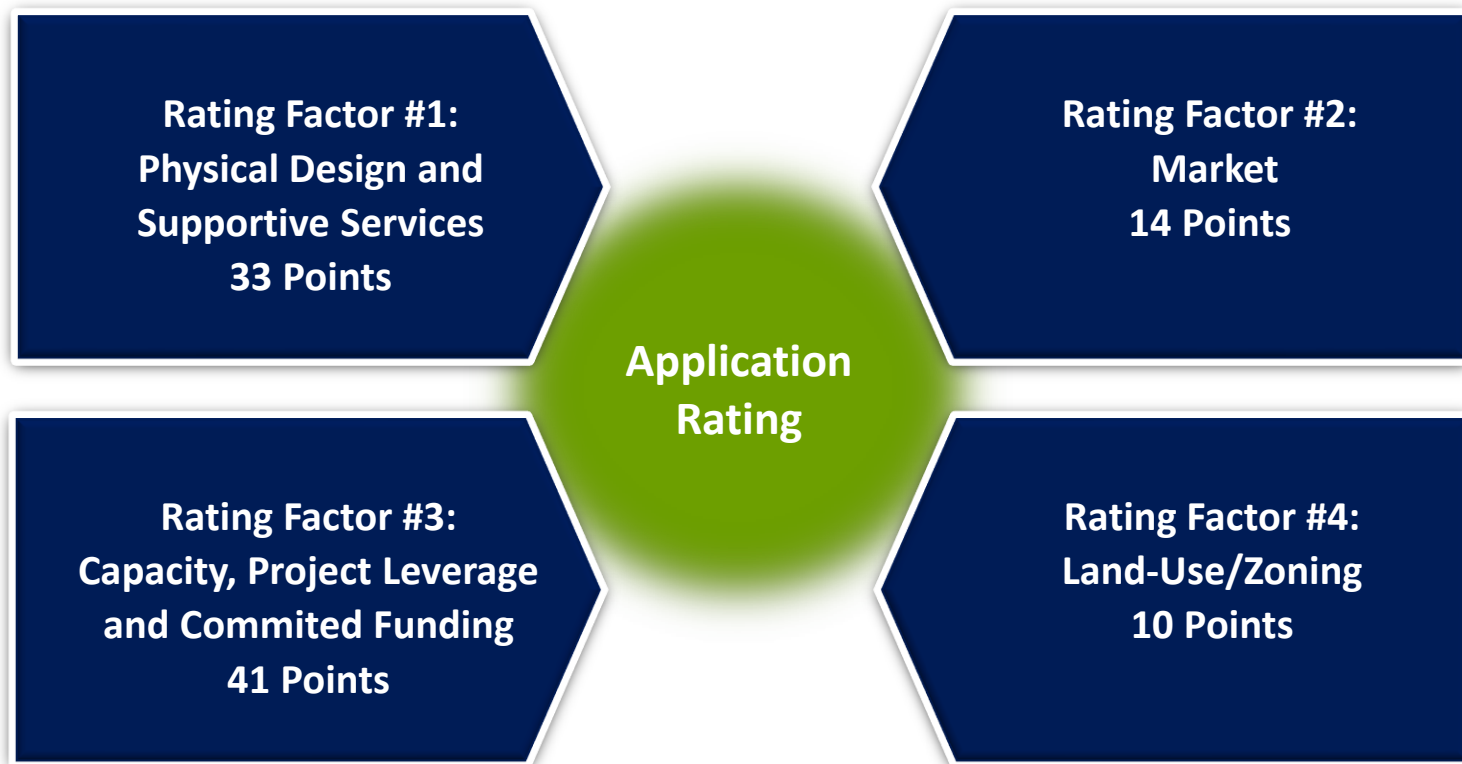
SNS: Additional Resources

- Applicants are encouraged to consult the Section 202 NOFA FAQs when preparing their SNS submissions.
- Further detail on SNS requirements can be found in Section III.F.7 of the NOFA and 24 CFR 891.125.
- Applicants will be given one opportunity to cure any deficiencies with their SNS submissions. If there are any deficiencies, HUD will issue an NOCD and offer a call to go over the NOCD.

Application Rating Factors

Application Review - Rating Factors

Sum of Rating Factor Points + Preference Points for OZ = 100



Preference Points – HUD may award up to 2 points for applicants proposing projects in an Opportunity Zone

Rating Factor #1: Physical Design and Supportive Services

Concept and Project Proposal, Tab L

33 Points

Applicants must score at least 20 points on this rating factor to be considered for funding

Physical Design, Tab L.1 & 202 NOFA Toolkit

20 Points

- Narrative description of how the design will prolong the period that elderly residents with varying levels of health needs can live independently and commit to design features that prevent falls, incorporate universal design and visitability principles, leverage electronic communications, and promote health and wellness.
- Schematics of the building and unit

Supportive Services, Tab L.2

13 Points

- Describe proposed services and how the services will be delivered
- Funding sources, public or private, funds that are expected to fund the proposed services over the life of the project
- Describe the capacity of sponsor and partner organizations to coordinate, deliver, and finance supportive services
- ***Rating will focus on the capacity of sponsor & partners***

Note: A summary is shown for presentation purposes. Please refer to the NOFA for a complete description of rating factors.

Rating Factor #2: Market

Need, Tab B

Market and Opportunity Zone, Tab M.1 and M.2

14 Points + 2 Points, if OZ

Need, Tab B

4 Points

Neighborhood and Context, Tab M.1

10 Points

- **Evidence of Strong Need (4 Points).** Absorption ratio of 15% or less
- **Evidence of Need (2 Points).** Absorption ratio greater than 15% and less than 30%
- **No Evidence of Need (0 Points).** Absorption ratio 30% or greater, or notwithstanding a lower absorption ratio if HUD finds existing HUD assisted elderly properties within the census tract or adjacent census tracts with a significant lack of demand

- Demonstrate that the location of the site supports independence and/or alleviates isolation. Identify the location, the proximity, and the ease of access of the project site to amenities important to the elderly that supplement the services provided on-site. Describe how residents could reasonably access critical amenities, particularly without the use of a personal motor vehicle

Opportunity Zones, Tab M.2

2 Points

- Demonstrate that the site is in an OZ

Note: A summary is shown for presentation purposes. Please refer to the NOFA for a complete description of rating factors.

Green font indicates the documents required to obtain the +2 preference points for a property located in an opportunity zone.

Rating Factor #3: Capacity, Project Leverage, and Committed Funding

Capacity, Leverage and Committed Funding, Tab N

41 Points

Applicants must score at least 20 points on this rating factor to be considered for funding

202 NOFA Toolkit Development and Management Experience, Tab N.1 15 Points	202 NOFA Toolkit Project Leverage, Tab D and N.2 15 Points
<ul style="list-style-type: none"> Assesses the experience and organizational resources to successfully implement the project Evaluates experience with Section 202 (management and operating) and LIHTC 	<ul style="list-style-type: none"> Evaluates the amount of financing brought to the project by the applicant in relation to the amount of Capital Advance funding requested through the calculation of a leverage score
202 NOFA Toolkit Committed Sources, Tab D 10 Points	202 NOFA Toolkit Emp. Opp. for Low and Very-Low Inc., Tab L.3 1 Point
<ul style="list-style-type: none"> Rates the extent to which the non-Capital Advance funding sources proposed for the development have a likelihood of being secured via submitted evidence (e.g., 9% LIHTC allocation with pricing letter from an investor) 	<ul style="list-style-type: none"> Evaluates the planned activities toward fulfilling the goal of training and employing Section 3 residents and contracting with Section 3 business concerns in the development of the proposed project.

Note: A summary is shown for presentation purposes. Please refer to the NOFA for a complete description of rating factors.

Rating Factor #4: Land Use / Zoning

Evidence and Compliance with Local Land-Use and Zoning Regulations, Tab L

202 NOFA Toolkit

10 Points

- **Fully Permitted (10 Points).** Project, as proposed, is permissible under applicable zoning ordinances or regulations (either by right or under approved variances) and does not require additional discretionary action from a governing body
- **Partially Permitted (4 Points).** Project, as proposed, is permissible under applicable zoning ordinances or regulations but requires other discretionary approvals
- **Not Land Use Compliant (0 points).** Include a statement of the action required to make the proposed project permissible to receive a building permit AND the basis for the belief that the proposed action will be completed successfully before the submission of the firm commitment application

Note: A summary is shown for presentation purposes. Please refer to the NOFA for a complete description of rating factors.

Application Review and Award

Award Administration

- Applications are due **May 26, 2021**.
- Notifications will be sent by email to the person listed as the AOR in item 21 of the SF-424.
- Application debriefings will be available, if requested by the applicant, for a period of 120 days beginning 30 days after the public announcement of awards.
- A fund reservation award constitutes **preliminary approval** of the application and does not constitute an approval of the site, pending full environmental review.
- Awarding of funds contingent on meeting “Period of Performance” requirements in Section II.D of the NOFA, including: (1) Agreement Letter and (2) Firm Commitment Application. Initial closing of the Capital Advance and start of construction are expected to be accomplished within 6-18 months after acceptance of the Agreement Letter.
- HUD may impose special conditions on awards when assessing applicant risk.



Application Deficiencies

- Application deficiencies are classified as one of the following:
 - **Curable:**
 - Can be corrected by the applicant;
 - Does not influence how the applicant is ranked or scored;
 - Not a threshold requirement, except for documentation of applicant eligibility; and
 - Applicants must email corrections to curable deficiencies to applicationsupport@hud.gov AND 202capitaladvancenofa@hud.gov within the time limits specified in the notification. The time allowed to correct deficiencies will not exceed 14 calendar days or be less than 48 hours from the date of the email notification. Subject line of applicant's response email must state "Technical Cure" and include the grants.gov tracking number.
 - **Non-Curable:**
 - Cannot be corrected by the applicant;
 - Correcting, would change the applicant's score or rank; and
 - May result in an application being ineligible, or otherwise adversely affect an application's score and final determination guidelines for narratives and other attachments.

Selection Considerations

- **Minimum scoring.** To qualify for a Capital Advance Award, applicants must earn a minimum score of 75 points which must include a minimum score of 20 points for Rating Factor 1 (Physical Design and Supportive Services) and a minimum score of 20 points for Rating Factor 3 (Capacity, Project Leverage, and Committed Funding).
- Not less than 15 percent of the funds made available for assistance under this NOFA shall be allocated to **non-metropolitan areas**, unless there are insufficient applications that meet the minimum score.
- Not less than 10 percent of the funds made available for assistance under this NOFA shall be **allocated to projects within each of the five Office of Multifamily Housing Programs administrative regions**, unless there are insufficient applications that meet the minimum score.

Q&A

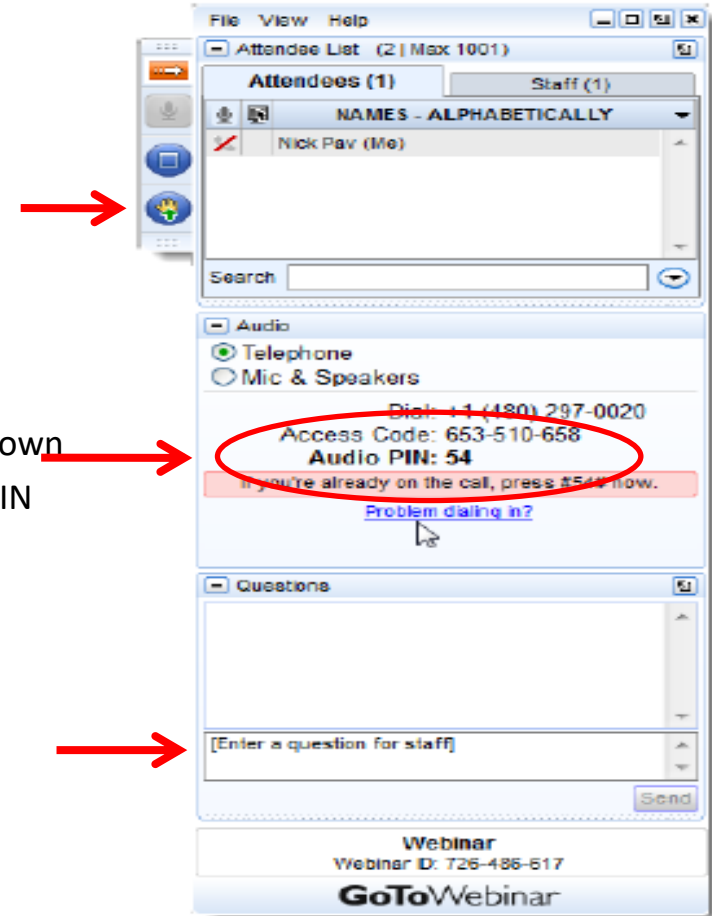
Q&A

Ask questions at the end! Here's how:

- “Raise your hand” by clicking on the hand icon and the presenter will unmute your line so you can ask your question live

Note: To do this, you MUST call the dial-in number shown on your attendee control panel and input the audio PIN shown, which is unique to each attendee

- Send in questions via the “Question” feature



Appendix - Statutory and Regulatory Requirements

- Eligibility requirements for applicants of HUD's Grant Programs:
 - Outstanding Delinquent Federal Debts
 - Debarment and/or Suspensions
 - Pre-selection Review of Performance
 - Sufficiency of Financial Management System
 - False Statements
 - Mandatory Disclosure Requirement
 - Prohibition Against Lobbying Activities
 - Equal Participation of Faith-Based Organizations in HUD Programs and Activities
- For more information see "Eligibility Requirements for Applicants of HUD's Grants Programs" within the FY 2020 NOFA's section on the Funding Opportunities webpage

See Section
III.E

https://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingopps