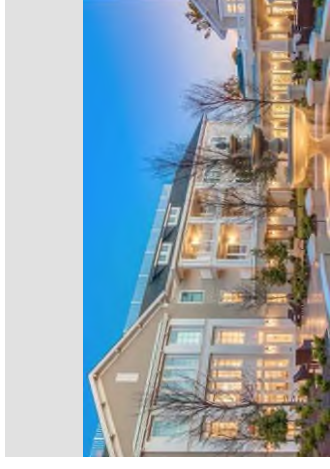


FY 2022 Section 202 Supportive Housing for the Elderly Program Notice of Funding Opportunity (NOFO)

Focus Session: Scoring and Selection

Thursday, October 13, 2022
2-3 PM ET



This presentation provides a summary of information presented in the NOFO. Please refer to the NOFO document on HUD's funding opportunities website (https://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingopps) for complete information, including requirements for eligibility and submission.

Goals

- Summarize the role of scoring
- Discuss the importance of using the Toolkit
- Provide details of rating factors
- Emphasize project selection considerations



Scoring Basics

- Highly competitive
- Completeness check and threshold review
 - Were all documents submitted?
 - Is the applicant a nonprofit?
 - Does the applicant demonstrate site control?
 - Is there a need in the community for the project?
 - Does the preliminary environmental screen reveal unmitigable issues?
 - Is the site acceptable under Fair Housing rules?
- Toolkit
 - Optional but highly encouraged
 - Helps you get a preview of your score



Rating Factors



How is my application scored?



Rating Factor 1: Physical Design & Supportive Services

Physical Design, Tab K Supportive Services, Tab L Section 3 Employment, Tab M	
39 Points Applicants must score at least 20 points on this rating factor to be considered for funding.	
Physical Design, Tab K & Toolkit 24 Points	Supportive Services, Tab L & Toolkit 13 Points
• Completion of Toolkit checklist of design features (mandatory, fall prevention, universal design, technology, health & wellness, and resource efficiency & climate resilience). • Schematic drawings. • Documentation of green standard or certification the applicant is building to. • National Risk Index (NRI) output. • Narrative describing documenting climate hazard risks and mitigation. • Narrative assessing renewable energy. • Narrative on innovative design elements.	• Written supportive services plan describing proposed services and how the services will be delivered. Use prompts from Toolkit to ensure you cover all key areas. • Funding sources, public or private, that are expected to pay for the proposed services over the life of the project. • Describe the capacity of sponsor and partner organizations to coordinate, deliver, and finance supportive services. • Include letters of support from proposed partners.
Section 3, Tab M Threshold Requirement	
• Written description of planned activities to train and employ individuals under Section 3.	



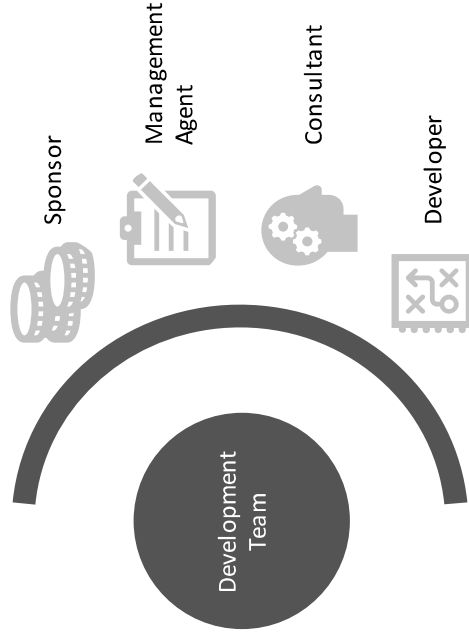
Rating Factor 2: Market

Need, Tab B Market, Tab N	16 Points
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Need, Tab B	Neighborhood and Context, Tab N
Threshold Requirement	16 Points
Absorption ratio must be 30% or lower.	- 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. - Census tract poverty rate also scored.
 Health care & social services	Readily Available 2 points ¼ mile walking 15 minutes by public transit or shuttle
 Grocery stores	
 Parks or green space	
 Recreational facilities	Moderately Available 1 point ½ mile walking 30 minutes by public transit or shuttle
 Other neighborhood amenities (e.g., civic, educational, shopping)	

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

Capacity and Leverage, Tab O Development Budget, Tab D Committed Funds, Tab E	
35 Points Applicants must score at least 15 points on this rating factor to be considered for funding.	
Development and Management Experience, Tab O & Toolkit	Project Leverage, Tab D & Toolkit
15 Points - Assesses the experience and organizational resources of the Development Team. - Evaluates experience with elderly affordable housing, HUD Capital Advance, and LIHTC (if applicable).	10 Points - Evaluates the amount of financing brought to the project by the applicant in relation to the amount of Capital Advance funding requested. \$6 other funding per \$1 Capital Advance earns maximum points.
Committed Funds, Tab E & Toolkit	
10 Points - Rates the extent to which the non-Capital Advance funding sources proposed for the development are already secured via submitted evidence (e.g., 9% LIHTC allocation with pricing letter from an investor). - Committed funds worth more points than anticipated funds. - Include evidence for all funding sources!	



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

Elderly affordable housing projects in the last five years by sponsor/partner	Points
1 project	2
2 projects	4
3+ projects	6
Capital advance delivery by sponsor/partner	Points
Within 3 years of award	1
Within 2 years of award	2
Years owning and operating elderly affordable housing	Points
0	0
1-5	2
6-9	4
10+	6
Management of a PRAC with REAC 80+	Points
Yes	1

Leverage Ratio	Points
Less than \$1:\$0.50	0
\$1:\$1 to \$1:\$2	2
\$1:\$2 to \$1:\$3	4
\$1:\$3 to \$1:\$4	6
\$1:\$4 to \$6	8
\$1:\$6 and greater	10

Committed Funds	Points
<50%	0
50%-60%	2
60%-70%	4
70%-80%	6
80%-90%	8
>=90%	10

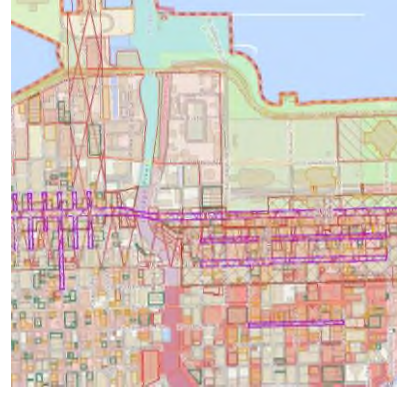
**Committed Funding = Secured Funding
+ (0.5 * Anticipated Funding)**

Rating Factor 4: Land Use & Zoning

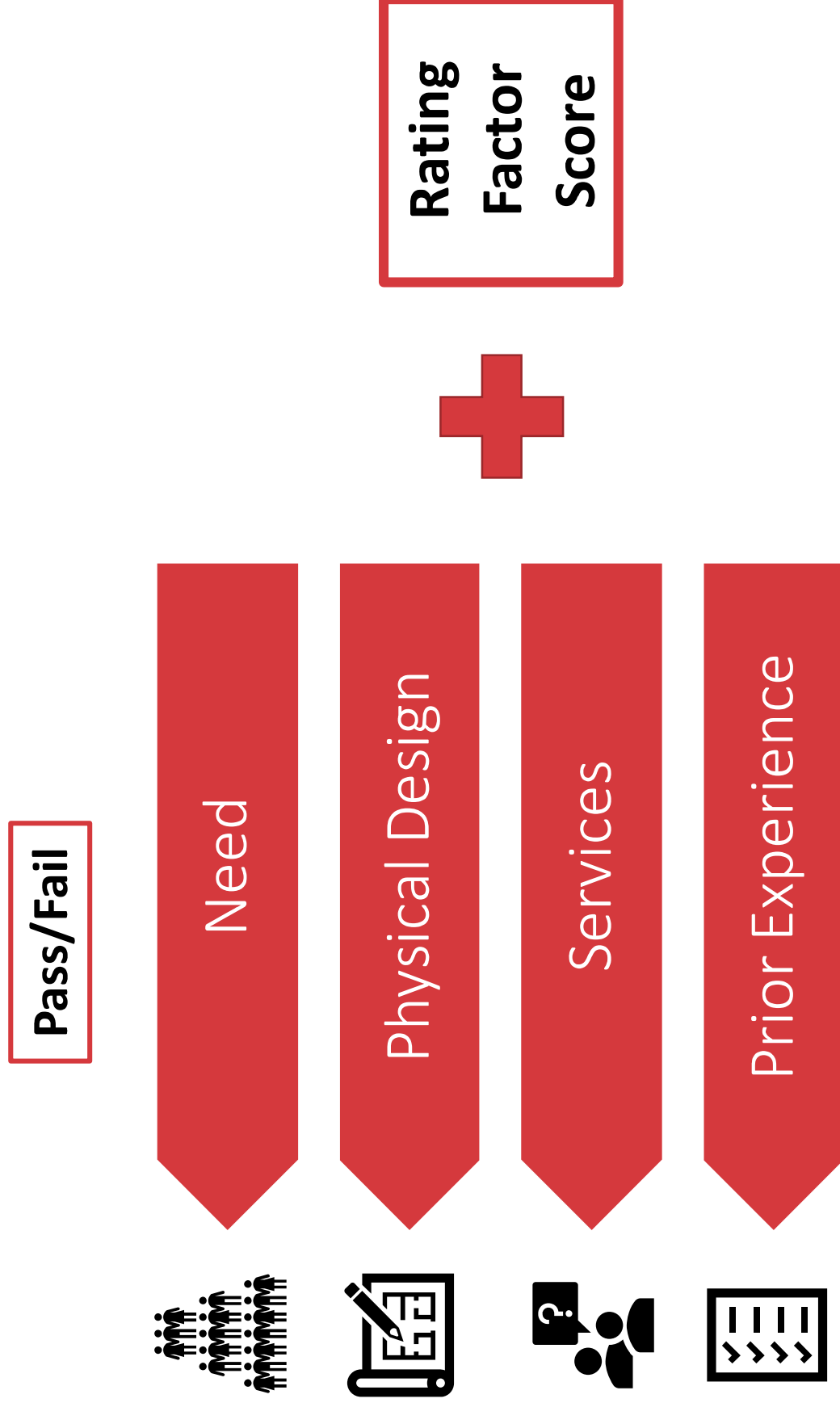
Evidence and Compliance with Local Land-Use and Zoning Regulations, Tab P

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.



Intergenerational Scoring



Selection Process



Selection Considerations

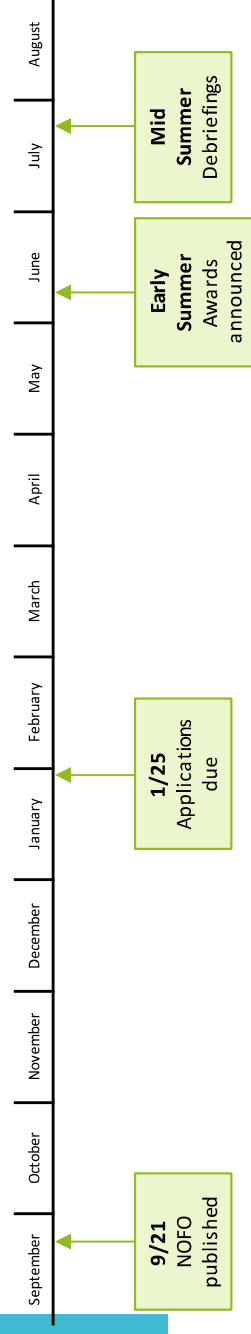
- To qualify for a Capital Advance Award, applicants must earn a **minimum score** of 75 points which must include a minimum score of 20 points for Rating Factor 1 (Physical Design and Supportive Services) and a minimum score of 15 points for Rating Factor 3 (Capacity, Project Leverage, and Committed Funding).
- Not less than 15 percent of the funds made available for assistance under this NOFO 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 NOFO 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.





Award Administration

- Applications are due **January 25, 2023**.
- 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 NOFO, 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.



Focus Sessions

Thursday, 10/13
2-3 PM ET

Scoring

Tuesday, 10/18
2-3 PM ET

Toolkit

Thursday, 10/20
2-3 PM ET

Environmental

Tuesday, 10/25
2-3 PM ET

Site and Neighborhood
Standards

Q&A

