

FY22 Section 202 NOFO: Toolkit Webinar Q&A

10/18/2022

No.	Question	Answer
1.	The instructions on the Absorption Ratio tab of the NOFO Toolkit say to use 2022 income data, however question 4 requests "2021 Very Low (50%) Income Limit." Please confirm we should be using 2022 data.	Thanks for catching this! The NOFO says to use 2022 income limits - we'll update the Toolkit instructions with this change.
2.	Under Tab K, Physical Design Documentation, does the 10-page limit include all narratives in that section (climate hazard risks and mitigation, renewable energy, and innovate design elements)?	Yes, the 10-page limit on Tab K includes all narratives but excludes schematics, NRI output, and architect's sign-off on green standard.
3.	The NOFO states: "Applicants must provide a reference to the Project Name in HEROS, HEROS submitter name, and HEROS submitter email address in the Toolkit." Where in the Toolkit to we include this information?	This should be entered at the bottom of page 3b. Leverage and Committed Funds. There are sections there requesting info on your HEROS submission.
4.	What is the recommended method to determine the cost of owner-paid utilities to be inputted on the Operating Cost Standard tab in determining appropriate PRAC rents?	Housing Notice 2015-04 provides information on acceptable approaches for developing a utility allowance for a property.
5.	Should we be submitting the 10-page Physical Design narrative if we are using Toolkit?	The Physical Design section of the Toolkit calculates the optional design element points, but you will still need to submit narratives on the climate hazard risks question, the renewable energy assessment, and any innovative design elements.
6.	For "year capital advance was awarded", should we be using the date of the HUD Award Announcement for that year?	For "year Capital Advance was awarded," enter the year you received the award letter.
7.	Does the appraisal need to be a full 221(d)4 appraisal?	See question 34 in the FAQs .
8.	Where do we obtain the 2021 very low income limit?	Income limits are available here . For calculating the absorption ratio, use 2022 income limit numbers.

9.	How does HUD expect support services to be funded?	We'll include the answer to this one in the written Q&A document posted with the webinar recording. I'm planning to send all attendees an email letting them know when it's available. Thanks!
10.	Can a new 505(c)(3) apply or does the nonprofit have to be in service for a specific amount of years?	So long as you provide the information required in Tab A and meet the requirements in Section III.D.5, a new nonprofit could apply.
11.	When I go to Absorption Ratio, I get this: "With Conditions" statistics are unavailable due to insufficient population. How to I calculate that number??	If the "With Conditions" table is not available, use the table entitled "Total."
12.	Where in the Toolkit is there a place for total project cost??	Page 3b. Leverage and Committed Funds includes the Total Development Cost calculation, as well as the Sources and Uses for the project.
13.	Is the Section 202 Supportive Housing for Seniors offered every year?	It all depends on whether it's included in the year's Congressional appropriations! Unfortunately, we're not able to predict.
14.	From tab 3b - could you please explain again what is indicated by "National Sponsor"?	A National Sponsor is a sponsor that has one or more Section 202 projects under reservation, construction, or management in two or more different HUD geographic regions. See this page for a map of HUD regions: www.hud.gov/localoffices/regions
15.	Section C has cells in the G column that can't be completed if your answer is no or none (C.14-C.18). Is it OK to leave those blank?	Yes, it is okay to leave those blank. When completing the Physical Design checklist sheet, you only need to provide a description if you are selecting yes and planning to include the design feature in your project.
16.	What if you don't have any non-PRAC units?	If you only have PRAC units, feel free to enter 0 or N/A in the sections requesting information for non-PRAC units as applicable! For example, you would put 0 next to Non-PRAC Gross Potential Rent.
17.	Does the same toolkit apply to capital improvements not new construction?	Yes, you can use the Toolkit for both new construction and rehab!
18.	Will there be separate training for Capital Improvements?	Our remaining training sessions are on Environmental Screening and Site and Neighborhood Standards. Feel free to send additional questions to 202CapitalAdvanceNOFO@hud.gov .
19.	Do all PRAC units have to be targeted to 50% AMI or lower? Or can PRAC units target 20% AMI or lower?	202 PRAC units must be restricted through execution of an elderly use agreement to elderly persons whose incomes are at or below very low income (50% AMI) and cannot be restricted to other, lower income levels. See FAQ #6 .

20.	How do we manage changes made the toolkit, if we have already started working on one? Do we need to download a new one and start over?	<p>The changes to the toolkit do not affect any of the scoring mechanisms, so you could continue using the version you started with.</p> <p>However, there are two key changes to be aware of:</p> <ol style="list-style-type: none">1) On the Absorption Ratio sheet, Question 3 in Section A asks about the FY2021 income limits – this question should reference the FY22 Income Limits and that is the data you should use to calculate your Absorption Ratio.2) On Sheet 1a. Physical Design, a message may pop up in cell F150 saying that the maximum score to be earned on the sheet is 17. This is incorrect. The maximum score that can be earned is 22.
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