

FY22 Section 202 NOFO: Scoring Webinar Q&A

No.	Question	Answer
1.	May a 501(c)(3) apply for multiple developments or may each applicant only submit one application?	One applicant may apply for multiple developments.
2.	Supportive services means what?	24 CFR § 578.53(e) describes eligible supportive services. They help program participants obtain and maintain housing, including case management, health services, outreach, transportation, and more.
3.	What is the age limit for the grand kids from intergenerational scoring?	For intergenerational dwelling units, an eligible child is an individual who is not older than 18 years of age and is not attending school or an individual who is not older than 19 years of age and is also attending school full or part-time.
4.	Does the living quarter have to be a building? Can it be homes?	Multifamily housing is described as five or more units. Also, a “property” can have scattered sites.
5.	Does HUD have a list of HEROS consultants?	HUD is discussing this list internally and will email all webinar attendees and the 202 interest listserv if it is possible to make a list available.
6.	Does appraisal need to be full 221(d)(4) appraisal?	Per the NOFO, Applicants claiming leverage from donated or seller-financed land must attach a third-party appraisal of the land prepared in accordance with the MAP Guide sections 7.3.1, Appraiser Qualifications, and 7.6, Appraisal Requirements. In addition, HUD will need the value the property purchased will contribute to the project. For new construction, we need just the land value (this includes if the buildings are to be demolished). For sub rehab, we will need the value of the property as is.
7.	Can you detail which are the "higher" green design designations	The eligible green certifications are listed in Appendix B of the NOFO in the “Resource Efficiency and Climate Resilience” section.
8.	Is there a link to Metropolitan Statistical Areas? Are Micropolitan Statistical Areas considered Metro or Non-Metro?	You can look up the MSAs here. If your county is non-metropolitan, the tool will tell you on the results page: https://www.huduser.gov/portal/datasets/geotools.html
9.	Do we have to do new 2530s?	Yes.
10.	Is the 180 days just for the Phase I...do Phase IIs have be updated?	If the Phase I is within 180 days of the application deadline, no update is required. If not, an update as spelled out in Chapter 9 of the MAP Guide must be provided.

		Phase II updates will be determined by the analysis of the Phase I. The Phase I will consider any existing Phase II assessments for the site and determine whether the results are still valid, or whether changed circumstances or standards merit a new Phase II.
11.	Re: Capacity, does the Property Manager have to be locked in prior to application? What happens if the management agent changes between application and initial closing?	The management agent must be selected by the time the Firm Commitment Application is submitted to the Field Office. Documents related to the management agent are required to be submitted in the application package.
12.	Are there specific types of facilities that do or do not qualify as healthcare for scoring – i.e., are you looking for a hospital? or does urgent care qualify? does a doctor, ophthalmologist, or other specialist's office qualify?	The definition of health care and social service facilities under Rating Factor 2 is broad, listing examples such as senior center, licensed adult or senior care facility, hospital, medical clinic, or social service organization that offers services relevant to the elderly.
13.	Regarding supportive services: if an applicant agency's staff only has expertise in one or two areas, e.g., housing development and healthcare, will it be acceptable to engage community partners with other expertise?	Yes, partnering with other organizations is encouraged.
14.	What are you projecting as the lowest score to receive a funding award?	Although we can't give a specific number, because point allocations have changed this year, the lowest scoring awardees in FY18 and FY20 were in the low- to mid-80s. Applicants must achieve a score of at least 75 to be eligible for award.
15.	Can salary of support services coordinator be included in the project's operating budget?	A Service Coordinator, which is a staff person who links residents to supportive services in the community, can be included in a project's operating budget.
16.	Does each apartment in a building have to follow universal design?	All applicants must achieve at least two points in the universal design section of the physical design checklist. If, for example, you choose the task lighting item, all units must have task lighting on counter areas in kitchens and bathrooms.
17.	I attempted to do Absorption Ratio in Toolkit and got this message: "With Conditions" statistics are unavailable due to insufficient population. Since Absorption Ratio is required, how do I calculate this?	If the "With Conditions" table is not available, use the table entitled "Total."

18.	Does the HERO Environmental Review have to be completed BEFORE we submit the application?	HEROS has to be submitted before the application deadline, but it doesn't necessarily have to be sent in before you submit the application in Grants.gov. There will not be a HEROS grace period like there was in the FY20 NOFO. Note that HEROS is only available Monday to Saturday from 7:00 AM – Midnight ET.
19.	Will these slides be complete in the recording that will be posted in the next 3-5 days? These look to be very fruitful but are not fully shown on the screen.	Yes, apologies for the cut-off! You'll be able to see the whole slide in the posting.
20.	If the site has full environmental review approval (paper version), for the sake of this application, would we need to reapply through the HEROS portal?	Yes, all environmental reviews must be submitted in HEROS. We cannot accept paper versions.
21.	Would an existing Section 8 project in need of substantial rehabilitation qualify for Capital Advance funding?	Per 24 CFR 891.809 , Capital Advance Funds cannot be used for the financing or refinancing of currently federally assisted or federally insured units.
22.	Are items submitted in last year's application still valid, or do they need to be updated with a more recent date?	We encourage you to review all your application items, as scoring and requirements have changed throughout the NOFO. While some items may still be valid, for example schematic drawings, portions of the supportive services plan, etc., others will need to be updated, such as the fund commitment letters
23.	How do we register in the Hero system...can you provide a link?	This document describes using HEROS as a 202 or 811 applicant. All documents submitted into HEROS must be prepared by an environmental consultant with prior HEROS experience and HEROS access.
24.	If evidence of zoning change is in process will this count as partially permitted.	The difference between partially approved and fully approved is whether other discretionary approvals/actions (e.g., zoning board review) are required.
25.	Under development experience if the Capital Advance Project was developed over ten years ago, do you get any points under Capital Advance Delivery?	The Capital Advance Delivery points do not specify how recent the project needs to have been developed, just whether the project was placed into service within two or three years of award.
26.	The total project costs is used in the ratio calculation regardless of the fact that maybe only 50% of the units will be assisted with PRAC.	The second example under the Project Leverage points table in the NOFO (Section V.A.1.3.2) shows how the leverage ratio would be calculated in a scenario where only a portion of units are PRAC-assisted.
27.	If a final zoning approval includes conditions to be completed during the construction phase	If no other additional discretionary action from a governing body are required (such as rezoning, variances, special or conditional use permits, design

	and to be verified by town zoning staff, is this still considered Fully Permitted?	review, or any other land use approval), you may count the project as fully approved for Rating Factor 4.
28.	Will these slides be available for download?	Yes, the slides are available on the Funding Opportunities page .
29.	Is there any way to mix the intergenerational and non-intergenerational funds to create 1 structure?	Yes! To be eligible for the intergenerational set-aside, the greater of five units or 20% of PRAC-assisted units at the proposed project must be designated for intergenerational housing. Other units may be non-intergenerational.
30.	If my organization offers transit services to doctor's appointments, is that considered supportive services?	Yes, assistance with transportation is an example of supportive services.
31.	I have a question about the NOFO. For the N. Market Tab - per the NOFO, the submission for this tab should only be 4 pages (excluding the site map). Does that narrative need to be 4 pages max? The market study could be more than 4 pages by itself. Plus the pdf of the poverty rate should be included as well.	4 pages refers to the narrative only. The market study, poverty rate, and site map are not included in the cap.
32.	I assume the head of household in intergenerational units must be 62 and older. Correct?	Correct, the head of household for intergenerational units must be 62 or older.