



U.S. Department of Housing and Urban Development

Public and Indian Housing

FY2023 HOPE VI Main Street Grant Program

FR-6700-N-03

10/12/2023

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Program Office:

Public and Indian Housing

Funding Opportunity Title:

FY2023 HOPE VI Main Street Grant Program

Funding Opportunity Number:

FR-6700-N-03

Assistance Listing Number (formerly CFDA Number):

14.878

Due Date for Applications:

10/12/2023

OVERVIEW

The U.S. Department of Housing and Urban Development (HUD) issues this Notice of Funding Opportunity (NOFO) to invite applications from eligible applicants for the program and purpose described within this NOFO. You, as a prospective applicant, should carefully read all instructions in all sections to avoid sending an incomplete or ineligible application. HUD funding is highly competitive. Failure to respond accurately to any submission requirement could result in an incomplete or noncompetitive proposal.

In accordance with [Title 24 part 4, subpart B](#) of the Code of Federal Regulations (CFR), during the selection process (which includes HUD's NOFO development and publication and concludes with the award of assistance), HUD is prohibited from disclosing covered selection information. Examples of impermissible disclosures include: 1) information regarding any applicant's relative standing; 2) the amount of assistance requested by any applicant; and 3) any information contained in the application. Prior to the application deadline, HUD may not disclose the identity of any applicant or the number of applicants that have applied for assistance.

For further information regarding this NOFO, direct questions regarding the specific requirements of this NOFO to the agency contact identified in section VII.

Paperwork Reduction Act Statement. In accordance with the Paperwork Reduction Act of 1995 (44 U.S.C. 3501- 3520) (PRA), the Office of Management and Budget (OMB) approved the information collection requirements in this NOFO. HUD may not conduct or sponsor, and a person is not required to respond to a collection of information unless the collection displays a valid OMB control number. This NOFO identifies its applicable OMB control number, unless its collection of information is excluded from these requirements under [5 CFR part 1320](#).

OMB Approval Number(s):

2577-0208, 2501-0017, 2501-0033

I. FUNDING OPPORTUNITY DESCRIPTION**A. Program Description****1. Purpose**

- a. The HOPE VI Main Street Program provides grants to communities smaller than 50,000 in population to assist in the renovation of a historic, traditional central business district, or

“Main Street” area by replacing unused, obsolete, commercial space in buildings with affordable housing units. The obsolete building space property may be publicly or privately owned. Eligible applicants under this NOFO are county governments, city or township governments, and special district governments. The local government whose jurisdiction includes the Main Street area is the only entity that is eligible to receive an award. Applications submitted by other entities, e.g., the private property owner, are not eligible for award. Detailed eligibility information can be found in Section III.A.

b. The objectives of the program are to:

- i. Redevelop central business districts (Main Street areas);
- ii. Preserve historic or traditional Main Street area properties by replacing unused commercial space in buildings with affordable housing units;
- iii. Enhance economic development efforts in Main Street areas; and
- iv. Provide affordable housing in Main Street areas.

2. HUD and Program-Specific Goals and Objectives

This NOFO supports [HUD’s Strategic Plan for Fiscal Years \(FY\) 2022-2026](#) to accomplish HUD’s mission and vision. Each of the five goals in the [Strategic Plan](#) include what HUD hopes to accomplish, the strategies to accomplish those objectives, and the indicators of success. However, of the five goals only those applicable to this NOFO are identified below.

You are expected to align your application to the applicable strategic goals and objectives below. Use the information in this section to describe in your application the specific goals, objectives, and measures that your project is expected to help accomplish. If your project is selected for funding, you are also expected to establish a plan to track progress related to those goals, objectives, and measures. HUD will monitor compliance with the goals, objectives, and measures in your project.

Applicable Goals and Objectives from HUD’s Strategic Plan

1. Strategic Goal 1: Support Underserved Communities

Fortify support for underserved communities and support equitable community development for all people.

2. 1A: Advance Housing Justice

Fortify support for vulnerable populations, underserved communities, and Fair Housing enforcement.

3. 1C: Invest in the Success of Communities

Promote equitable community development that generates wealth-building for underserved communities, particularly for communities of color.

4. Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing

Ensure housing demand is matched by adequate production of new homes and equitable access to housing opportunities for all people.

5. 2A: Increase the Supply of Housing

Enhance HUD’s programs that increase the production and supply of housing across the country.

Applicants are expected to demonstrate in their application materials that the proposed project is:

1. Well-Managed and Financially Viable. Developments that have budgeted appropriately for the rental income that can be generated from the project and meet or exceed industry standards for quality management and maintenance of the property.

2 . Accessible, Healthy, and Free from Discrimination. Housing that is well-designed, meets federal accessibility requirements and embraces concepts of visitability and universal design, has healthy indoor air quality, and is free from discrimination.

3. Changes from Previous NOFO

Section I.A. Program Description – This section is updated to include HUD Strategic Plan goals and objectives, to ensure NOFOs are explicitly aligned. Programs may also include objectives, strategies and measures related to program-specific goals and expectations for applicants. Furthermore, this section includes new definitions: Cooperative Agreement, Environmental Justice, Equity, Minority-Serving Institutions, Racial Equity, Resilience, and Underserved Communities. The following definition are removed: DUNS.

Section III.D. Threshold Eligibility Requirements – Affirmatively Furthering Fair Housing (AFFH) is removed. However, AFFH remains an application requirement under section IV.G. of the NOFO.

Section III.E. Statutory and Regulatory Requirements Affecting Eligibility – This section is updated to include applicable eligibility requirements. The related supplemental document is also updated and posted on HUD’s Funding Opportunity webpage.

Section III.F. Program-Specific Requirements – This section is updated to emphasize two requirements, to support the priorities in HUD’s Strategic Plan for FY2022-FY2026: Advancing Racial Equity and Affirmative Marketing.

Section IV.B. Content and Form of Application Submission – This section is updated to require form HUD 424-B (Applicant Assurances and Certifications).

Section IV.G. Other Submission Requirements – This section is updated to include additional submission requirements, AFFH and Code of Conduct, and to require forms HUD 424-B and HUD 2280. Also, the Federal Assistance Assurances requirements for sam.gov are included in this section of the NOFO.

Section V.A. Review Criteria – This section is updated to include preference points for Minority-Serving Institutions. Also, this section is updated to expand the review criteria for Climate Change and Environmental Justice. Further, an additional rating factor is added for affirmative marketing of proposed projects.

Section V.B. Review and Selection Process – This section is updated to include a new requirement to ensure applicants have Experience Promoting Racial Equity.

Section VI.B. Administrative, National and Departmental Policy Requirements and Terms for HUD Applicants and Recipients of Financial Assistance Awards – This section is updated to include compliance with: Secretary Fudge's April 12, 2022 directive on criminal records; equity requirements; and waste, fraud, and abuse requirements. Additionally, this section clarifies requirements related to nondiscrimination and equal opportunity. The related NOFO

supplemental document is updated and posted on HUD's Funding Opportunity webpage. Furthermore, this section is updated to require program details related to its termination policy.

Other changes:

1. Federal Relay Service – The Federal Relay Service contract expired in February 2022. HUD no longer uses the service. The NOFO is updated to include the use of Federal Communications Commission (FCC) relay services for individuals who are deaf or hard of hearing or who have speech impairments.
2. Section IV.B. 2. Format and Form – The list of application attachments is edited for clarity.
3. A set of design best practices is added as an attachment in the Application Package for this NOFO.

4. Definitions

a. Standard Definitions

Affirmatively Furthering Fair Housing (AFFH) means taking meaningful actions, in addition to combating discrimination to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunities, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all program participant's activities and programs relating to housing and urban development.

Assistance Listing number refers to the unique number assigned to each Federal assistance program publicly available in the Assistance Listing, which is managed and administered by the General Services Administration. The Assistance Listing number was formerly known as the Catalog of Federal Domestic Assistance (CFDA) number.

Authorized Organization Representative (AOR) is a person authorized to legally bind your organization and submit applications via Grants.gov. The AOR is authorized by the E-Business Point of Contact (E-Biz POC) in the System for Award Management (see E-Biz POC definition). An AOR may include an Expanded AOR and/or a Standard AOR.

Expanded Authorized Organization Representative is a user in Grants.gov who is authorized by the E-Biz POC to perform the functions of a Standard AOR, initiate and submit applications on behalf of your organization, and is allowed to modify organization-level settings and certifications in Grants.gov.

Standard Authorized Organization Representative is a user in Grants.gov who is authorized by the E-Biz POC to initiate and submit applications in Grants.gov. A Grants.gov user with

the Standard AOR role can only submit applications when they are a Participant for that workspace.

Consolidated Plan is the document submitted to HUD that serves as the comprehensive housing affordability strategy, community development plan, and submission for funding under any of the Community Planning and Development formula grant programs (e.g., CDBG, ESG, HOME, and HOPWA). This Plan is prepared in accordance with the process described in [24 CFR part 91](#). This plan is completed by engaging in a participatory process to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions with funding from formula grant programs. (See [24 CFR part 91](#) for HUD's requirements regarding the Consolidated Plan and related Action Plan).

Contract means, for the purpose of Federal financial assistance, a legal instrument by which a recipient or subrecipient purchases property or services needed to carry out the project or program under a federal award. For additional information on contractor and subrecipient determinations, see [2 CFR 200.331](#).

Contractor means an entity that receives a contract as defined above and in [2 CFR 200.1](#).

Cooperative agreement has the same meaning defined at [2 CFR 200.1](#).

Deficiency, with respect to the making of an application for funding, is information missing or omitted within a submitted application. Examples of deficiencies include missing documents, missing or incomplete information on a form, or some other type of unsatisfied information requirement. Depending on specific criteria, a deficiency may be either Curable or Non-Curable.

*A **Curable Deficiency*** is missing or incomplete application information that may be corrected by the applicant with timely action. To be curable, the deficiency must:

- Not be a threshold requirement, except for documentation of applicant eligibility;
- Not influence how an applicant is ranked or scored versus other applicants; and
- Be remedied within the time frame specified in the notice of deficiency.

*A **Non-Curable Deficiency*** is missing or incomplete application information that cannot be corrected by an applicant after the submission deadline. A non-curable deficiency is a deficiency that is a threshold requirement, or a deficiency that, if corrected, would change an applicant's score or rank versus other applicants. If an application includes a non-curable deficiency, the application may receive an ineligible determination, or the non-curable deficiency may otherwise adversely affect the application's score and final funding determination.

E-Business Point of Contact (E-Biz POC) is an organization applicant who is responsible for the administration and management of grant activities for his or her organization. The E-Biz POC is likely to be an organization's chief financial officer or authorizing official. The E-Biz POC authorizes representatives of their organization to apply on behalf of the organization (see Authorized Organization Representative definition). There can only be one E-Biz POC per unique entity identifier (see definition of Unique Entity Identifier below).

Eligibility requirements are mandatory requirements for an application to be eligible for funding.

Environmental Justice means investing in environmental improvements, remedying past environmental inequities, and otherwise developing, implementing, and enforcing laws and policies in a manner that advances environmental equity and provides meaningful involvement for people and communities that have been environmentally underserved or overburdened, such as Black and Brown communities, indigenous groups, and individuals with disabilities. This definition does not alter the requirements under HUD's regulations at [24 CFR 58.5\(j\)](#) and [24 CFR 50.4\(l\)](#) implementing [Executive Order 12898](#). E.O. 12898 requires a consideration of how federally assisted projects may have disproportionately high and adverse human health or environmental effects on minority and/or low-income populations. For additional information on environmental review compliance, refer to:

https://www.hud.gov/program_offices/comm_planning/environment_energy/regulations.

Equity has the meaning given to that term in Section 2(a) of Executive Order [13985](#) and means the consistent and systematic fair, just, and impartial treatment of all individuals, including individuals who belong to underserved communities that have been denied such treatment, such as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color; members of religious minorities; lesbian, gay, bisexual, transgender, and queer (LGBTQ+) persons; persons with disabilities; persons who live in rural areas; and persons otherwise adversely affected by persistent poverty or inequality.

Federal Award, has the meaning, depending on the context, in either paragraphs (1) or (2) of this definition:

(1)

(a) The Federal financial assistance that a recipient receives directly from a Federal awarding agency or a subrecipient receives indirectly from a pass-through entity, as described in [2 CFR 200.101](#); or

(b) The cost-reimbursement contract under the Federal Acquisition Regulations that a non-Federal entity receives directly from a federal awarding agency or indirectly from a pass-through entity, as described in [2 CFR 200.101](#).

(2) The instrument setting forth the terms and conditions. The instrument is the grant agreement, cooperative agreement, other agreement for assistance covered in paragraph (2) of the definitions of Federal financial assistance in [2 CFR 200.1](#), and this NOFO, or the cost-reimbursement contract awarded under the Federal Acquisition Regulations.

(3) Federal award does not include other contracts that a Federal agency uses to buy goods or services from a contractor or a contract to operate Federal Government owned, contractor operated facilities (GOCOs).

(4) See also definitions of Federal financial assistance, grant agreement, and cooperative agreement in [2 CFR 200.1](#).

Federal Financial Assistance has the same meaning defined at [2 CFR 200.1](#).

Grants.gov is the website serving as the Federal government's central portal for searching and applying for Federal financial assistance throughout the Federal government. Registration on Grants.gov is required for submission of applications to prospective agencies unless otherwise specified in this NOFO.

Green and Resilient Building Standard means an industry-recognized standard incorporating both:

- (1) Certification under (i) Enterprise Green Communities, (ii) Leadership in Energy and Environmental Design (LEED) (New Construction, Homes, Midrise, Existing Buildings Operations and Maintenance, or Neighborhood Development), (iii) International Code Council (ICC)-700 National Green Building Standard Green+ Resilience; or the (iv) Living Building Challenge, or (v) a regional standard such as Earth Advantage New Homes; or any other equivalent comprehensive green building program acceptable to HUD; and
- (2) Minimum energy efficiency requirements, such as those defined in (i) ENERGY STAR (Certified Homes or Multifamily High-Rise), (ii) DOE Zero Energy Ready Home; (iii) regional or local certifications such as EarthCraft House, EarthCraft Multifamily; Greenpoint Rated New Home, Greenpoint Rated Existing Home (Whole House or Whole Building label); (iv) Passive House Institute Passive Building or EnerPHit certification from the Passive House Institute US (PHIUS), International Passive House Association.

Historically Black Colleges and Universities (HBCUs) are any historically Black college or university that was established prior to 1964, whose principal mission was, and is, the education of Black Americans, and that is accredited by a nationally recognized accrediting agency or association determined by the Secretary of Education to be a reliable authority as to the quality of training offered or is, according to such an agency or association, making reasonable progress toward accreditation. [A list of accredited HBCUs can be found at the U.S. Department of Education's website.](#)

Minority-Serving Institutions (MSIs) are

- (1) a part B institution (as defined in [20 U.S.C. 1061](#));
- (2) a Hispanic-serving institution (as defined in [20 U.S.C. 1101\(a\)\(5\)](#));
- (3) a Tribal College or University (as defined in [20 U.S.C. 1059c](#));
- (4) an Alaska Native-serving institution or a Native Hawaiian-serving institution (as defined in [20 U.S.C. 1059d\(b\)](#));
- (5) a Predominantly Black Institution (as defined in [20 U.S.C. 1059e](#));
- (6) an Asian American and Native American Pacific Islander-serving institution (as defined in [20 U.S.C. 1059g](#)); or
- (7) a Native American-serving nontribal institution (as defined in [20 U.S.C. 1059f](#)).

Non-Federal Entity (NFE) means a state, local government, Indian tribe, Institution of Higher Education (IHE), or non-profit organization that carries out a federal award as a recipient or subrecipient.

Primary Point of Contact (PPOC) is the person who may be contacted with questions about the application submitted by the AOR. The PPOC is listed in item 8F on the SF-424.

Racial Equity is the elimination of racial disparities, and is achieved when race can no longer predict opportunities, distribution of resources, or outcomes – particularly for Black and Brown

persons, which includes Black, Latino, indigenous, Native American, Asian, Pacific Islander, and other persons of color.

Promise Zones (PZs) are high poverty areas in select urban, rural and tribal communities designated from 2014-2016 where the federal government partners with local leaders to increase economic activity, improve educational opportunities, leverage private investment, reduce violent crime, enhance public health and address other priorities identified by the community. [See Promise Zones.](#)

Recipient means an entity, usually but not limited to non-Federal entities, that receives a federal award directly from HUD. The term recipient does not include subrecipients or individuals that are beneficiaries of the award.

Resilience is a community's ability to minimize damage and recover quickly from extreme events and changing conditions.

Small business is defined as a privately-owned corporation, partnership, or sole proprietorship that has fewer employees and less annual revenue than regular-sized business. The definition of "small"—in terms of being able to apply for government support and qualify for preferential tax policy—varies by country and industry. The U.S. Small Business Administration defines a small business according to a set of standards based on specific industries. See [13 CFR Part 121](#).

Subaward means an award provided by a pass-through entity to a subrecipient for the subrecipient to carry out part of a federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Subrecipient means an entity, usually but not limited to non-Federal entities, that receives a subaward from a pass-through entity to carry out part of a federal award but does not include an individual that is a beneficiary of such award. A subrecipient may also be a recipient of other federal awards directly from a federal awarding agency.

System for Award Management (SAM) is the Federal Repository into which an entity must provide information required for the conduct of business as a recipient. Registration with SAM is required for submission of applications via Grants.gov. You can access the website at <https://www.sam.gov/SAM/>. There is no cost to use SAM.

Threshold Requirements are eligibility requirements that must be met for an application to be reviewed, rated, and ranked. Threshold requirements are not curable, except for documentation of applicant eligibility, which are listed in Section III.D., Threshold Eligibility Requirements. Similarly, there are eligibility requirements under Section III.E., Statutory and Regulatory Requirements Affecting Eligibility.

Underserved Communities has the meaning given to that term in Section 2(b) of Executive Order [13985](#) and refers to populations sharing a particular characteristic, as well as geographic communities, that have been systematically denied a full opportunity to participate in aspects of economic, social, and civic life, as exemplified by the list in the definition of "equity" above.

Unique Entity Identifier (UEI) means the identifier assigned by SAM to uniquely identify business entities. As of April 4, 2022, the Federal government has transitioned from the use of

the DUNS Number to the use of UEI, as the primary means of entity identification for Federal awards government-wide.

b. Program Definitions.

For purposes of the HOPE VI Main Street program, the following definitions of key terms apply. As needed, other definitions relevant to specific thresholds and rating factors will be provided in those sections of the NOFO.

1. Affordable Housing. Affordable Housing means rental or homeownership dwelling units funded under this NOFO that must be rented or sold to low-income families, which may include a subset of units made available to very low-income families and extremely low-income families. Low-income families are defined as families whose annual income is at or below 80% of the Area Median Income, as published by HUD. Income includes any income from all adult members of the resident family. Very low-income families are defined as families whose annual income is at or below 50% of the Area Median Income. Extremely low-income families are defined at 42 U.S.C. 1437a(b)(C). Further information on income can be found at 42 U.S.C. 1437a(b) and 24 CFR 5.603. The rental or sale of each unit must comply with the Main Street Use Restrictions. See "Initial Occupancy Period Requirements (Use Restrictions) Affecting Eligibility" at Section III.F.6 of this NOFO.

2. Applicant Team. Applicant Team means the group of entities that will develop the Main Street affordable housing project (Project). The team includes the unit of local government that submits the application and where applicable, the Developer, property manager, architects, construction contractors, attorneys, investment partners that are part of an owner entity and other parties that may be involved in the development and management of the Project. To be considered as part of an Applicant Team, the entity must be included in the application to this NOFO.

3. Community and Supportive Services (CSS). HUD encourages the provision of CSS to residents of HUD-assisted housing. The purpose of these services is to help low-income families improve the quality of their lives and move toward self-sufficiency. Participation in supportive services is voluntary and cannot be required as a condition of housing. CSS may include, but are not limited to:

- a. Educational life skills, job readiness and retention, employment training, and other activities as described on HUD's HOPE VI website at https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/css.
- b. Per Section III.E.8. of this NOFO, homeownership counseling is required if the Main Street units are Homeownership Units. These services must be scheduled to begin promptly after grant award so that to the maximum extent possible, qualified residents will be ready to purchase new homeownership units when they are completed.
- c. Coordination with fair housing groups to educate the Project's target population on nondiscrimination laws and their fair housing rights.
- d. Community and Supportive Services, subject to a cap of fifteen percent (15%) of the requested grant amount.

4. Development Agreement. A Developer Agreement describes the rights and responsibilities of both the Grantee and, if procured, a Developer partner. The Developer's role consists of seeking financing for reconfiguration, rehabilitation and/or construction of housing units, the

provision of Community Services (if included in the Project) and project management up to and including rental of the Affordable Housing units.

5. Developer Team.

- a. Completion of a Main Street grant may include securing and closing on project financing, completing an environmental review, creating architectural plans for the Project, hiring a construction contractor, monitoring the construction contractor, completing bookkeeping for grant income and expenses, submitting all expense receipts to HUD in order to draw down grant funds, furnishing Community and Supportive Services, and performing dozens of other activities. Normally, a Main Street applicant will not have the in-house capacity to complete all of these tasks. For this reason, it is likely that the applicant/grantee has procured, or will procure after grant award, a Developer or other development manager to complete them.
- b. Procurement of such entities for Federal grants must be performed in accordance with the Code of Federal Regulations (CFR) at 2 CFR part 200, “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.” Procurement requirements can be found at 2 CFR 200.318 through 200.326. The CFR can be found online at <http://www.ecfr.gov> Once procured pursuant to part 200, subcontracting procurement by a Developer or other development manager is not subject to the procurement requirements in part 200. The local requirements applicable to the Developer or development manager may be less complex and more expeditious than direct procurement of services by the local government grantee. This is another reason why a Main Street grantee may wish to procure a Developer or other development manager.
- c. When tax credits or other complex financing is required for the Project, the procurement of a Developer will probably be required in order to secure such financing and to ensure the successful completion of the project in a timely manner.
- d. The Developer is usually the legal entity that has been procured, usually through a Request for Proposals (RFP) or a Request for Quotes (RFQ). After procurement, the Developer and local government applicant or grantee will fully execute a Developer Agreement that describes the rights and responsibilities of both parties. The Developer’s role consists of seeking financing for reconfiguration, rehabilitation and/or construction of housing units, the provision of Community Services (if included in the Project) and project management up to and including rental of the Affordable Housing units. Funds other than those awarded through this NOFO may be used to pay the Developer’s fee. However, funds awarded through this NOFO must not be used to pay the developer fee. If other federal funds are used, the federal statute or regulations governing such funds must permit their use for this purpose.
- e. For development with less complicated financing (e.g., no Tax Credit syndication or bond financing), the applicant may choose to procure the services of an “other development manager” services, e.g., project manager, private property owner (if the owner is going to retain ownership of the Project), managing architect, construction manager, and design/build construction contractors in place of a Developer. The agreement that the applicant made, or grantee will make, with any of these other development managers will determine their roles and whether the grantee will directly procure other entities or whether the development manager will procure subcontractors.

Funds awarded through this NOFO may be used to reimburse fees for these services that are incurred following grant award. In this NOFO, such services are referred to as “other development manager” services.

6. Development Proposal. Prior to beginning construction or acquisition of Main Street Affordable Housing, the grantee must submit a final development proposal to HUD, which will allow HUD to assess the viability and financial feasibility of the proposed development. The development proposal must include the following information. Note that additional detail regarding the development proposal contents is included in the Grant Agreement, which will be distributed to all grantees upon award. The Grant Agreement must include the following information, as detailed in the HUD-required forms 50156 and 50157, which the grantee must complete to submit their development proposal to HUD.

- a. Project description
- b. Site information
- c. Participating parties
- d. Development project schedule
- e. Project costs and financing
- f. Operating pro-forma/Operating Fund methodology
- g. Environmental requirements. HUD must approve the environmental review under 24 CFR part 50 prior to approving the development proposal.
- h. Accessibility. All new construction and alterations of existing buildings and facilities must be done in compliance with Section 504 of the Rehabilitation Act (29 U.S.C. 794) and implementing regulations at 24 CFR part 8; Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.) and implementing regulations at 28 CFR part 35; the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations at 24 CFR part 100; and the Architectural Barriers Act of 1968 and its implementing regulations at 24 CFR part 40. HUD applies the Uniform Federal Accessibility Standards (UFAS) through its regulations under part 8. All applicable laws must be read together and followed. The grantee must provide sufficient information for HUD to determine that dwelling units and other facilities meet all applicable federal accessibility requirements, including, but not limited to, the number, location, and bedroom size distribution of accessible dwelling units (see 24 CFR 8.26, 24 CFR 8.32 and 24 CFR part 40), and any other design requirements that apply. For more information, please refer to the attached list of best practices.
- i. Affirmatively Furthering Fair Housing. The applicant must provide a narrative on how the Project will affirmatively further fair housing. See Section IV.G.
- j. Additional HUD-requested information. Grantees are required to provide any additional information that HUD may need to assess the development proposal.

The Development proposal is intended to allow HUD to assess the viability and financial feasibility of the proposed Main Street Affordable Housing Project.

7. Extremely Low-Income Families. The term extremely low-income families means very low-income families whose incomes do not exceed the higher of:

- a. the poverty guidelines updated periodically by the Department of Health and Human Services under the authority of [section 9902\(2\)](#) of this title applicable to a family of the size involved (except that this clause shall not apply in the case of public housing agencies or projects located in Puerto Rico or any other territory or possession of the United States); or
- b. 30 percent of the median family income for the area, as determined by the Secretary, with adjustments for smaller and larger families (except that the Secretary may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes).

8. "Firmly Committed" Commitment Letters. Commitment Letters document resources designated for Match or Leverage purposes in your Main Street application. To be counted toward Match or Leverage, sources of funds must be **firmly** committed to either the Affordable Housing Project or the Main Street Area effort in general. Further discussion of Match and Leverage can be found in the definitions of Match and Leverage, below. To be counted as a firm commitment letter, the letter must meet the following requirements:

- a. Be on the letterhead of the entity providing the funding commitment.
- b. Contain the name, telephone number and email address of a contact for the entity that is providing the resource and that is familiar with the contribution toward the Main Street application.
- c. Identify if the commitment is for Match or Leverage.
- d. Identify if the commitment is a cash or in-kind contribution.
- e. Contain the specific amount of the commitment. If an in-kind contribution, provide the market value in dollars of the commitment. If the match is a cash contribution, provide the dollar amount of the commitment.
- f. The letter must be signed by a person authorized to make the commitment.

9. Homeownership Unit. Homeownership unit means a housing unit that a local government makes available under this NOFO for purchase by a low-income family to use as its principal residence.

10. Initial Occupancy Period. Initial Occupancy Period is the period of time that a rental unit is occupied by the initial low-income resident, or the period of time that a homeownership unit is owned by the initial third-party low-income purchaser. There is no set requirement for the length of this occupancy period. During this period, rental must be in accordance with Section III(F)(6) of this NOFO. In general, the initial occupant has the same rent responsibilities and rights as a public housing resident in a HOPE VI development. See 24 C.F.R. part 960 and 24 C.F.R. part 966.

11. Jurisdiction. Jurisdiction means the physical area under the supervision of the local government applicant.

12. Leverage: Allowable and Non-Allowable. Leverage means non-HOPE VI and non-Choice Neighborhoods Initiative funded donations of cash or in-kind services that are in excess of, and not included in, the five percent (5%) Match requirement of this NOFO. Leverage must be **FIRMLY** committed to the Project or the Main Street area redevelopment effort in general. In order to ensure that all of the applicant's sources are identified by the application reviewers, in

addition to the Firm Commitment Letter requirements, a list of Leverage resources should be included in Form HUD-52861, HOPE VI Main Street Application Data Sheet, which should be an attachment to your application.

The following types of resources may be counted:

- a. Private mortgage-secured loans;
- b. Other debt;
- c. Housing trust funds;
- d. Homeownership sales proceeds;
- e. Proceeds from other projects;
- f. Proceeds from existing tax increment financing (TIF) districts;
- g. Tax Credit equity;
- h. Federal, State or local public funds (applicant is responsible to confirm that use of funds as Leverage is allowed by the Federal or State program) except for Non-HOPE VI and non-Choice Neighborhoods;
- i. Private funds; and
- j. In-kind services such as Homeownership Counseling (required if Homeownership units are developed), or other materials, and the value of the real property that will be rehabilitated, provided that the ownership of such property is non-profit or Government owned.

13. Local Government or Unit of Local Government. Local government means any city, town, township, village, county, parish, or other general-purpose political subdivision of a state, Guam, the Northern Mariana Islands, the Virgin Islands, American Samoa, the District of Columbia and other United States Territories. It does not include Native American governments or Public Housing Agencies.

14. Low-Income Families. Low-Income family means a family (resident) with an income equal to or less than 80 percent of HUD's Median Family Income for the local area, adjusted for family size, in accordance with section 3(b)(2) of the United States Housing Act of 1937, as amended (Section 8 eligibility). HUD may establish a level higher or lower than 80 percent because of the prevailing construction costs or unusually high or low family incomes in the area. "Local Area" is defined as the primary metropolitan statistical area/metropolitan statistical area (PMSA/MSA) or non-metropolitan county/parish as prescribed by HUD, in which the low-income family resides. Low-Housing Choice Voucher (Section 8) low income limits prescribed by HUD are on the Internet at <https://www.huduser.gov/portal/datasets/il.html>.

15. Main Street Affordable Housing Project (Project). The collection of affordable housing units that are developed in the Main Street Area using funds obtained through this NOFO and which meet the Program Requirements in Section III.A through III.E of the NOFO. The Main Street Affordable Housing Project cannot rehabilitate, replace, demolish, or otherwise dispose of public housing units.

16. Main Street Area. Main Street Area is a geographic area determined by the applicant, and

designated on the map attachment to the application, that fulfills the Program Specific Requirements Affecting Eligibility Section III F.2. of this NOFO, and:

- a. Is within the jurisdiction of the Local Government applicant;
- b. Has specific boundaries that are determined by the applicant; and
- c. Is or was:
 - i. Traditionally the central business district and center for socio-economic interaction;
 - ii. Characterized by a cohesive core of historic and/or older commercial and mixed-use buildings often interspersed with civic, religious, and residential buildings which represent the community's architectural heritage; and
 - iii. The location of a downtown or "Main Street" existing rejuvenation effort that:
 - (1) Has as its purpose the revitalization or redevelopment of the historic or traditional commercial area;
 - (2) Involves investment or other participation by the applicant and private parties in the community in which the Project is located; and
 - (3) Involves the development of affordable housing that is in the Main Street area.

17. Match. Grantee must supplement the aggregate amount of assistance provided under the Grant with an amount of funds from sources other than HOPE VI or Choice Neighborhoods funds equal to (not less than) 5 percent of the requested grant amount; Such match funds must be used only for carrying out eligible affordable housing activities that relate to the Main Street affordable housing project.

18. Operating Pro Forma ("pro forma"). The Five-Year Operating Pro Forma is a projection that shows the income and expenses for the first five operating years of a rental project. The purpose of the pro forma is to show that the project will be financially viable over the long-term. The pro forma includes year-by-year estimates of Project income and expenses, accounting for Use Restriction changes and economic adjustments. The pro forma must show the affordable rents for this five-year period, assuming a five-year period of initial occupancy. Form HUD-52861, Main Street Data Sheet, includes a tab to enter income and expense assumptions and a separate tab that includes the pro forma. Applicants must enter information into both tabs.

19. Owner Entity. The legal entity that holds the title to the real property that contains any affordable housing units developed through this NOFO.

20. Site Control. Site Control means that the Local Government applicant, its Developer or other development partner has the legal authority to commit the owner of the property to the rehabilitation to be performed with grant funds from this NOFO. Examples of site control are:

- a. The Local Government applicant owns the property outright;
- b. The private owner entity of the property will be the Developer and has a signed Development Agreement with the applicant providing site control;

- c. The applicant or private owner entity has signed an agreement with a third-party Developer and the Development Agreement gives the developer site control;
- d. The applicant, Developer or other development partner has an option to purchase the property from a private owner entity that covers a time period sufficient to obtain grant funds for purchase and environmental review approval (at least 180 days after the estimated award date), and is contingent only upon receipt of a grant from this NOFO and satisfactory compliance with this NOFO's environmental review requirements;
- e. A member of the applicant team's for-profit subsidiary, the private owner entity or the Developer with site control has formed a limited partnership for Tax Credit purposes.
- f. The applicant, Developer, private owner entity or other development partner holds a long term ground lease on the property.

21. Total Development Cost (TDC). Annually, HUD publishes a list of reasonable development costs for each size and type of public housing unit to be developed. Costs are included for Cities or Counties/Parishes where HUD performs public housing development.

TDCs are used for two purposes in this NOFO:

- a. As a cost control requirement (see Section IV of this NOFO), and
- b. As the basis for the initial determination of the grant amount.

The following documents and workbooks are available at <http://www.hud.gov/mainstreet/>:

- a. HUD's official table of FY2023 TDC amounts. The maximum amount of funding requested must not exceed HUD's published Total Development Cost (TDC) for the unit mix to be developed, up to the maximum amount of an award stated in this NOFO; and
- b. TDC Calculator Form HUD-52861, HOPE VI Main Street Application Data Sheet.

HUD has developed TDCs for metropolitan areas and large cities, but not for small, non-metropolitan cities and towns. If the applicant's location is not listed, the applicant is advised to contact their local HUD Public Housing Field Office to determine their TDC State and City or reach out to Susan Wilson, Director of Urban Revitalization at Susan.Wilson@hud.gov.

22. Use Restrictions. Housing units developed with funds from this NOFO have rental amount, eviction and other restrictions for the initial resident of each of those units. See "Initial Occupancy Period Requirements" under "Program Specific Requirements Affecting Eligibility" at Section III.F. of this NOFO. After an initial resident moves out of the Project, or sells a Homeownership unit, Use Restrictions are removed from that unit and it becomes market rate.

23. Very Low-Income Family. Very low-income family means a family or resident with an income not to exceed 50 percent of HUD's Median Family Income for the local area adjusted for family size, in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. HUD may establish a level higher or lower than fifty percent (50%) because of prevailing construction costs or unusually high or low family incomes in the area. HUD's prescribed Income Limits for very low-income families are published at <https://www.huduser.gov/portal/datasets/il.html>.

B. Authority

1. PROGRAM AUTHORITY:

a. The authority for the HOPE VI Main Street Program is Section 24 of the United States Housing Act of 1937 (42 U.S.C. 1437v), as amended by Section 535 of the Quality Housing and Work Responsibility Act of 1998 (Pub.L.105-276, 112 Stat. 2461, approved October 21, 1998); and the HOPE VI Program Reauthorization and Small Community Main Street Rejuvenation and Housing Act of 2003 (Pub. L. 108-186, 117 Stat 2685, approved December 16, 2003).

2. FUNDING AUTHORITY:

a. Funding for this program is provided by the Consolidated Appropriations Act, 2022 (Public Law 117-103, approved March 15, 2022) (FY2022 funds).

b. Funding for this program is also provided by the Consolidated Appropriations Act, 2023 (Public Law 117-328, approved December 29, 2022) (FY2023 funds).

II. AWARD INFORMATION

A. Available Funds

Funding of approximately **\$2,000,000** is available through this NOFO.

Additional funds may become available for award under this NOFO consistent with Section VI.A.2.e., Adjustments to Funding. Use of these funds is subject to statutory constraints. All awards are subject to the funding restrictions contained in this NOFO.

This NOFO includes \$1,000,000 in FY2022 funds and \$1,000,000 in FY2023 funds.

B. Number of Awards

HUD expects to make approximately 4 awards from the funds available under this NOFO.

C. Minimum/Maximum Award Information

1. There is no minimum amount.

2. Up to the maximum of \$1,000,000 per grant, the amount of the award will be based upon the Total Development Cost (TDC) of the number and size of affordable housing units that will be developed through the grant. See Total Development Cost under the Program Definitions section of this NOFO.

Estimated Total Funding:

\$2,000,000

Minimum Award Amount:

\$0

Per Project Period

Maximum Award Amount:

\$1,000,000

Per Project Period

D. Period of Performance

Estimated Project Start Date:

03/01/2024

Estimated Project End Date:

09/30/2027

Length of Project Periods:

48-month project period and budget period

Length of Periods Explanation of Other:

The start date for the grant, i.e., the above project period, is the date of the Award Notice Letter is executed by HUD.

The end of the project period is 48 months after the date of the Award Notice Letter. Pre-development funds are based upon the application's budget and progress schedule, as reviewed and approved by the HUD Grant Manager. Development funds are released upon HUD's approval of the Grantee's Development Proposal, which includes an updated grant budget and progress schedule.

Not to be confused with the above, in this NOFO the development of the affordable housing units is also referred to as a "project." Project development starts upon HUD approval of the Development Proposal, as described in the Grant Agreement.

The Development Proposal must include the concurrence letter from the State Historic Preservation Officer (SHPO) and documentation of HUD approval of the Environmental Review.

Activities that limit the choice of the project site, e.g., site acquisition, are not allowed until after written notice from HUD that an Environmental Review has been completed.

E. Type of Funding Instrument

Funding Instrument Type:

G (Grant)

III. ELIGIBILITY INFORMATION

A. Eligible Applicants

01 (County governments)

02 (City or township governments)

04 (Special district governments)

Additional Information on Eligibility

1. Eligible applicants under this NOFO are limited to Units of General Local Government, defined as any city, town, township, village, county, parish, or other general purpose political subdivision of a state or territory, such as Puerto Rico, Guam, the Northern Mariana Islands, the Virgin Islands, American Samoa, the District of Columbia, and the Trust Territories of the

Pacific Islands. It does not include Native American governments, Tribally Designated Housing Entities or Public Housing Agencies.

2. The Local Government must:

- a. Have a population of 50,000 or less; and
- b. Not be served by a local or county/parish Public Housing Agency (PHA); or
- c. is served by a single PHA that administers more than 100 physical public housing units within the local government's jurisdiction. Such units exclude Section 8 Housing Choice Voucher subsidized units..

3. Joint applications are not permitted. However, an applicant can enter into subaward agreements (or contracts) with not-for-profit organizations and State or local governments.

4. The applicant can also enter into contracts with for-profit entities, such as a private property owner or for-profit partnership created for tax credit purposes. The Local Government grantee and any sub-awardees are subject to 2 CFR part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards when procuring supplies or services.

5. The applicant can only apply for funding to support one project in one undivided Main Street Area. The Project may include several buildings.

6. The applicant must meet all thresholds in order to be considered for rating, ranking and funding. Thresholds are in Section III.D. of this NOFO.

B. Ineligible Applicants

For this NOFO, HUD does not award grants to individuals, private institutions of higher education, Public Housing Authorities, for profit organizations, and small businesses.

C. Cost Sharing or Matching

This Program requires cost sharing or matching as described below.

1. A match of firmly committed cash or in-kind property or services of at least five percent (5%) of the requested grant amount is statutorily required to be considered for an award. Match must be used only to carry out eligible activities under this NOFO.
2. Matching resources must be firmly committed to the Project in writing. Commitment Letters are required in your Main Street application to document resources designated for match purposes. To be counted toward matching, the resources must be firmly committed to the Project. A firm commitment letter must meet the requirements stated in Section I.A.4.6 of this NOFO.
3. If the real property that will be the subject of the Main Street Affordable Housing Project is privately owned by a for-profit entity, its value will not be counted towards matching unless the grantee becomes the property owner. If it is publicly owned or owned by a non-profit, its value may be included as matching.
4. Match must not include funds from other Section 24 grants, i.e., HOPE VI, Main Street or Choice Neighborhoods.
5. See 2 CFR §200.306 for more information on matching requirements.

D. Threshold Eligibility Requirements

Applicants who fail to meet any of the following threshold eligibility requirements are deemed ineligible. Applications from ineligible applicants are not rated or ranked and will not receive HUD funding.

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. Applications from ineligible applicants are not rated or ranked and will not receive HUD funding.

a. An applicant is ineligible for funding if the applicant has any of the charges, cause determinations, lawsuits, or letters of findings referenced in subparagraphs (1) – (5) that are not resolved to HUD’s satisfaction before or on the application deadline date for this NOFO.

(1) Charges from HUD concerning a systemic violation of the Fair Housing Act or receipt of a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of a substantially equivalent state or local fair housing law proscribing discrimination because of race, color, religion, sex (including sexual orientation and gender identity), national origin, disability or familial status;

(2) Status as a defendant in a Fair Housing Act lawsuit filed by the United States alleging a pattern or practice of discrimination or denial of rights to a group of persons raising an issue of general public importance under 42 U.S.C. 3614(a);

(3) Status as a defendant in any other lawsuit filed or joined by the Department of Justice, or in which the Department of Justice has intervened, or filed an amicus brief or statement of interest, alleging a pattern or practice or systemic violation of Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Americans with Disabilities Act, Violence Against Women Act, or a claim under the False Claims Act related to fair housing, non-discrimination, or civil rights generally including an alleged failure to affirmatively further fair housing;

(4) Receipt of a letter of findings identifying systemic non-compliance with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974; Violence Against Women Act; or the Americans with Disabilities Act; or

(5) Receipt of a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of provisions of a state or local law prohibiting discrimination in housing based on sexual orientation, gender identity, or lawful source of income.

b. HUD will determine if actions to resolve the charge, cause determination, lawsuit, or letter of findings taken before the application deadline date will resolve the matter. Examples of actions that may be sufficient to resolve the matter include, but are not limited to:

(1) Current compliance with a voluntary compliance agreement signed by all the parties;

(2) Current compliance with a HUD-approved conciliation agreement signed by all the parties;

- (3) Current compliance with a conciliation agreement signed by all the parties and approved by the state governmental or local administrative agency with jurisdiction over the matter;
- (4) Current compliance with a consent order or consent decree;
- (5) Current compliance with a final judicial ruling or administrative ruling or decision; or
- (6) Dismissal of charges.

2. Timely Submission of Applications

Applications submitted after the deadline stated within this NOFO that do not meet the requirements of the grace period policy are marked late. Late applications are ineligible and are not considered for funding. See Section IV. D. Application Submission Dates and Times.

- 3. The applicant must be a unit of local government, such as a county, city, township, village, or special district government, in accordance with Sections III.A. and III.B. of this NOFO.
- 4. Provide match equal to at least five percent of the requested grant amount, in accordance with Section III.C. of this NOFO.

E. Statutory and Regulatory Requirements Affecting Eligibility

Eligibility Requirements for Applicants of HUD's Financial Assistance Programs

The following requirements affect applicant eligibility. Detailed information on each requirement is found in the [“Eligibility Requirements for Applicants of HUD's Financial Assistance Programs” document on HUD's Funding Opportunities page.](#)

- Universal Identifier and System for Award Management (SAM.gov) Requirements
- Outstanding Delinquent Federal Debts
- Debarments or Suspensions, or both
- Mandatory Disclosure Requirement
- Pre-selection Review of Performance
- Sufficiency of Financial Management System
- False Statements
- Prohibition Against Lobbying Activities

In addition, each applicant under this NOFO must have the necessary processes and systems in place to comply with the Award Term in Appendix A of [24 CFR part 170](#) if the applicant receives an award, unless an exception applies as provided in [2 CFR170.110](#).

F. Program-Specific Requirements

1. Fair Housing and Equal Opportunity Requirements.

- a. HUD's general non-discrimination and equal opportunity requirements at 24 CFR 5.105(a) apply to the HOPE VI Main Street Program. The webpage at https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_rights_and_obligations provides an overview of pertinent laws and implementing regulations concerning non-discrimination and accessibility for persons with disabilities that apply to HOPE VI Main Street grants based upon other non-

public housing statutes and regulation. The civil rights laws and implementing regulations apply to the grantee and any sub-grantee or contractor in a HOPE VI Main Street project.

- b. Applicants are reminded that HUD's Title VI regulation, at 24 CFR 1.4(b)(3), specifically prohibits site selection or location that has the purpose or effect of excluding individuals from, denying them the benefits of, or subjecting them to discrimination on the basis of race, color, or national origin, which includes the selection of the Hope VI Main Street area.
- c. Pursuant to HUD's Title VI regulation at 24 CFR 1.4(b)(2)(i), applicants are reminded that in determining the types of housing, facilities, accommodations, services, financial aid or benefits that will be provided, they may not directly or through contractual or other arrangements, utilize criteria or methods of administration which have the effect of subjecting individuals to discrimination because of their race, color, or national origin.
- d. Applicants are reminded that, pursuant to Section 504, Main Street covered multifamily housing projects that include substantial alterations to housing or include new construction of housing must provide a minimum of five percent (5%) of the total dwelling units or one unit, whichever is greater, accessible to persons with mobility impairments. An additional two percent (2%) of the units, but not less than one (1) unit, must be made accessible for persons with a hearing or vision impairments. Accessible units must be distributed throughout projects and sites and be available in a sufficient range of sizes and amenities so that a qualified individual with disabilities' choice of living arrangements is, as a whole, comparable to that of other persons eligible under the same program. These designated accessible housing units must comply with the Uniform Federal Accessibility Standards and the 2010 ADA Standards for Accessible Design with exceptions as detailed in HUD's Notice titled Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities ("HUD's Deeming Notice"), which is available at 79 Fed. Reg. 29,671 (May 23, 2014). Further information can be found in Fair Housing Act Design Manual, August 1996 Edition.
- e. The term "covered multifamily dwellings" means buildings consisting of four or more dwelling units if such buildings have one or more elevators; and ground floor dwelling units in other buildings consisting of four or more dwelling units. The Fair Housing Act design and construction requirements apply to "covered multifamily dwellings" designed and constructed for first occupancy after March 13, 1991.
- f. Under the Fair Housing Act, all new construction of covered multifamily dwellings and rehabilitation that results in a covered multifamily dwelling must contain certain features of accessible and adaptable design that comply with the design and construction requirements at 42 U.S.C. § 3604(f)(3)(C). This requirement is in addition to other accessibility requirements which the applicant's State or local government may require; however, in no instance may the accessibility requirements of an applicant's State or local government result in less accessibility than is required the Fair Housing Act and other applicable federal accessibility laws. HUD's Fair Housing and Equal Opportunity (FHEO)

website is located at

https://www.hud.gov/program_offices/fair_housing_equal_opp#abc. The DOJ-HUD Joint Statement on Accessibility can be found at <https://archives.hud.gov/news/2013/JOINTSTATEMENT.pdf>.

2. **The Main Street Affordable Housing Project.** The Main Street Affordable Housing Project must:
 1. Involve the construction or major rehabilitation of space into affordable housing units;
 2. Be located within the boundaries of your designated Main Street Area;
 3. Not replace demolished or otherwise disposed of, or rehabilitate existing, public housing units; and
 4. Not exceed allowable Total Development Costs (TDC). See Section IV., “Funding Restrictions,” for information on TDCs.
3. **Approval of Acquisition and Construction.** Grantees must obtain HUD approval of their Development Proposal before funds will be released for site acquisition, if any, and construction. In addition, HUD must approve a 24 CFR part 50 environmental review before approving the development proposal. See "Environmental Requirements" under this Section of the NOFO for environmental requirements.
4. **Cost Control and Safe Harbor Standards.** Grantees must comply with HOPE VI Cost Control and Safe Harbors Standards which are available at <https://www.hud.gov/mainstreet> under the Cost Guidelines section of HUD’s Main Street website. The Standards state limits to Developer and construction fees. See Section IV.F. “Funding Restrictions” for Safe Harbors information.
5. **Limitation of Eligible Expenditures.** Expenditures on services, equipment, and physical improvements must directly relate to Project activities allowed under this NOFO. See Section VI. of this NOFO.
6. **Initial Occupancy Period Requirements (Use Restrictions).**
 - a. Project units must be maintained as affordable housing only for the period of initial rental occupancy of the unit or the initial resident’s ownership. The initial resident of each affordable rental unit and the initial resident purchaser of each affordable homeownership unit must be subject to the same rules regarding occupant contribution towards rental or purchase, and to the basic resident rights for rental or purchase, as residents of Section 9 public housing units or Homeownership units. Site-based waiting lists, flat rents, and other occupancy requirements are allowed under the U.S. Housing Act of 1937 (1937 Act) and may be applied to the units, at the applicant’s discretion.
 - b. Unit rents, or the amortized mortgage monthly payment for Homeownership units must be set at or below 30% of the families’ adjusted income. Main Street units are not subsidized public housing units, and there are no public housing waiting lists. Grantees must include family income as one of the criteria used to choose resident families. For low-income units, the grantee must choose residents whose annual income is at or below 80% of the Area Median Family Income, as published by HUD under Section 8 Income Limits at

<https://www.huduser.gov/portal/datasets/il.html#2019>. For very low-income units, the grantee must choose residents whose annual income can support a rent or mortgage payment that at or below 50% of the Area Median Family Income, as published by HUD. For extremely low-income units, the grantee must choose residents whose annual income can support a rent or mortgage payment that at or below 30% of the Area Median Family Income, as published by HUD.

- c. Initial residents must have the right to appeal adverse actions by the landlord. Grantees must provide effective communication and reasonable accommodations for individuals with disabilities throughout tenancy, including any appeal process in accordance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and HUD's implementing regulations at 24 CFR part 8. In addition, grantees must take reasonable steps to ensure meaningful access for persons with limited English proficiency (LEP) pursuant to Title VI of the Civil Rights Act of 1964 and Executive Order 13166. For assistance in ensuring meaningful access for persons with limited English proficiency, grantees should consult HUD's Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (HUD's LEP Guidance) published in the Federal Register on January 22, 2007 (72 Fed. Reg. 2732). The regulations at 24 CFR part 966, "Public Housing Lease and Grievance Procedures" and Public and Indian Housing implementing Handbooks and Notices do not apply to the HOPE VI Main Street Program. However, grantees must use applicable regulations and documents as a guide when setting up their written rental policies.
 - d. Initial residents cannot be evicted without cause. Eviction actions must be consistent with federal, state, and local civil rights laws, including the fair housing and equal opportunity requirements at 24 CFR part 5, and with the requirements under the Violence Against Women Act (VAWA) at 24 CFR part 5, Subpart L.
 - e. Minimum down payment for homeownership purchase of one percent (1%) of the sale price or other minimum as approved by HUD is required.
 - f. For the Main Street units, the Project owner is not required to develop and maintain PHA rental documentation as described in PIH Occupancy Reporting Handbook (7465.3). However, admissions, occupancy, and income records for the Main Street units must be maintained in order for HUD to verify that the above Use Restrictions have been applied during the initial occupancy period. HUD reserves the right to access grantee documents related to the Use Restriction.
 - g. Requirements from Other Programs. To the extent that HOPE VI Main Street funds are combined with other federal program funds or Low-Income Housing Tax Credits, the requirements from those programs may apply to the Affordable Housing project proposed in the application to this NOFO. If Community Development Block Grant (CDBG) or other HUD funds for which Davis Bacon applies are included in the financing for these Affordable Housing units, Davis Bacon labor rates may apply.
7. **Main Street Homeownership Counseling and Community and Supportive Services.** The initial sale of an affordable homeownership unit to a third-party, low-income purchaser must take place in accordance with Section 24 of the 1937 Act. Providing homeownership counseling to residents is mandatory if the application proposes

homeownership units. The cost of such counseling is considered Community and Supportive Services and is excluded from the TDC limit for unit development. If listed in form HUD-52861, HOPE VI Main Street Application Data Sheet, on the TDC Limit Calculations page, such funds will be added to the grant amount, up to the maximum grant amount of \$500,000. Other Community and Supportive Services, as described in the Definition of Terms, Section I. of this NOFO, are voluntary and if elected to be provided by the grantee, the expenses are limited to 15 percent (15%) of the grant amount.

8. **Leveraging Other Resources.** The Main Street Area rejuvenation effort must have community support from government and the private sector. This support is demonstrated through the provision of leveraged funds (Leverage). Leverage can support any activity, provided that the intended use of the funds is permitted by the source of the funds being used. For example, if the Leverage funds are to be used for street enhancements, the source of the Leverage dollars must allow for street enhancements. While Match is a Threshold requirement, the amount of Leverage funds will be rated in Rating Factor 4, Section V.A. of this NOFO. Larger amounts of firmly committed Leverage will receive more points.
9. **Section 106 Historic Preservation Requirements.** The National Historic Preservation Act of 1966, as amended (54 U.S.C. 306101 et. seq.), Section 106 and its implementing regulation at 36 CFR part 800 are applicable to this program in accordance with HUD's environmental review regulations at 24 CFR part 50.4. Following receipt of the application, grantees may not commit or expend Main Street grant funds or other Match and Leverage funds for the affected program activities until HUD has completed and approved its 24 CFR part 50 Environmental Review, which includes the Section 106 historic preservation process. When the grantee conducts work under this NOFO, if a project includes potential effects to a historic property listed on or eligible for the National Register of Historic Places (NRHP), the grantee must comply with the Secretary of the Interior's Standards for Rehabilitation at <https://www.nps.gov/tps/standards/rehabilitation.htm> and obtain concurrence from the State Historic Preservation Officer (SHPO). See <https://www.hudexchange.info/environmental-review/historic-preservation/>

If such historic preservation requirements are not applicable, the grantee is encouraged to preserve significant historic or traditional, architectural, and design features in the Project structures in order to comply with the goals of the Main Street program. Such work will be included in the Developer's, or other development manager's Statement of Work.

10. **Environmental Requirements.**
 - a. Environmental requirements for this NOFO are found in 24 CFR part 50, which requires HUD environmental approval of all development sites. Note that 24 CFR part 58, which allows state and local governments to assume federal environmental responsibilities, is not applicable to the Main Street program. HUD resources on environmental review are located at https://www.hud.gov/program_offices/comm_planning/environment_energy/environmental_review.

- b. HUD's notification of award to a selected applicant constitutes a preliminary approval by HUD of the submitted application, subject to HUD's completion of an Environmental Review of proposed sites in accordance with 24 CFR part 50. The proposal may be modified or the proposed sites rejected as a result of HUD's Environmental Review. Selection for participation (preliminary approval of the submitted application) does not constitute approval of the proposed site(s).
- c. The grantee will comply with the Environmental Certifications in Section III.F. of this NOFO.
- d. Each proposal will be subject to a HUD Environmental Review in accordance with 24 CFR part 50, and the proposal may be modified or the proposed sites rejected as a result of that review. Based on the type of projects proposed covered by the Main Street Program, the appropriate level of environmental review is an Environmental Assessment. Complete information about HUD's Environmental Review compliance, documentation requirements, and Partner Worksheets needed to submit environmental information to HUD for the Part 50 review are located at, https://www.hud.gov/program_offices/comm_planning/environment_energy/environmental_review.
- e. American Society for Testing and Materials (ASTM) Phase I and Phase II Environmental Site Assessments. If the applicant is selected for funding, the applicant must have a Phase I Environmental Site Assessment (ESA) completed in accordance with the ASTM Standard E 1527-13, as amended (see <http://www.astm.org>). If the Phase I ESA recognizes environmental concerns, or if the results are inconclusive, a Phase II environmental site assessment will be required. The results of the Phase I ESA must be included in the documents provided to HUD for the completion of the environmental review.
- f. Mitigation and remedial measures. The applicant must carry out any mitigating/remedial measures required by HUD. If a remediation plan, where required, is not approved by HUD, and a fully funded contract with a qualified contractor licensed to perform the required type of remediation is not executed, HUD reserves the right to determine that the grant is in default.

11. Environmental Certifications. By signing the application, the applicant certifies that:

- a. There are no environmental or public policy factors such as sewer moratoriums that would preclude development in your Main Street Area.
- b. It will provide HUD with all available, relevant information necessary for HUD to perform the Environmental Review required by 24 CFR part 50 for each property, including, but not limited to, the ASTM Phase I Environmental Site Assessment.
- c. It will not acquire, rehabilitate, convert, demolish, lease, repair, or construct property nor commit or expend Main Street grant funds or other funds for these program activities with respect to any eligible property until HUD has completed the Part 50 environmental review and the applicant receives written HUD approval of the property.
- d. It will carry out mitigating measures required by HUD or, if mitigating measures are not feasible, the applicant agrees to select alternate eligible project sites.

12. **Coastal Barrier Resources Act.** In accordance with the Coastal Barrier Resources Act (16 U.S.C. 3501), the application may not target properties in the Coastal Barrier Resources System.

13. **Building Standards and Federal Accessibility Requirements**

a. Building Codes.

1. All activities that include construction, rehabilitation, lead hazard control, and related activities must meet or exceed local building codes, or their local equivalent. HUD's and EPA's lead hazard control requirements are at 24 CFR part 35 and 40 CFR part 745 and must be implemented, regardless of local building codes. See Section III.F.17, below.
2. New construction of a Main Street project is subject to the federal accessibility requirements of Section 504 of the Rehabilitation Act of 1973 (Section 504) and its implementing regulations at 24 CFR part 8, the design and construction requirements of the Fair Housing Act and its implementing regulations at 24 CFR part 100, Titles II and III of the Americans with Disabilities Act (ADA) and its implementing regulations at 28 CFR parts 35 and 36, and the Architectural Barriers Act of 1968 (42 U.S.C. 4151 et seq.), and its implementing regulations at 24 CFR parts 40, as applicable.
3. The major redesign, reconstruction, redevelopment, or partial or total demolition of Main Street projects that meets the standard for “substantial alteration” under 24 CFR § 8.23 are also subject to the new construction requirements of 24 CFR § 8.22. If Main Street projects do not meet the definition of “substantial alteration,” and instead would be considered “other alterations” pursuant to 24 CFR § 8.23, then those requirements shall apply.
4. Where the major redesign, reconstruction, redevelopment, or partial or total demolition of Main Street projects results in a covered multifamily dwelling, the design and construction requirements of the Fair Housing Act also apply.

b. Energy Efficiency Standards.

1. Owners of Main Street Projects, whether new construction or rehabilitation, must meet local and State building codes.
2. Main Street Projects must comply with Energy Star (Certified New Homes and Multifamily High Rise), if feasible, as the minimum standard for new construction developments and must utilize Energy Star appliances and Water Sense products in all rehabilitation projects. For guidance on appropriate energy conservation measures for historic buildings see: [Secretary of the Interior’s Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings](#) and [Preservation Brief #3: Improving Energy Efficiency in Historic Buildings](#).

- c. For additional information on local building codes, applicants can review HUD’s Minimum Property Standards at https://www.hud.gov/program_offices/housing/rmra/mps/modelbuilding.

14. **Labor Standards.** Davis-Bacon and HUD-determined wage rates do not apply to this NOFO with the following exceptions:
- If other federal program resources are used in conjunction with the applicant's Project activities Davis-Bacon and HUD wage rate requirements apply to the extent required by the other federal programs.
 - If any grant funds from an award through this NOFO are expended by a Public Housing Agency (PHA) acting as a Developer, partnering with a Developer, or as a partner in an ownership entity partnership, Davis-Bacon wage rates will apply to laborers and mechanics (other than volunteers under 24 CFR part 70) employed in the development of all such housing units; HUD-determined wage rates shall apply to laborers and mechanics (other than volunteers) employed in the operation of all such housing units.
15. **Real Property Acquisition and Relocation.** Main Street projects that include acquisition, rehabilitation, or demolition are subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act or URA) (42 U.S.C. 4601-4655) and the government-wide implementing regulations issued by the Federal Highway Administration at 49 CFR part 24. Refer to the General Section "Real Property Acquisition and Relocation" for more information on real property acquisition, and relocation. Additional URA resources and guidance for HUD funded programs and projects are available on HUD's Real Estate Acquisition and Relocation website at https://www.hud.gov/program_offices/comm_planning/relocation.
16. **Neighborhood Stabilization.**
- Tax Liability.** Benefits received through a grant are considered income and have a tax liability for for-profit recipients. This tax liability flows down to subrecipients. Under the Main Street program, these subrecipients are typically for-profit, private property owners. However, the grantee may loan the funds to the Developer or property owner and have the loan forgiven over a period of time.
17. **Minimization of Tax Liability.** In the event of sale of the unit by the initial Homeownership resident, equity sharing between the grantee and the home purchaser is required over the initial four years of ownership, at a minimum. Equity sharing must be agreed to, in writing, between the grantee and purchaser at the time of initial sale. Equity sharing should decrease over time. For example, equity sharing should decrease over five years of ownership. If a Homeownership unit is sold by the low-income owner during the first year of ownership, the grantee will receive 100% of funds received above mortgage payoff(s), but not including the owner's down payment, and closing costs ("net sales proceeds"). During the second year, the grantee would receive 80% of the net sales proceeds and the owner would receive 20%. During the third year, the grantee would receive 60% of the net sales proceeds and the owner 40%. During the fourth year, the grantee would receive 20% of the net sales proceeds and the owner 80%. If the sale occurs during or after the fifth year, the owner receives 100% of net sales proceeds. The time period of equity sharing may exceed this example, at the discretion of the grantee.
- More detailed information can be found on HUD's HOPE VI Main Street website at https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/grants/mainstreet.

All successful applicants will be required to cooperate with HUD staff, or its contractors, in HUD funded research and evaluation studies.

Advancing Racial Equity

In accordance with Executive Order [13985](#), *Executive Order On Advancing Racial Equity and Support for Underserved Communities Through the Federal Government*, and federal fair housing and civil rights laws, you must submit a narrative demonstrating the following:

- You analyzed the racial composition of the persons or households who are expected to benefit from your proposed grant activities;
- You identified any potential barriers to persons or communities of color equitably benefiting from your proposed grant activities;
- You detailed the steps you will take to prevent, reduce or eliminate these barriers; and
- You have measures in place to track your progress and evaluate the effectiveness of your efforts to advance racial equity in your grant activities.

Note that any actions taken in furtherance of this section must be consistent with federal nondiscrimination requirements.

This narrative is required and must address the four bullets outlined in the paragraph above. Applicants will submit this narrative according to the instructions in Section IV.B. This narrative will be evaluated for sufficiency and will not change the applicant's score or rank as compared to other applicants. If the narrative is deemed insufficient, it will be a "Curable Deficiency" that will be communicated to the applicant for correction with a notice of deficiency.

Affirmative Marketing

You must submit a narrative demonstrating that the housing, services, or other benefits provided under this grant will be affirmatively marketed broadly throughout the local area and nearby areas to any demographic groups that would be unlikely or least likely to apply absent such efforts. Such demographic groups may include, for example, Black and Brown persons or communities, individuals with limited English proficiency, individuals with disabilities, or families with children. Such activities may include outreach through community contacts or service providers or at community centers serving the target population; and marketing on websites, social media channels, television, radio, and print media serving local members of the targeted group. Documentation for this factor consists of a narrative describing the activities that will fulfill the factor requirements.

This narrative is required and must address the issues outlined in the paragraph above. Applicants will submit this narrative in response to Rating Factor 6, Fair Housing and Equal Opportunity, Narrative.

G. Criteria for Beneficiaries.

This program does not specify criteria for beneficiaries.

IV. APPLICATION AND SUBMISSION INFORMATION

A. Obtain an Application Package

Instructions for Applicants

All application materials, including the Application Instructions and Application Package, are available through Grants.gov. You must access and review all available application materials. You must submit your application electronically via Grants.gov under the Funding Opportunity Number cited within this NOFO. Your application must list the applicable Funding Opportunity Number.

You can request a waiver from the requirement for electronic submission, if you demonstrate good cause. An example of good cause may include: a lack of available Internet access in the geographic area in which your business offices are located. However, lack of SAM registration or valid UEI is not a good cause. If you cannot submit your application electronically, you must ask in writing for a waiver of the electronic grant submission requirements. HUD will not grant a waiver if you fail to submit to HUD in writing or via email a request for a waiver at least 15 calendar days before the application deadline. If HUD grants a waiver, a paper application must be received before the deadline for this NOFO. To request a waiver, you must contact:

Name:

Susan A. Wilson

Email:

Susan.Wilson@hud.gov

HUD Organization:

OPHI

Street:

451 7th Street, SW, Room 4130

City:

Washington

State:

DC DISTRICT OF COLUMBIA

Zip:

20410

1. At the [Grants.gov](https://www.grants.gov/web/grants/search-grants.html) search webpage <https://www.grants.gov/web/grants/search-grants.html>, enter the CFDA number 14.878 to search for the Grant Application Package.

2. Main Street application consists of two downloads from the grants.gov site: The Application package download and the "Instructions" download which will include this program NOFO, plus additional forms that need to be attached to your application. Please read the NOFO carefully for more detailed instructions.

3. Additional HOPE VI Main Street program and NOFO related resources can be found at HUD's Main Street website.

B. Content and Form of Application Submission

You must verify that boxes 11, 12, and 13 on the SF-424 match the NOFO for which you are applying. If they do not match, you have downloaded the wrong Application Instruction and Application Package.

Submission of an application that is otherwise sufficient, under the wrong Assistance Listing and

Funding Opportunity Number is a Non-Curable Deficiency, unless otherwise stated under the Threshold requirements section.

1. Content

| Forms/Assurances/Certifications | Submission Requirement | Notes/Description |
|---|---|--|
| Application for Federal Assistance (SF-424) | Review section IV.G. of this NOFO for detailed submission requirements. | |
| Applicant and Recipient Assurances and Certifications (HUD 424-B) | Review section IV.G. of this NOFO for detailed submission requirements. | |
| Applicant/Recipient Disclosure/Update Report (HUD 2880) | Review section IV.G. of this NOFO for detailed submission requirements | |
| Disclosure of Lobbying Activities (SF-LLL) | Review section IV.G. of this NOFO for detailed submission requirements. | Federally recognized Indian tribes and tribally designated housing entities (TDHEs) established by federally recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but state-recognized Indian tribes and TDHEs established only under state law shall comply with this requirement. |
| Certification Regarding Lobbying (Lobbying Form) | Review section IV.G. of this NOFO for detailed submission requirements. | |
| Certification of Consistency with Promise Zone Goals and Implementation | Applicants may access the form through HUD's online repository of forms (HUDClips) at https://www.hud.gov/sites/dfiles/CHCO/documents/50153.pdf , and | Promise Zones are defined in section I. Funding Opportunity Description. Information on submitting form HUD 50153 can be |

| Forms/Assurances/Certifications | Submission Requirement | Notes/Description |
|---|--|--|
| (form HUD 50153) | through the Application Package associated with this NOFO. If applicable, applicants must submit the form with each application submission | found in section V. Application Review Information. |
| HOPE VI Budget (form HUD-52825A) | | This form is included in this NOFO's Application Package on Grants.gov and available online for download: https://www.hud.gov/sites/dfiles/CHCO/documents/52825-A.pdf . |
| HOPE VI Main Street Application Data Sheet (form HUD-52861) | | This form is included in this NOFO's Application Package on Grants.gov and available online for download: https://www.hud.gov/sites/dfiles/CHCO/documents/52861.xlsx . |
| Federal Assistance Assurances | Review section IV.G. of this NOFO for detailed submission requirements. | |
| Application Attachments - Optional Checklist | Review IV.B.2. of this NOFO for more information. This optional checklist is included in this NOFO's Application Package on Grants.gov. | Applicants may use this optional checklist to help organize the attachments to submit with funding applications based on the instructions in this NOFO. Use of this checklist is optional, and has no impact on HUD's funding decisions. |

Narratives, forms and non-form attachments must comply with the formatting requirements stated below.

1. Maximum Length and Format of the Application.

- a. The maximum length of the application is limited to 30 pages excluding attachments.
- b. Pages that exceed the length requirements, based on the below formatting requirements, will not be reviewed and will not be part of the rating process.

2. General Formatting.

a. Pages should be formatted to 8 1/2 x 11 portrait with one-inch margins. Pages should be double spaced. Single spaced documents will be counted as two pages. Font size must be 12-point font Times New Roman. Pages must be numbered. The applicant's documents must be readable in HUD's standard office software, Microsoft Office O365 (or Office 2007 to 2019).

b. All text, i.e., Executive Summary and Narratives, may be contained in one file, but each narrative must be separated with titles that identify the applicable NOFO subject matter, e.g., Thresholds, Rating Factor 1.

c. Third party and existing documents if not available in MS Office formats may be provided in PDF format.

d. Pages of forms and certifications provided by HUD must remain as numbered by HUD. These forms do not count toward the page limits.

e. NON-CONFORMING FILE NAMES WILL CAUSE THE APPLICATION TO BE REJECTED. When attaching files to create your application, do not attach files with file names that exceed 50 characters in length. Use underscores (_) in place of spaces. Do not use other special characters as part of the file name. Failure to follow these directions will result in your application being rejected by the [Grants.gov](https://www.grants.gov) system.

f. It is to the applicant's benefit to use descriptive and sequential file names, with abbreviations to stay within the 50-character limit. The HUD application reviewers receive your application's files in digitized format from [Grants.gov](https://www.grants.gov) with the file names that you apply. The HUD reviewer must identify and collate the narratives, documents and forms you submit before starting to review your application. In order to guarantee that your application is reviewed the way you want to present it, the file names should be descriptive and have a sequence number. As examples, to help ensure that the Executive Summary is properly identified and read by the HUD reviewer before the narrative to Rating Factor 1, you might use these file names: for the Executive Summary, "Mayberry_Exec_Sum"; for the Rating Factor 1 narrative, "Mayberry_Factor_1_Narr". As examples, other file names might be "MnSt_Area_and_Site_Map" and "Unit_Config". Note that there are no special characters, e.g., "&", "@", and underscores, e.g., "_", are used instead of spaces and dashes, and all file names are less than 50 characters, including underscores.

3. Specific Formatting.

a. The Main Street Area Map, including identification of all project sites and public transit access points must be in PDF format on one page. The original map may be shrunk from a document larger than the page requirements in this Section;

b. The representative affordable housing unit layout may be limited to one page that contains between one to four unit styles, depending upon the applicant's plans; and

c. Applicant Team résumés can be placed with more than one résumé per page. Do not include Social Security Numbers on the résumés.

2. Format and Form

Narratives and other attachments to your application must follow the following format guidelines. Do not submit password protected or encrypted files.

Other

Instructions for packaging applications.

The following list of attachments to help you organize your funding application based on the instructions provided throughout this NOFO. You may choose to use the Application Attachments - Optional Checklist, which is available for download from this NOFO's Application Package on Grants.gov, to confirm the completeness of your application.

a. List of narrative application attachments.

1. Executive Summary
2. Rating Factor 1, Capacity, Narrative
3. Rating Factor 3, Readiness Narrative
4. Rating Factor 4, Appropriateness of the HOPE VI Main Street affordable housing project, Narrative
5. Rating Factor 5, Program Administration and Fiscal Management, Narrative
6. Rating Factor 6, Fair Housing and Equal Opportunity, Narrative
7. Affirmatively Furthering Fair Housing, Narrative
8. Advancing Racial Equity, Narrative
9. Experience Promoting Racial Equity, Narrative
10. Climate Change, Narrative
11. Environmental Justice, Narrative

b. List of other application attachments.

12. Match and Leverage Firm Commitment Third-Party Letters or Documents
13. Readiness Certifications and Documents
14. Program Schedule
15. Form HUD-52861, HOPE VI Main Street Application Data Sheet (Note, to stay below 50 characters in a file name that includes a HUD form, the HUD form number may be used. In this case, the file name could be, "HUD-52861.")
16. 5-Year Cash Flow Pro forma or Equity Sharing Terms
17. Form HUD-52825A, HOPE VI Budget
18. Map of HOPE VI Main Street Area showing location of project sites and HOPE VI Main Street area boundaries. The Main Street Area Map, including identification of all project sites and public transit access points, must be in PDF format on one page.
19. Site Plans, Typical Unit Layouts, Building Elevations, SHPO Letter. The representative Main Street affordable housing unit layout may be limited to one page that contains between one to four-unit styles, depending upon the applicant's plans.
20. Section 3 plan
21. Code of Conduct (including distribution methodology)
22. Form HUD-2880, Applicant/Recipient Disclosure Report, if applicable
23. SF-LLL, Disclosure of Lobbying Activities, if applicable

24. Lobbying Form, Certification Regarding Lobbying
25. Documentation to support any issues related to your compliance with the threshold eligibility requirements in this NOFO
26. A copy of the governing body's authorization for the signatory to sign the application as an official representative that has the authority to commit the applicant to the terms of this NOFO
27. Form HUD 50153, Certification of Consistency with Promise Zone Goals and Implementation, if applicable

YOUR APPLICATION MUST MEET ALL THRESHOLDS TO BE ELIGIBLE FOR AN AWARD THROUGH THIS NOFO.

C. System for Award Management (SAM) and Unique Entity Identifier (UEI)

1. SAM Registration Requirement

You must register with <https://www.sam.gov> before submitting their application. You must maintain current information in SAM on immediate and highest-level owner and subsidiaries, as well as on all predecessors that have been awarded a federal contract or grant within the last three years, if applicable. Information in SAM must be current for all times during which you have an active Federal award or an application or plan under consideration by HUD.

2. UEI Requirement

As of April 4, 2022, entities doing business with the federal government must use the UEI created in SAM.gov. Also, you must provide a valid UEI, registered and active at www.sam.gov in the application. For more information, see: <https://www.gsa.gov/about-us/organization/federal-acquisition-service/office-of-systems-management/integrated-award-environment-iae/iae-systems-information-kit/unique-entity-identifier-update>.

3. Requirement to Register with Grants.gov

Anyone planning to submit applications on behalf of an organization must register at Grants.gov and be approved by the E-Biz POC in SAM to submit applications for the organization. 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. Applicants without a valid registration cannot apply through Grants.gov. Complete registration instructions and guidance are provided on Grants.gov.

D. Application Submission Dates and Times

1. Application Due Date Explanation

The application deadline is 11:59:59 PM Eastern time on

10/12/2023

Submit your application to Grants.gov unless a waiver has been issued allowing you to submit a paper application. Instructions for submitting your paper application will be contained in the waiver of electronic submission.

“Received by Grants.gov” means the applicant received a confirmation of receipt and an application tracking number from Grants.gov. Grants.gov then assigns an application tracking number and date-and-timestamp each application upon successful receipt by the Grants.gov

system. A submission attempt not resulting in confirmation of receipt and an application tracking number is not considered received by Grants.gov.

Applications received by Grants.gov must be validated by Grants.gov to be received by HUD.

“Validated by Grants.gov” means the application has been accepted and was not rejected with errors. You can track the status of your application by logging into Grants.gov, selecting “Applicants” from the top navigation, and selecting “Track my application” from the dropdown list. If the application status is “rejected with errors,” you must correct the error(s) and resubmit the application before the 24-hour grace period ends. Applications in “rejected with errors” status after the 24-hour grace period expires will not be received by HUD. Visit Grants.gov for a complete description of processing steps after applying.

HUD strongly recommends you submit your applications at least **48 hours before the deadline** and during regular business hours to allow enough time to correct errors or overcome other problems.

2. Grants.gov Customer Support

Grants.gov provides customer support information on its website at <https://www.grants.gov/web/grants/support.html>. If you have difficulty accessing the application and instructions or have technical problems, contact Grants.gov customer support center by calling (800) 518-GRANTS (this is a toll-free number) or by sending an email to support@grants.gov. The customer support center is open 24 hours a day, seven days per week, except Federal holidays. Individuals who are deaf or hard of hearing, or who have speech and other communication disabilities may use a relay service to reach Grants.gov Customer Support. To learn more about how to make an accessible telephone call, visit the [webpage for Federal Communications Commission](#).

3. Grants.gov Application Submission

You can verify the contents of your submitted application to confirm Grants.gov received everything you intended to submit. To verify the contents of your submitted application:

- Log in to Grants.gov.
- Click the Check Application Status link, which appears under the Grant Applications heading in the Applicant Center page. This will take you to the Check Application Status page.
- Enter search criteria and a date range to narrow your search results.
- Click the Search button. To review your search results in Microsoft Excel, click the Export Data button.
- Review the Status column. To view more detailed submission information, click the Details link in the Actions column.
- To download the submitted application, click the Download link in the Actions column.

Take note of the Grants.gov tracking number, as it is needed by the Grants.gov customer support center should you seek their assistance.

HUD may extend the application deadline for any program if Grants.gov is offline or not available to applicants for at least 24 hours immediately prior to the deadline date, or the system

is down for 24 hours or longer and impacts the ability of applicants to cure a submission deficiency within the grace period.

HUD may also extend the application deadline upon request if there is a presidentially declared disaster in the applicant's area.

If these events occur, HUD will post a notice on its website establishing the new, extended deadline for the affected applicants. HUD will also publish the extension on Grants.gov.

In determining whether to grant a request for an extension based on a presidentially declared disaster, HUD will consider the totality of the circumstances including the date of an applicant's extension request (how closely it followed the basis for the extension), whether other applicants in the geographic area are similarly affected by the disaster, and how quickly power or services are restored to enable the applicant to submit its application.

NOTE: Busy servers, slow processing, large file sizes, improper registration

or password issues are not valid circumstances to extend the deadline dates or the grace period.

4. Amending or Resubmitting an Application

Before the submission deadline, you may amend a validated application through Grants.gov by resubmitting a revised application containing the new or changed material. The resubmitted application must be received and validated by Grants.gov by the applicable deadline.

If HUD receives an original and a revised application for a single proposal, HUD will evaluate only the last submission received by Grants.gov before the deadline.

5. Grace Period for Grants.gov Submissions

If your application is received by Grants.gov before the deadline, but is rejected with errors, you have a grace period of 24 hours after the application deadline to submit a corrected, received, and validated application through Grants.gov. The date and time stamp on the Grants.gov system determines the application receipt time. Any application submitted during the grace period but not received and validated by Grants.gov will not be considered for funding. There is no grace period for paper applications.

6. Late Applications

An application received after the NOFO deadline date that does not meet the Grace Period requirements will be marked late and will not be reviewed by HUD for funding

consideration. Improper or expired registration and password issues are not sufficient causes to allow HUD to accept applications after the deadline date.

7. Corrections to Deficient Applications

HUD will not consider information from applicants after the application deadline except for curable deficiencies.

HUD will uniformly notify applicants of each curable deficiency. See curable deficiency definition in section I.A of this NOFO. Examples of curable (correctable) deficiencies include inconsistencies in the funding request and failure to submit required certifications. These examples are non-exhaustive.

When HUD identifies a curable deficiency, HUD will notify the authorized organization representative identified on the SF-424 Application for Federal Assistance via email. This email is the official notification of a curable deficiency.

You must email corrections of Curable Deficiencies to applicationsupport@hud.gov within the time limits specified in the notification. The time allowed to correct deficiencies will be no less than 48 hours and no more than 14 calendar days from the date of the email notification. The start of the cure period will be the date stamp on the email sent from HUD. If the deficiency cure deadline date falls on a Saturday, Sunday, Federal holiday, or on a day when HUD's Headquarters are closed, then the applicant's correction must be received on the next business day HUD Headquarters offices in Washington, DC are open.

The subject line of the email sent to applicationsupport@hud.gov must state: Technical Cure and include the Grants.gov application tracking number or the GrantSolutions application number (e.g., Subject: Technical Cure - GRANT123456 or Technical Cure - XXXXXXXXXXXX). If this information is not included, HUD cannot match the response with the application under review and the application may be rejected due to the deficiency.

Corrections to a paper application must be sent in accordance with and to the address indicated in the notification of deficiency. HUD will treat a paper application submitted in accordance with a waiver of electronic application containing the wrong UEI as having a curable deficiency. Failure to correct the deficiency and meet the requirement to have a UEI and active registration in SAM will render the application ineligible for funding.

8. Authoritative Versions of HUD NOFOs

The version of this NOFO posted on Grants.gov includes the official documents HUD uses to solicit applications.

9. Exemptions

Parties that believe the requirements of the NOFO would impose a substantial burden on the exercise of their religion should seek an exemption under the [Religious Freedom Restoration Act](#) (RFRA).

E. Intergovernmental Review

This program is not subject to [Executive Order 12372, Intergovernmental Review of Federal Programs](#).

F. Funding Restrictions

1. Eligible Grant Activities. Main Street Grant funds may be expended on the following activities:

- a. Reconfiguration of commercial property, major rehabilitation of units that are not currently habitable or new construction to provide affordable rental or homeownership housing located within the Main Street Area. New construction and rehabilitation activities intrinsic to the development of the affordable housing units may extend to other portions of the Project, e.g. to the building envelope, to interior bearing walls of commercial space located below the affordable housing units, and to systems installation

through commercial space located below or adjacent to the affordable housing units. (Note: Tenant-occupants displaced or temporarily relocated as a result of rehabilitation or reconfiguration may be eligible for benefits or assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) See https://www.hud.gov/program_offices/comm_planning/relocation/regulations for details.)

- b. Acquisition of land or property for the purpose of developing, reconfiguring, or rehabilitating commercial space or non-habitable housing units into affordable housing in the Project. Acquisition of real property for a federally-funded program or project is subject to the URA and its implementing regulations at 49 CFR part 24. When funds from this NOFO are used for Acquisition, the total cost of acquisition is included in HUD's maximum per unit Total Development Cost (TDC) limitation.
- c. Long-term lease or transfer of Project title specifically for the purposes of obtaining tax credits or implementation of extended use restrictions, provided that the recipient owner entity of the title or lease includes the applicant. (Note: Long-term leases of 50 years or more (including option(s) for extension) are subject to the URA.)
- d. Architectural or engineering activities, surveys, permits and other planning and implementation costs related to the construction and rehabilitation of the Project.
- e. Tax credit syndication activities.
- f. Costs arising from the relocation of persons as a direct result of acquisition, demolition, or rehabilitation of real property for the Project in accordance with the URA and its implementing regulations at 49 CFR part 24 and state and local relocation laws and regulations.
- g. Manage improvements necessary for the proper development and management of the Project, such as:
 - i. Staff training including travel related to affordable housing development and management;
 - ii. Procedure manuals;
 - iii. Accounting systems, excluding accounting services or bookkeeping;
 - iv. Lease documents;
 - v. Resident screening procedures; and
 - vi. Data processing systems.
- h. Leveraging non-HOPE VI funds and in-kind services. Leverage funds must be firmly committed, i.e., presented in accordance with the definitions of Commitment Letter and Leverage in the Definition of Terms, Section I. of this NOFO;
- i. Community and Supportive Services, subject to a cap of fifteen percent (15%) of the requested grant amount;
- j. Costs connected with the sale of homeownership (marketing, sales commissions) housing units within the Project; and
- k. Section 3 activities delineated in the Section 3 Final Rule.

2. Ineligible Grant Activities:

- a. Grant funds may only be used to provide assistance to carry out eligible affordable housing activities, as stated in the above section of this NOFO.
- b. Grant funds cannot be used to fund a rental reserve for the rent-up period or to support the rental income during the initial Use Restricted Affordable Housing period.

- c. Main Street funds may not be used to settle litigation or pay judgments.

3. Cost Controls and Limitations on Expenditures.

- a. The total amount of Main Street funds expended shall not exceed the Total Development Cost (TDC) for the total number of affordable housing units in a project with Main Street Use Restrictions as stated in Section III.C. of this NOFO. The Housing Cost Cap (HCC) does not apply to the Main Street program.
- b. The latest procedures for HUD's establishment of TDC are published at 24 CFR 905.314(C).
- c. The latest TDC limits themselves can be found at https://www.hud.gov/sites/dfiles/PIH/documents/TDCs_2021.pdf. Cost Control and Safe Harbor Standards. Certain fees and costs, including Developer Fee and construction related fees and profits, must be within the limits published at https://www.hud.gov/sites/documents/DOC_9880.pdf.
- d. Limitation on Eligible Expenditures. Expenditures on services, equipment, and physical improvements must directly relate to Project activities permitted under this NOFO.
- e. Pre-award Activities. Award funds shall not be used to reimburse expenses incurred for the preparation of the application or prior to the start date of a grant from this NOFO.
- f. Statutory Time Limit for Expenditures. Funds appropriated in FY2022 for this NOFO must be expended by September 30, 2029. Any funds that are not expended by the above date will be cancelled and returned to the United States Treasury. This is a statutory deadline and is firm. HUD reserves the right, however, to require an earlier expenditure deadline under a Grant Agreement.

Indirect Cost Rate

In accordance with section 24 of the U.S. Housing Act of 1937, as amended, funding under this program may only be used for direct costs. Therefore, indirect costs are not permitted under this NOFO.

G. Other Submission Requirements

1. Standard Application, Assurances, Certifications and Disclosures

Standard Form 424 (SF-424) Application for Federal Assistance

The SF-424 is the government-wide form required to apply for Federal assistance programs, discretionary Federal grants, and other forms of financial assistance programs. You must complete and submit the form with the other required forms and information as directed in this NOFO.

By signing the forms in the SF-424 either through electronic submission or in paper copy submission (for those granted a waiver), you and the signing authorized organization representative affirm that you both have reviewed the certifications and assurances associated with the application for Federal assistance and (1) are aware the submission of the SF-424 is an assertion that the relevant certifications and assurances are established and (2) acknowledge that the truthfulness of the certifications and assurances are material representations upon which HUD will rely when making an award to the applicant. If it is later determined the signing

authorized organization representative to the application made a false certification or assurance, caused the submission of a false certification or assurance, or did not have the authority to make a legally binding commitment for the applicant, the applicant and the individual who signed the application may be subject to administrative, civil, or criminal action. Additionally, HUD may terminate the award to the applicant organization or pursue other available remedies. Each applicant is responsible for including the correct certifications and assurances with its application submission, including those applicable to all applicants, those applicable only to Federally recognized Indian tribes, or Alaskan native villages and those applicable to applicants other than Federally recognized Indian tribes, or Alaskan native villages.

Assurances (HUD 424-B)

By submitting your application, you provide assurances that, if selected to receive an award, you will comply with U.S. statutory and other requirements, including, but not limited to civil rights requirements. All recipients and subrecipients of the award are required to submit assurances of compliance with federal civil rights requirements. *See, e.g.,* Title VI of the Civil Rights Act of 1964, Title IX of the Education Amendments Act of 1972, Section 504 of the Rehabilitation Act of 1973, Violence Against Women Act, and the Age Discrimination Act of 1975; *see also* [24 C.F.R. §§ 1.5; 3.115; 8.50; and 146.25](#). HUD accepts these assurances in the form of the HUD 424-B, which also require compliance with HUD Reform Act requirements and all general federal nondiscrimination requirements in the administration of the federal assistance award.

Applicant Disclosure Report Form 2880 (HUD 2880)

The form HUD 2880 is required if you are applying for assistance within the jurisdiction of HUD to any project subject to Section 102(d) of the [HUD Reform Act](#). Assistance is provided directly by HUD to any person or entity, but not to subrecipients. It includes assistance for the acquisition, rehabilitation, operation, conversion, modernization, renovation, or demolition of any property containing five or more dwelling units that is to be used primarily for residential purposes. It includes assistance to independent group residences, board and care facilities, group homes and transitional housing but does not include primarily nonresidential facilities such as intermediate care facilities, nursing homes and hospitals. It also includes any change requested by a recipient in the amount of assistance previously provided, except changes resulting from annual adjustments in Section 8 rents under Section 8(c)(2)(A) of the United States Housing Act of 1937 ([42 U.S.C. 1437f](#)). [See HUD Reform Act regulation for additional information.](#)

Code of Conduct

Both you, as the award recipient, and all subrecipients must have a code of conduct (or written standards of conduct). The code of conduct must comply with the requirements included in the “Conducting Business in Accordance with Ethical Standards” section of the [Administrative, National and Department Policy Requirements and Terms for HUD Financial Assistance Awards](#), as well as any program-specific requirements. These requirements include ethical standards related to conflicts of interest for procurements in [2 CFR 200.318\(c\)](#) and [2 CFR 200.317](#), as well as HUD-specific conflict of interest standards. HUD maintains a list of organizations that have previously submitted written standards of conduct on its [Code of Conduct for HUD Grant Programs webpage](#). But it is your responsibility to ensure that the standards are compliant with the noted requirements and that HUD has the latest version of the written standards. Updated written standards should be submitted with the application. Any

updates to your written standards, after the application period, should be submitted as directed by the HUD program contact for this NOFO.

Affirmatively Furthering Fair Housing

With some exceptions for Federally recognized Indian tribes and their instrumentalities, the application must discuss how the applicant will carry out the proposed activities in a manner that affirmatively furthers fair housing in compliance with the Fair Housing Act and its implementing regulations, and how applicants will meet the requirements of the definition of AFFH at 24 CFR 5.151. Applicants may propose activities that are consistent with their jurisdiction's Analysis of Impediments (AI), an Assessment of Fair Housing (AFH), or other means of fair housing planning that meaningfully supports their AFFH certification.

If the applicant will carry out proposed activities in a jurisdiction with an AFH, the proposed activities should be consistent with the AFH's fair housing goals and with fair housing strategies specified in the jurisdiction's Consolidated Plan or Public Housing Agency Plan.

Applicants must submit a narrative, according to the instructions in Section IV.B., which describes how their proposed NOFO activities are aligned with AFFH requirements. Specifically, applicants should describe how their proposed NOFO activities, such as developing affordable housing in the Main Street downtown area, will increase access to opportunity for protected class groups. For example, an applicant may discuss how the development of affordable housing in the downtown area will increase access to employment and public transportation for protected class groups. This narrative will be evaluated for sufficiency and will not change the applicant's score or rank as compared to other applicants. If the narrative is deemed insufficient, it will be a "Curable Deficiency" that will be communicated to the applicant for correction with a notice of deficiency

2. Other Program-Specific Requirements

Federal Assistance Assurances

To ensure compliance with statutory requirements for non-construction grant programs, you must complete the Federal Assistance Representations and Certifications section of your sam.gov registration. HUD and OMB use information reported within sam.gov for general management of Federal assistance awards programs. For more information on how to update your sam.gov registration, visit SAM.gov or the Federal Service Desk, FSD.gov. You can search for help at FSD any time or request help from an FSD agent Monday–Friday 8 a.m. to 8 p.m. ET.

V. APPLICATION REVIEW INFORMATION

A. Review Criteria

1. Rating Factors

| | | |
|-----------------|-----------------|----|
| Rating Factor 1 | Capacity | 25 |
| Rating Factor 2 | Need | 4 |
| Rating Factor 3 | Readiness | 22 |
| Rating Factor 4 | Appropriateness | 31 |

| | | |
|-----------------|------------------------------|----|
| Rating Factor 5 | Financial/Program Management | 15 |
| Rating Factor 6 | FHEO | 2 |
| Section 3 | | 1 |
| Other Factors | Preference Points | 4 |

Rating Criteria

The maximum number of points available under this NOFO is 104 points, as described below. The applicant must obtain at least 70 points in order to be eligible for award. In addition, the applicant must obtain a total of at least 40 points out of a possible 62-point total from risk related Rating Factors 1, 3, and 5 in order to be considered eligible for award. Minimum documentation is described in Section IV.B. of this NOFO.

Rating Factor 1 -- Capacity

Maximum Points: 25

Rating Factor points are as follows:

This factor addresses whether the applicant, its Developer or other development manager have the capacity and organizational resources to successfully implement the proposed activities within the grant period. When responding to this rating factor, applicants should provide a list with the name and short description of any relevant projects that the applicant, Developer or other development manager has completed, including:

1. Whether a National Register of Historic Places (NRHP) site or traditional architecture was included in the project.
2. Dates completed.
3. Names of the entities for which the project was developed.
4. Whether the applicant, Developer or other development manager was a grantee, sub-grantee or contractor.

5. The Agency that provided grants, contracts or grant funds for the project, if any.

A. Past Experience (up to 15 points)

1. Activity on Previous Main Street Grants. (up to 5 points)

a. Applicants that are severely delayed in starting construction on an existing HOPE VI Main Street grant will not receive points for this subfactor. All other applicants will receive five (5) points for this subfactor.

b. If the applicant has received an FY2020 or earlier HOPE VI Main Street grant and has not started construction by the deadline date in this NOFO, the applicant will not receive these 5 points. HUD will determine whether construction has started by contacting the HUD Grant Manager for that grant and through reported construction progress in the HOPE VI Grants Management System.

2. Non-Main Street Past Experience (up to 10 points)

a. The applicant will earn 10 points if the application demonstrates that the Applicant, its Developer or other development manager has extensive experience in developing or rehabilitating affordable housing AND NRHP or traditional architecture projects over the past three (3) years.

b. The applicant will earn 7 points if the applicant demonstrates that the applicant, its Developer or other development manager has developed or rehabilitated affordable housing projects that did not contain NRHP or traditional architecture projects over the past three (3) years.

c. The applicant will earn 4 points if the applicant demonstrates that the applicant, its Developer or other development manager has experience in developing or rehabilitating market-rate housing projects that contained NRHP or traditional architecture over the past three (3) years.

d. The applicant will earn zero (0) points if the applicant cannot demonstrate that it, its Developer or other development manager has completed at least one affordable housing or NRHP or traditional architecture project in the last three (3) years.

B. Knowledge of Key Personnel (up to 10 points)

Key personnel are Applicant Team members that must remain part of the project for the project to be completed. Key personnel are the entities that will manage the activities of the other Applicant Team members and bring the project to successful completion. Key personnel include the applicant, Developer, other development manager and property owner. Applicants should show specific experience and duties that they have performed and relate that experience to the project proposed in the HOPE VI Main Street application.

a. The applicant will earn 10 points if the applicant demonstrates that its key personnel have extensive knowledge of the development or rehabilitation of affordable housing projects, including knowledge of Federal accessibility

requirements for housing, buildings, and facilities, AND that include NRHP or traditional architecture.

b. The applicant will earn 7 points if the applicant demonstrates that its key personnel have knowledge of the development or rehabilitation of affordable housing projects, including knowledge of Federal accessibility requirements for housing, buildings, and facilities, and that do not contain NRHP or traditional architecture.

c. The applicant will earn 4 points if the applicant demonstrates that its key personnel have knowledge of the development or rehabilitation of non-affordable housing projects and that contain NRHP or traditional architecture.

d. The applicant will earn zero (0) points if the applicant cannot demonstrate its key personnel have knowledge of real property development or rehabilitation and knowledge of Federal accessibility requirements for housing, buildings, and facilities.

Rating Factor 2 -- Need

Maximum Points: 4

A. HUD will use data from the <https://www.huduser.gov/portal/home.html> website to determine if the median rental cost for the applicant's jurisdiction is affordable to families with incomes between 30% of 80% of the Area Median Income (AMI) for the applicant's jurisdiction. HUD will use the following methodology:

1. HUD will use its Comprehensive Housing Affordability Strategy (CHAS) dataset, which can be found at <https://www.huduser.gov/portal/datasets/cp.html> to determine whether the applicant suffers from a low-income housing problem. If more than 20% of low-income families have not found affordable housing, the jurisdiction is considered to have a low-income housing problem.
2. Under the Analysis section of the above web page, select the Data Years 2006-2017.
3. Under the Query Tool, for the "Please Select Data Year" button, select the Data Year 2014-2018.
4. For the "Please Select Geographic Summary Level" button, select the Geographic Summary Level that matches the applicant, County for a county/parish applicant and Place for a city/town or other subdivision of a county/parish.
5. In the section of the table labeled, "Income by Cost Burden (Owners and Renters)," select the row labeled, "Household Income >50% to <=80% HAMFI." HAMFI stands for HUD Area Median Family Income. The definition can be found at the CHAS background web page https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html
6. In that row, in the column labeled, "Cost burden > 30%," select the number of low-income families in the jurisdiction that are paying more than 30% of their income for housing, which is the maximum rent for Main Street affordable housing.
7. In that same row, in the column labeled, "Total," select the total number of low-income families in the jurisdiction, no matter what percent of their income is paying for housing.
8. Divide the "Cost burden >30%" number by the "Total" number and multiply by 100 to get the percentage of low-income housing that costs more than 30% of the income of

low-income families. The higher the percentage, the more low-income families there are that cannot find housing that they can afford.

B. Scoring:

1. The applicant will receive 4 points if the total percent of affordable housing calculated above is greater than 20%.
2. The applicant will receive 0 points if the percentage calculated above is equal to or less than 20%.

Rating Factor 3 -- Readiness

Maximum Points: 22

A. In responding to this rating factor, applicants must provide evidence of site control as follows:

Site Control, Zoning Approval and Relocation Readiness (where applicable). (Up to 8 points)

1. For Site Control:

a. For sites where the ownership WILL NOT change in order to perform the proposed activities, documentary evidence must be a copy of the site's deed that shows ownership by the applicant or member of the Applicant Team and a certification signed by the applicant's Mayor, city Registrar, or other authorized official stating that the applicant has the legal authority to perform the proposed activities in the application on the site. If the Project contains multiple sites, the documentation and certification must cover all sites.

b. For sites where the ownership WILL change and site acquisition is required, the documentation must include the first page and execution page of the agreement, contract, sales option, or other document that gives the applicant legal authority to perform the proposed activities in the application on the site. If the Project contains multiple sites, the documentation and certification must cover all sites. As a reminder, acquisition for federally assisted projects is subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act.

2. For Zoning:

a. The applicant's documentation must include a certification from the appropriate local official, e.g., local government engineer, zoning/land use official, documenting that all required land use approvals for developed and undeveloped land for development of residential housing of the construction type and tenure type contained in the application have been secured.

b. This documentation should include information on normal and customary building and construction permits that will be required prior to the start of construction.

3. HUD will score the site control and zoning for this Rating Factor as follows:

- a. The applicant will receive 7 points if the application includes documentation that the applicant has Site Control and approval of Zoning that permits residential housing as proposed in the application.
- b. The applicant will receive 5 points if the application includes documentation that the applicant has Site Control, but does not have approval of Zoning that permits residential housing as proposed in the application.
- c. The applicant will receive 3 points if the application includes documentation that the applicant does not have Site Control, but does have approval of Zoning that permits residential housing as proposed in the application.
- d. The applicant will receive zero (0) points if the application does not include documentation that the applicant has Site Control, approval of Zoning that permits residential housing as proposed in the application.

4. For Relocation Readiness:

- a. Project Occupancy has been clearly identified. Where temporary relocation or displacement will occur, sufficient relocation resources have been identified as of the date of the application.

5. HUD will score the relocation readiness for this Rating Factor as follows:

- a. The applicant will receive 1 point under this Rating Factor if there is a solid relocation plan that is aligned with the Uniform Relocation Act, as well as fair housing and civil rights standards and provides for robust housing mobility counseling for initial residents if there is displacement. Where a relocation plan is not applicable, an applicant will still receive 1 point.

B. Key Personnel Timeliness (14 points):

In order to perform the required grant activities in a timely manner, the applicant must demonstrate that it is actively pursuing contracts with Key Personnel, as included in the application for Rating Factor 1 of this NOFO. HUD will score this Rating Factor as follows:

1. Timeliness of Applicant In-House Developer Capacity.

- a. If the applicant has demonstrated in Rating Factor 1 – Capacity that it has, by the due date for applications stated in this NOFO, the in-house ability to successfully complete the grant activities, the applicant will receive 14 points; or

2. Timeliness of Other Developer Capacity.

- a. The applicant will receive 14 points if the application demonstrates that the applicant has a contract with, or has published a procurement solicitation to obtain, a Developer, other development manager or construction contractor before the date the application is submitted. (Note that under 24 CFR part 50 and Section III. of this NOFO, after application the grantee must not enter into a binding agreement for choice-limiting actions, such as acquisition, construction or rehabilitation, until HUD completes an environmental review and the applicant receives approval of the property.)

- b. The applicant will receive 7 points if the application includes documentation that by the application deadline date the applicant has begun discussions with Developers, other development managers or construction contractors, with the intention of publishing a solicitation to obtain their services, but does not have a contract in place and has not published a solicitation to obtain these services.
- c. The applicant will receive 0 points if the application does not include documentation that by the deadline date the applicant has begun the procurement process or has had discussions with Developers, other development manager or construction contractors.

Rating Factor 4 -- Appropriateness of the Main Street Affordable Housing Project
Maximum Points: 31

This rating factor encompasses several aspects of the Main Street Affordable Housing Project that indicate whether it would be a "good fit" physically and financially for the Main Street area. Applicants will be rated on these items as follows:

A. Feasibility of the HOPE VI Main Street Project (up to 8 points)

1. The applicant will receive 8 points if the application demonstrates that the Project is financially feasible over a period of five (5) years as demonstrated in Form HUD-52861, the Cash Flow Pro Forma, requested award amount and financial documents in response to this rating factor, and is compliant with the Cost Controls and Safe Harbors document, which is part of the [Grants.gov](https://www.grants.gov) NOFO download.
2. The applicant will receive 4 points if the application demonstrates that the Project is financially feasible over a period of five (5) years, but does not meet the required Cost Controls and Safe Harbors, which is part of the [Grants.gov](https://www.grants.gov) NOFO download.
3. The applicant will receive 0 points if the application does not demonstrate financial feasibility and does not comply with Cost Controls and Safe Harbors.

B. Appropriateness in Context with the Main Street Area (up to 5 points)

1. The applicant will receive 5 points if the application demonstrates that the Project:
 - a. Is appropriate and suitable in the context of the community and other affordable housing options, e.g., rehabilitation vs. new construction; and
 - b. Fulfills the need of the Main Street Area Rejuvenation effort as a whole.
 - c. Is accesible to opportunities such as jobs, healthcare facilities, public transit, schools and early learning programs, and green space and recreational facilities.
2. The applicant will receive 3 points if the application meets either (a), (b), or (c) above.
3. The applicant will receive zero (0) points if the application does not meet (a), (b), or (c) above.

C. Promotion and Marketing (Up to 2 points)

1. The applicant will receive 2 points if the application sets forth a plan to promote and market the Main Street Area rejuvenation effort to financiers, to other parties that may be involved in the rejuvenation effort, and to possible future residents of the HOPE VI Main Street Affordable Housing Project, consistent with affirmative marketing requirements.
2. The applicant will receive zero (0) points if the application does not include a plan for, or discussion of the above Promotion and Marketing effort.

D. Set-aside for Very-Low Income or Extremely Low Income Families as required by statute (Up to 1 point).

1. If the applicant demonstrates that more than one unit, or at least 20% of the HOPE VI Main Street units, whichever is greater, is set aside for very low-income or extremely low income residents, the applicant will receive 1 point.
2. If the applicant does not demonstrate that more than one unit or at least 20% of the HOPE VI Main Street units, whichever is greater, are set aside for very low-income or extremely low-income residents, the applicant will receive 0 points.

E. Main Street Project and Rejuvenation Area Leverage (up to 10 points)

1. Project Leverage (5 points)
 - a. The applicant should provide Leverage above the 5% Match threshold requirement in cash or in-kind supplies or services that is demonstrated to be firmly committed to the Main Street Project.
 - b. The percentages in the Project Leverage scale, below, include the 5% threshold Match. If the application separates Match funds from other Project Leverage, add Match funds and other project leverage back together before calculating the leverage percentage.
 - c. Project Leverage contributions must have letters from the sources stating that the contribution is firmly committed. The firm commitment letters must be included in the application package. Contributions with no firm commitment documentation will not be included in the amount of Leverage.
 - d. To include funds received from a Federal program as part of the Match or Leverage amount, you must confirm that this use of funds is allowed by the Federal program.
 - e. Concerning the value of the Project property before rehabilitation, if the real property is privately owned by a for-profit entity, its value will not be counted towards Match or Leverage. If it is publicly owned or owned by a non-profit, its value may be included as Match or Leverage.

| Total Project Leverage as Percent of Award Amount | Points Awarded |
|---|-----------------------|
| Greater than or equal to 25% of the requested funding under this NOFO | 5 points |

| | |
|---|----------|
| Greater than or equal to 10% but less than 25% of the requested funding under this NOFO | 3 points |
| Less than 10% of the requested funding under this NOFO | 0 points |

2. Area Leverage (up to 5 points)

- a. The applicant must provide Area Leverage in cash or in-kind services that must be demonstrated to be firmly committed to the Main Street rejuvenation effort as a whole, i.e., committed to projects in the Main Street area other than the Affordable Housing Project to be developed through an award from this NOFO.
- b. Match and Project Leverage are not included in Area Leverage. Area Leverage may include the cost of infrastructure improvements, e.g., paving of streets, the value of private investment, e.g., facade or other rehabilitation, or the cost of other Main Street area improvements invested within the three years prior to the application due date.
- c. All Area Leverage sources must have letters from the source stating that the contribution has been invested within the past 3 years. The firm commitment letters must be included in the application package. Contributions with no firm commitment documentation will not be included in the amount of Leverage.
- d. Points for the Leverage amount will be allocated according to the following scale:

| Main Street Area Leverage as a Percent of Grant Amount | Points Awarded |
|--|-----------------------|
| 200 percent or more of the requested funding under this NOFO | 5 points |
| Greater than or equal to 100 percent but less than 200 percent | 3 points |
| Less than 100 percent | 0 points |

F. Retention of Historic or Traditional Architecture (Up to 5 points).

1. Under Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR part 800, a project must meet the Secretary of the Interior's Standards for Rehabilitation or be treated as an Adverse Effect. This applies to buildings listed on or eligible for the NRHP. Most traditional architecture buildings will likely be eligible for the NRHP.

2. Scoring:

- a. The applicant will receive 5 points if the applicant demonstrates that the buildings in the Project will maintain all of the historic or traditional architecture and design features on building fronts and that the applicant has included in the application an elevation drawing of the Project front showing architectural detail that will be saved

or has included a concurrence letter of planned rehabilitation from the State Historic Preservation Officer.

b. The applicant will receive 3 points if the applicant demonstrates that the buildings in the Project will maintain at least 50 percent of the historic or traditional architecture and design features on building fronts and that the applicant has included in the application an elevation drawing of the Project front showing architectural detail that will and will not be saved or has included a concurrence letter of planned rehabilitation from the State Historic Preservation Officer.

c. The applicant will receive zero (0) points if the applicant does not demonstrate that the buildings in the Project will maintain the historic or traditional architecture and design features on the fronts of all buildings.

Factor 5 -- Financial and Program Management Maximum Points: 15

In responding to this rating factor, the applicant must demonstrate consistency in financials that are included in the application and how prepared they are to perform grant activities.

1.

A. Consistency (Up to 5 points)

1. The applicant will receive 5 points if the Form HUD-52861, HOPE VI Main Street Application Data Sheet, contains no internal conflicts nor conflicts with other financial information in the Application, e.g., the total amount of the project budget on the HUD-52825A matches the total grant amount and costs in the HOPE VI Main Street column of the HUD-52861 Sources and Uses.
2. The applicant will receive 3 points if the Form HUD-52861 contains no internal conflicts but does contain conflicts with other financial documentation in the Application.
3. The applicant will receive 0 points if the Form HUD-52861 contains internal conflicts.

B. Preparation and Timeliness (Up to 5 points)

1. Applicants that provide information on the below three pre-award activities and use it in development of the Project Schedule indicate that the grant activities can be completed within the proposed award performance period.
 - a. Contacted the State Historic Preservation Officer (SHPO), the local HUD Field Office, architects, material suppliers, and other parties that milestones depend upon, to ensure that the milestones are reasonable and an accurate depiction of the expected project timeline.
 - b. Checked to see if any taxes were due on, or any litigation or court orders existed against the proposed properties that will affect the milestones.
 - c. Prepared a chart that depicts the estimated production milestones, their relative timeframes, and each milestone's time to completion. Applicants may submit a Gantt chart, Microsoft Project Plan, Excel Work Sheet or any document that would display the information requested.

2. Scoring

- a. The applicant will receive 5 points if the applicant has performed all three of the actions above.
- b. The applicant will receive 3 points if the applicant has performed two of the three actions above.
- c. The applicant will receive 0 points if the applicant has performed less than two of the actions above.

C. Achieving Results (Up to 5 points)

1. The following items indicate that a grantee can manage grant finances. The applicant will obtain points if third-party documents or letters in the application confirm that the applicant has:

- a. A history of completing projects on time and within budget.
- b. A clean financial statement; and if audited, a clean financial audit.
- c. Paid sub-grantees or sub-contractors in a timely fashion.
- d. Met reporting requirements on past awards.

2. Scoring

- a. The applicant will receive 5 points if the applicant provides evidence that it has performed or achieved all four of the above activities or reports.
- b. The applicant will receive 3 points if the applicant provides evidence that it has performed or achieved two of the four above activities or reports.
- c. The applicant will receive 0 points if evidence is provided for less than two of the above four activities or reports.

Rating Factor 6 -- Fair Housing and Equal Opportunity Maximum Points: 2

1.

A. Affirmative Fair Housing Marketing (up to 1 point)

1. The applicant will receive 1 point if the application demonstrates the rental and Homeownership housing will be affirmatively marketed to demographic groups in the local market area (including neighboring communities if the recipient community does not have residents in all demographic classes in the local area) that would be least likely to apply as well as persons with disabilities and large families. Documentation for this factor consists of a narrative describing the activities that will fulfill the factor requirements. See Section V.C. of the General Section.
2. The applicant will receive 0 points if the application does not demonstrate that the applicant will engage in appropriate Affirmative Fair Housing Marketing, as described above. The applicant must comply with affirmative marketing requirements for any rental

and homebuyer projects funded under this NOFO regardless of the number of points awarded for this specific factor.

B. Distance from Public Transportation (Up to 1 point).

1. If the applicant demonstrates that the Main Street affordable housing Project units are within a one-quarter mile from a public transit stop, including any regional bus or train stops, the applicant will receive 1 point.
2. If the applicant does not demonstrate that at least 50% of the HOPE VI Main Street affordable housing Project units are within a one-quarter mile from a public transit stop, the applicant will receive 0 points.

Total Points

Maximum Points: 104

Section 3

In accordance with HUD's Section 3 regulations at [24 CFR 75.7](#), your application will receive up to 1 points based the quality of Section 3 plans submitted. The program office will consider the following in evaluating the quality of the Section 3 plan: _____.

1. Applicants are asked to develop a Section 3 Plan for providing economic opportunities to residents of the metropolitan area or non-metropolitan county where the proposed project is located whose individual income does not exceed HUD's income limits for low-and very low-income, particularly residents of public housing and YouthBuild participants in the order of priority delineated in 24 CFR §75.9(a)(2). Specifically:

2. The applicant will receive 1 point if the application demonstrates that the applicant has a feasible plan for directing new employment and contracting opportunities created during the expenditure of Main Street grant funds to Section 3 residents and Section 3 business concerns. The Section 3 Plan must demonstrate that it effectively addresses most of the following items:

- a. Types and amounts of new employment and contracting opportunities to be generated as a result of the proposed Project or activities.
- b. Specific actions to be taken to ensure that low- and very low-income persons and the businesses that substantially employ these persons will be given priority consideration for new employment and contracting opportunities in accordance with the Section 3 Final Rule.
- c. Eligibility criteria to be used for certifying Section 3 workers, targeted workers and businesses.
- d. Process to be used for notifying Section 3 workers, targeted workers, and businesses about the availability of employment and contracting opportunities, including efforts to utilize HUD's Section 3 Opportunity Portal located online at <https://hudapps.hud.gov/OpportunityPortal/>.
- e. Methodology used to monitor contractors and subcontractors awarded contracts to ensure compliance with Section 3.
- f. Strategies for meeting the labor reporting requirements found at 24 CFR Part 75.15.
- g. The applicant will receive 0 points if the Section 3 Plan does not address the required elements identified above.

2. Other Factors

Preference Points

This NOFO supports the following policy initiatives. If your application demonstrates the appropriate information for the policy initiative, your application will receive up to two (2) points for each initiative, and will receive no more than a total of four (4) points. These points are added to your application's overall score.

Climate Change (2 points)

Environmental Justice (2 points)

Promise Zones (PZ) (2 points)

Minority-Serving Institutions (2 points)

You may choose to voluntarily commit to address policy initiatives in your application. Addressing these policy initiatives is not a requirement to apply for or receive an award. If you choose to address a voluntary policy initiative in your application, however, you will be required to adhere to the information submitted with your application should you receive an award. The proposed information will be included as a binding requirement of any federal award you receive as a term and condition of that award.

Climate Change

In accordance with [Executive Order 14008, Tackling the Climate Crisis at Home and Abroad](#), HUD prioritizes activities that achieve the goal of bolstering adaptation and increasing resilience to the effects of climate change. HUD will award up to two (2) points for applications that identify measures that will be incorporated in the project and will advance carbon reduction and reduce vulnerability of the project to climate impacts and threats identified in the U.S. Global Change Research Program National Climate Assessment (NCA) and related analyses. Climate impacts include, but are not limited to: threats from hydrological and precipitation changes, extreme weather events, extreme heat, and sea level rise.

Applicants may receive one point for demonstrating via application materials one of the following, with a maximum of two points awarded for this priority overall:

a. Carbon Reduction (1 point): To receive 1 point under this objective, applicants must show how their proposed grant activities will increase energy or water efficiency or reduce carbon emissions, or protect against future extreme weather events in the target community through one or a combination of the following: (1) Achievement of certification through Energy Star or other green rating system; (2) incorporation of water saving measures and low-carbon, renewable energy sources such as solar power; (3) participation in voluntary Federal, State, Local or tribal energy and water efficiency initiatives that reduce carbon emissions or; (4) use of materials and construction techniques that reduce carbon emissions. Applications must clearly describe how identified actions measurably reduce the carbon emissions or energy or water consumption of the project below the established baseline for the target community based on facility size and type.

b. Climate Adaptation and Resilience (1 point): To receive one point under this objective, applicants must show how their proposed grant activities will reduce vulnerabilities to one or

more of the impacts of the climate change identified in the NCA and related analyses in the target community. Applicants must show how their proposed activities would improve climate adaptation and resilience through use of materials and construction techniques including natural and green techniques and those that harden infrastructure, buildings, and surrounding open space from extreme weather as defined below:

(1) **Hydrological and Precipitation Change including Flood Risk:** The application demonstrates one of the following: a) The project site (including developed or undeveloped areas) is located at least two feet above the Federal Emergency Management Agency 100-year base flood elevation (BFE), or, for critical actions, at least three feet above BFE or above the 500-year floodplain where mapped; or, b) the project purpose includes restoration of the beneficial function of the floodplain in accordance with the criteria at [24 CFR 55.12\(c\)\(3\)](#).

(2) **Extreme Weather Events:** The application demonstrates that project design is informed by consideration of the potential for extreme weather events at the project location based on the NCA and related analyses (including regional and local assessments) and based on extreme weather threats endemic to the geographic location and incorporates measures to reduce the risk to residents and property through construction techniques, site selection, emergency planning, resilient systems that reduce the potential for service interruption, or other measures.

(3) **Temperature Shifts:** The application demonstrates that the project design includes specific measures to reduce vulnerability to extreme heat events, heat-related illness affecting children, elderly, persons with disabilities, and functional needs populations, to reduce risk to asthmatic individuals in locations with higher ground-level ozone concentrations, or to assist communities impacted by thawing permafrost.

(4) **Sea-Level Rise:** The application demonstrates that the project design includes measures to protect buildings and infrastructure in coastal areas from inundation and wave action or permit relocation of residents from locations impacted by these effects.

(5) **Wildfires:** In a location with elevated wildfire risk, the application demonstrates that the project design includes protective measures such as defensible space and separation from tree lines, fire-resistant construction techniques and participation in emergency planning efforts.

Environmental Justice: In accordance with [Executive Order 12898](#), Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, and EO 14008, HUD will award up to two (2) points for applications proposing activities that advance Environmental Justice (as defined in Section I.A.4 of this NOFO). For the purposes of this grant program, activities that advance Environmental Justice include doing the following for people or communities that have been environmentally underserved or overburdened (e.g. low-income and Black and Brown communities):

- Reducing or mitigating exposure to environmental and health hazards (e.g. industrial facilities, EPA superfund sites, legacy pollution, heat islands).

- Improving protection from and resilience to environmental harms (e.g. fire-resistant materials, floodproofing).
- Expanding environmental benefits (e.g. clean air and water, public transportation, bike and walking paths, clean energy, green technology, biodiversity).
- Overcoming prior disinvestment in environmental infrastructure (e.g. drainage systems, green spaces, pollution controls).

To receive points under this Section, your application must describe in detail how your proposed activities will advance Environmental Justice in one or more of these ways.

In addition, to receive points under this Section, your application must also clearly describe how your activities will be informed by input from affected communities. To provide those affected a meaningful opportunity to participate in the design and implementation of your activities, you should make key information available online and through other media, engage with community leaders, solicit public feedback, hold public meetings at a variety of times and locations or virtually, and respond appropriately to community concerns.

Minority-Serving Institutions

Pursuant to Executive Orders [13985](#), [14041](#), [14045](#), and [14031](#), you may receive up to two (2) preference points if you are an applicant designated as a minority-serving institution (MSI) or if your application proposes one or more partnerships with minority-serving educational institutions that have been historically underserved.

An applicant partnering with an [HBCU](#), [Hispanic-Serving Institution](#), [Tribal-controlled postsecondary institution](#), Alaskan Native-serving or Native-Hawaiian-serving institution, Predominantly Black Institution, [Asian and Pacific Islander-serving institution](#), or Native American-serving nontribal institution will receive up to two (2) Preference Points when the application includes a Letter of Commitment certifying that a partnership is in place and signed by an authorizing official of the MSI and documentation of the college or university's status as an [HBCU](#), [Hispanic-serving institution](#), [Tribal-controlled postsecondary institution](#), [Alaska Native-serving or Native-Hawaiian-serving institution](#), [Predominantly Black Institution](#), [Asian and Native American Pacific Islander-serving institution](#), or Native American-serving nontribal institution.

HUD encourages activities in Promise Zones (PZ). To receive Promise Zones Preference Points, applicants must submit form HUD-50153, "Certification of Consistency with Promise Zone Goals and Implementation," signed by the Promise Zone Official authorized to certify the project meets the criteria to receive preference points. To view the list of designated Promise Zones and persons authorized to certify, see the [Promise Zone](#) pages on HUD's website.

B. Review and Selection Process

1. Past Performance

In evaluating applications for funding, HUD will consider an applicant's past performance in managing funds. Items HUD will consider include, but are not limited to:

OMB-designated repositories of governmentwide data, as noted in [2 CFR 200.206\(a\)](#)

The ability to account for funds in compliance with applicable reporting and recordkeeping requirements

Timely use of funds received from HUD

Timely submission and quality of reports submitted to HUD

Meeting program requirements

Meeting performance targets as established in the grant agreement

The applicant's organizational capacity, including staffing structures and capabilities

Timely completion of activities and receipt and expenditure of promised matching or leveraged funds

Timely submission and quality of reports submitted to HUD.

HUD may reduce scores based on the past performance review, as specified under V.A. Review Criteria. Whenever possible, HUD will obtain and review past performance information. If this review results in an adverse finding related to integrity of performance, HUD reserves the right to take any of the remedies provided in the [Pre-Selection Review of Performance section of the Eligibility Requirements for Applicants of HUD Financial Assistance Programs](#).

2. Assessing Applicant Risk

In evaluating risks posed by applicants, HUD may use a risk-based approach and may consider any items such as the following:

- (1) Financial stability;
- (2) Quality of management systems and ability to meet the management standards prescribed in this part;
- (3) History of performance. The applicant's record in managing Federal awards, if it is a prior recipient of Federal awards, including timeliness of compliance with applicable reporting requirements, failing to make significant progress in a timely manner, failing to meet planned activities in a timely manner, conformance to the terms and conditions of previous Federal awards, and if applicable, the extent to which any previously awarded amounts will be expended prior to future awards;
- (4) Reports and findings from audits performed under Subpart F—Audit Requirements of this part or the reports and findings of any other available audits; and
- (5) The applicant's ability to effectively implement statutory, regulatory, or other requirements imposed on non-Federal entities.

3. Program Specific Assessment of Applicant Risk

1.
 - a. HUD evaluates the risk of the applicant as reflected in Rating Factor 1, Capacity; Rating Factor 3, Readiness; and Rating Factor 5, Financial and Program Management, which measure the ability of the applicant to complete the grant requirements. The total number of points for these three Rating Factors is 62. If an

application receives less than a total of 40 points for these three Rating Factors, HUD will consider the application ineligible for award.

- b. HUD will also employ government-wide websites, information in HUD's files, the federal Do Not Pay portal, and public information and information received during HUD's Name Check Review process. If this risk evaluation results in an adverse finding, HUD will consider the application ineligible for award

4. Application Screening

- a. HUD will screen each application to determine if it meets the threshold criteria listed in Section III.D. of this NOFO; and whether it is deficient and subject to corrections of technical deficiencies as described herein.
- b. Applications that will not be funded.
 - i. HUD will not rate, rank or fund applications that fail to cure technical deficiencies within the time frame provided by HUD.
 - ii. HUD will not rate, rank or fund applications that fail any of the threshold eligibility requirements contained herein.

5. Preliminary Rating and Ranking

- a. HUD staff will rate each application from an eligible applicant that has met all thresholds solely based on the rating Factors and has not received a negative risk review. An eligible applicant is an applicant that meets all the eligibility and threshold requirements in Section III.E of this NOFO.
- b. When rating applications HUD reviewers will only use the information in the application and information available to HUD as described in Section V. of this NOFO.
- c. The HUD reviewer will assign a preliminary score for each Rating Factor and a preliminary total score for each eligible application.
- d. A different HUD staff person will perform a second review and rating of each eligible application. If the two scores differ by up to four points between the first and second reviewer, the average of the two scores will be considered the initial score. If the scores differ by more than four points, HUD staff reviewers will discuss their reasoning and then come to a consensus score, plus or minus up to four points.
- e. After scores are assigned, applications will be placed in rank order by score.

6. Final Panel Review

- a. A Final Review Panel made up of HUD HOPE VI Main Street Program experts and HUD Management will:
 - i. Review the preliminary Rating and Ranking documentation to ensure that any inconsistencies between preliminary reviewers have been identified and rectified and that the documentation of the rating and ranking accurately reflects the content of the application.
 - ii. Assign a final score to each application.
 - iii. Recommend for selection the most highly rated applications, subject to the amount of funding available.
 - iv. HUD reserves the right to make reductions in funding for any non-allowable costs, costs that are not reasonable in relationship to the work to be carried-out, or costs that are not allocable according to applicable 2 CFR part 200, covering cost principles. If such

reductions occur, HUD will accordingly reduce the proposed award amount and require a condition on the award that the final budget and pro forma and other budget related documents be revised by the selected applicant accordingly before a final award can be executed.

- v. Applicants may request a debriefing in accordance with the debriefing provisions in Section VI.D. of this NOFO.

7. Anticipated Announcement and Award Dates.

a. Application Deadline. The application deadline date is 11/27/2023. Applications submitted through [Grants.gov](https://www.grants.gov) must be received no later than 11:59:59 p.m. eastern time on the application deadline date.

b. Estimated Award Date. The estimated date for awarding FY 2022 and FY 2023 Main Street funds is

3. Experience Promoting Racial Equity

In evaluating applications for funding, HUD will consider the extent to which the application demonstrates that the applicant has the experience and the resources to effectively address the needs of underserved communities, particularly Black and Brown communities. This may include experience successfully working directly with such groups, experience designing or operating programs that equitably benefit such groups, or experience successfully advancing racial equity in other ways. This may also include experience soliciting, obtaining, and applying input from such groups when designing, planning, or implementing programs and activities.

Applicants must submit a narrative, according to the instructions in Section IV.B., which demonstrates the applicant's past experience and resources to effectively meet the needs of underserved communities, particularly Black and Brown communities. Some examples of how an applicant could demonstrate this experience and resources would include, but is not limited to:

- having experience soliciting, obtaining, and applying input from underserved communities when designing, planning or implementing programs;
- having staff with lived experiences to provide services in a culturally competent way;
- history of or commitment to contract with minority and women-owned businesses; or
- history of hiring, training, contracting or providing other economic opportunities to low-income individuals, especially individuals who receive housing assistance in furtherance of Section 3 requirements.

This narrative will be evaluated for sufficiency and will not change the applicant's score or rank as compared with other applicants. If the narrative is deemed insufficient, it will be a "Curable Deficiency" that will be communicated to the applicant with a notice of deficiency.

VI. AWARD ADMINISTRATION INFORMATION

A. Award Notices

Following the evaluation process, HUD will notify successful applicants of their selection for funding. HUD will also notify other applicants, whose applications were received by the

deadline but were not chosen for award. Notifications will be sent by email to the person listed as the AOR in item 21 of the SF-424.

1. Final Grant

After HUD has made selections, HUD will finalize specific terms of the award and budget in consultation with the selected applicant. If HUD and the selected applicant do not finalize the terms and conditions of the award in a timely manner, or the selected applicant fails to provide requested information, an award will not be made to that applicant. In this case, HUD may select another eligible applicant. HUD may also impose specific conditions on an award as provided under [2 CFR 200.208](#).

2. Adjustments to Funding

To ensure the fair distribution of funds and enable the purposes or requirements of a specific program to be met, HUD reserves the right to fund less than the amount requested in an application.

a. HUD may fund no portion of an application that:

- (1) Is ineligible for funding under applicable statutory or regulatory requirements;
- (2) Fails, in whole or in part, to meet the requirements of this notice;
- (3) Duplicates activities funded by other federal awards; or
- (4) Duplicates activities funded in a prior year.

b. HUD may adjust the funding for an application to ensure funding diversity, geographic diversity, and alignment with HUD administrative priorities.

c. If an applicant turns down an award offer, or if HUD and an applicant do not finalize the terms and conditions of the award in a timely manner, HUD may withdraw the award offer and make an offer of funding to another eligible application.

d. If funds remain after all selections have been made, remaining funds may be made available within the current fiscal year for other competitions within the program area, or be held for future competitions (if allowable in accordance with the applicable appropriation or authorizing statute), or be used as otherwise provided by authorizing statute or appropriation.

e. If, after announcement of awards made under the current NOFO, additional funds become available either through the current appropriations, a supplemental appropriation, other appropriations or recapture of funds, HUD may, in accordance with the appropriation, use the additional funds to provide additional funding to an applicant awarded less than the requested amount of funds to make the full award, and/or to fund additional applicants that were eligible to receive an award but for which there were no funds available.

3. Funding Errors

If HUD commits an error that when corrected would cause selection of an applicant during the funding round of a Program NOFO, HUD may select that applicant for funding, subject to the availability of funds. If funding is not available to award in the current fiscal year, HUD may make an award to this applicant during the next fiscal year, if funding is available.

B. Administrative, National and Departmental Policy Requirements and Terms for HUD Applicants and Recipients of Financial Assistance Awards

Unless otherwise specified, the following [Administrative, National and Department Policy Requirements and Terms for HUD Financial Assistance Awards](#) apply. Failure to comply with these requirements may impact your ability to receive or retain a financial assistance award from HUD. Read the requirements carefully as the requirements are different among HUD's programs.

1. Compliance with The Fair Housing Act ([42 U.S.C. 3601-3619](#)) and implementing regulations at [24 CFR part 100 et seq](#)
2. Compliance with Title VI of the Civil Rights Act of 1964, [42 U.S.C. 2000d-2000d-4](#) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at [24 CFR part 1](#)
3. Compliance with the Age Discrimination Act of 1975 ([42 U.S.C. 6101-6107](#)) and implementing regulations at [24 CFR part 146](#)
4. Compliance with Section 504 of the Rehabilitation Act of 1973 ([29 U.S.C. 794](#)) and implementing regulations at [24 CFR part 8](#)
5. Compliance with the Americans with Disabilities Act, [42 U.S.C. 12101 et seq](#)
6. Compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, including those listed on HUD's [Affirmatively Furthering Fair Housing](#) webpage
7. Compliance with Economic Opportunities for Low-and Very Low-income Persons (Section 3) requirements, including those listed at [24 CFR part 75](#)
8. Compliance with Improving Access to Services for Persons with Limited English Proficiency (LEP) requirements, including those listed within [Federal Register Notice, FR-4878-N-02](#) (also see [HUD's webpage](#))
9. Compliance with Accessible Technology requirements, including those listed on in [HUD's Policy on Section 508 of the Rehabilitation Act and Accessible Technology](#)
10. Compliance with Equal Access Requirements (see [24 CFR 5.105\(a\)\(2\)](#) and [5.106](#))
11. Compliance with Ensuring the Participation of Small Disadvantaged Business, and Women-Owned Business requirements at [2 CFR 200.321](#)
12. Compliance with Energy Efficient, Sustainable, Accessible, and Free from Discrimination by Design
13. Compliance with Real Estate Acquisition and Relocation requirements (see [49 CFR part 24](#) and applicable program regulations)
14. Compliance with Participation in HUD-Sponsored Program Evaluation (see [Federal Register Notice, FR-6278-N-01](#))
15. Compliance with OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (see [2 CFR part 200](#))
16. Compliance with Drug-Free Workplace requirements (see [2 CFR part 2429](#), which is HUD's implementation of [41 U.S.C. 701, et seq.](#))
17. Compliance with the requirements related to safeguarding resident/client files
18. Compliance with the Federal Funding Accountability and Transparency Act of 2006 ([2 CFR part 170](#)) (FFATA), as amended
19. Compliance with Eminent Domain
20. Compliance with Accessibility for Persons with Disabilities requirements on [HUD's Disability Overview](#) webpage

21. Compliance with Violence Against Women Act at [24 CFR part 5](#), subpart L and applicable program regulations
22. Compliance with Conducting Business in Accordance with Ethical Standards/Code of Conduct, including [2 CFR 200.317](#), [2 CFR 200.318\(c\)](#) and other applicable conflicts of interest requirements
23. Compliance with the [Build America, Buy America \(BABA\) Act](#) procurement requirements and [implementing guidance available on HUD's dedicated webpage](#)
24. Compliance with System for Award Management and Universal Identifier Requirements at [2 CFR part 25](#)
25. Compliance with [section 106\(g\) of the Trafficking Victims Protection Act of 2000 \(TVPA\), as amended \(22 USC 7104\(g\)\)](#) and implementing regulations at [2 CFR part 175](#) (Award Term for Trafficking in Persons)
26. Compliance with Award Term and Condition for Recipient Integrity and Performance Matters (see [Appendix XII to 2 CFR part 200](#))
27. Compliance with Suspension and Debarment (see [2 CFR part 2424](#) and [2 CFR part 180](#))
28. Compliance with environmental justice requirements under Executive Orders [12898](#) and [14008](#), and OMB Memorandum [M-21-28](#), which implements the Justice40 Initiative, section 223 of Executive Order [14008](#).
29. Compliance with Eliminating Barriers That May Unnecessarily Prevent Individuals with Criminal Histories from Participation in HUD Programs (see [HUD Secretary Fudge's April 12, 2022 memorandum](#))
30. Compliance with equity requirements, which include compliance with racial equity and underserved communities and LGBTQ+ requirements under Executive Orders [13985](#) and [13988](#)
31. Compliance with waste, fraud, and abuse requirements, including whistleblower protections (see [HUD's webpage](#))

Environmental Review

Compliance with environmental requirements, including regulations at [24 CFR part 50](#) or [58](#):

Approval of Acquisition and Construction: Grantees must obtain HUD approval of their Development Proposal before funds will be released for site acquisition, if any, and construction. In addition, HUD must approve a 24 CFR part 50 environmental review before approving the development proposal.

1. Environmental requirements for this NOFO are found in 24 CFR part 50, which requires HUD environmental approval of all development sites. Note that 24 CFR part 58, which allows state and local governments to assume federal environmental responsibilities, is not applicable to the Main Street program. HUD's environmental website is located at https://www.hud.gov/program_offices/comm_planning/environment and <https://www.hudexchange.info/programs/environmental-review/>.
2. HUD's notification of award to a selected applicant constitutes a preliminary approval by HUD of the submitted application, subject to HUD's completion of an environmental review of proposed sites in accordance with 24 CFR part 50. The proposal may be modified or the proposed sites rejected as a result of HUD's environmental review. Selection for participation (preliminary approval of the submitted application) does not constitute approval of the proposed site(s).

3. The grantee will comply with the Environmental Certifications in Section III.F.11 of this NOFO.
4. Each proposal will be subject to a HUD environmental review, in accordance with 24 CFR part 50, and the proposal may be modified or the proposed sites rejected as a result of that review.
5. Phase I and Phase II Environmental Site Assessments. If the applicant is selected for funding, the applicant must have a Phase I environmental site assessment completed in accordance with the ASTM Standard E 1527-13, as amended (see <http://www.astm.org>). The results of the Phase I assessment must be included in the documents that must be provided to HUD for the environmental review. If the Phase I assessment recognizes environmental concerns, or if the results are inconclusive, a Phase II environmental site assessment will be required.
6. Mitigation and remedial measures. The applicant must carry out any mitigating/remedial measures required by HUD. If a remediation plan, where required, is not approved by HUD, and a fully funded contract with a qualified contractor licensed to perform the required type of remediation is not executed, HUD reserves the right to determine that the grant is in default.

Prohibition on Surveillance

Compliance with [2 CFR 200.216, Prohibition on Certain Telecommunication and Video Surveillance Services or Equipment](#) is required.

Remedies for Noncompliance

HUD may terminate a Federal award, in whole or in part, for any of the reasons specified in [2 CFR 200.340, Termination](#).

In addition to the termination provisions at 2 CFR 200.340, there are applicable program-specific default and enforcement requirements contained in the Main Street Grant Agreement. HUD will give the Grantee written notice of any default. The notice will give the Grantee the opportunity to cure such default within 30 days of the date of the notice, or to demonstrate within this time period, by submitting substantial evidence satisfactory to HUD, that it is not in default. If the default is not able to be cured within the 30-day period, the Grantee will demonstrate, to HUD's satisfaction, that the Grantee has taken actions necessary to cure the default and that the default is curable within 90 days from the date of the default notice. Additionally, the Grantee must agree to carry out such cure diligently and to complete the cure within the 90-day period. HUD may declare an immediate default if HUD determines, at its sole discretion, that the Grantee has not complied with the Program Schedule. Consequences of default include temporary suspension of the Grantee's authority to draw down Main Street grant funds, recovery of improperly expended grant funds, and termination of the Main Street grant.

Lead-Based Paint Requirements

When providing housing assistance funding for purchase, lease, support services, operation, or work that may disturb painted surfaces, of pre-1978 housing, you must comply with the lead-based paint evaluation and hazard reduction requirements of HUD's lead-based paint rules (Lead Disclosure; and Lead Safe Housing ([24 CFR part 35](#))); and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification ([40 CFR part 745](#))).

When providing education or counseling on buying or renting housing that may include pre-1978 housing under your grant you must inform clients of their rights under the Lead Disclosure Rule ([24 CFR part 35, subpart A](#)), and, if the focus of the education or counseling is on rental or purchase of HUD-assisted pre-1978 housing, the Lead Safe Housing Rule (subparts B, R, and, as applicable, F - M).

3. Discrepancies between the NOFO on [Grants.gov](#) and Other Documents.

The Program NOFO posted at the [Grants.gov](#) website is the official document HUD uses to solicit applications. Applicants are advised to review their application submission against the requirements in this Program NOFO. If there is a discrepancy between the Program NOFO posted on [Grants.gov](#) and other information provided in any other copy or version or supporting documentation, the posted Program NOFO located at [Grants.gov](#) prevails. If discrepancies are found, please notify HUD immediately by calling the program contact listed in the Program NOFO. HUD will post any corrections or changes to a Program NOFO on the [Grants.gov](#) website. Applicants who enroll an email address at the application download page will receive an e-mail alert from [Grants.gov](#) in the event the opportunity is changed.

C. Reporting

HUD requires recipients to submit performance and financial reports under OMB guidance and program instructions.

1. Recipient Integrity and Performance Matters

You should be aware that if the total Federal share of your federal award includes more than \$500,000 over the period of performance, the award will be subject to post award reporting requirements reflected in [Appendix XII to 2 CFR part 200, Award Terms and Conditions for Recipient Integrity and Performance Matters](#).

2. Race, Ethnicity and Other Data Reporting

HUD requires recipients that provide HUD-funded program benefits to individuals or families to report data on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households who are applicants for, participants in, or beneficiaries or potential beneficiaries of HUD programs in order to carry out the Department's responsibilities under the Fair Housing Act, Executive Order 11063, Title VI of the Civil Rights Act of 1964, and Section 562 of the Housing and Community Development Act of 1987. These authorities prohibit discrimination in housing and in programs receiving financial assistance from the Department and direct the Secretary to administer the Department's programs and activities in a manner affirmatively to further these policies and to collect certain data to assess the extent of compliance with these policies. Each recipient shall keep such records and submit to the Department timely, complete, and accurate compliance reports at such times, and in such form and containing such information, as the Department may determine to be necessary to enable it to ascertain whether the recipient has complied or is complying with 24 CFR parts 1 and 121. In general, recipients should have available for the Department data showing the demographics of beneficiaries of federally-assisted programs.

3. Compliance with the Federal Funding Accountability and Transparency Act of 2006 (Pub. L. 109-282) as amended (FFATA)

FFATA requires information on federal awards be made available to the public via a single, searchable website, which is www.USASpending.gov. Accordingly, each award HUD makes under this NOFO will be subject to the requirements provided by the Award Term in Appendix A to [2 CFR part 170](#), “REPORTING SUBAWARD AND EXECUTIVE COMPENSATION INFORMATION,” unless the Federal funding for the award (including funding that may be added through amendments) is not expected to equal or exceed \$30,000. Requirements under this Award Term include filing subaward information in the Federal Funding Accountability and Transparency Act (FFATA) Sub-award Reporting System (FSRS.gov) by the end of the month following the month in which the recipient awards any sub-grant equal to or greater than \$30,000.

4. Program-Specific Reporting Requirements

Grantees will be required to provide a progress report on a quarterly basis throughout the grant term.

D. Debriefing

For a period of at least 120 calendar days, beginning 30 calendar days after the public announcement of awards under this NOFO, HUD will provide a debriefing related to their application to requesting applicants. A request for debriefing must be made in writing or by email by the AOR whose signature appears on the SF-424 or by his or her successor in office and be submitted to the POC in Section VII Agency Contact(s) of this NOFO. Information provided during a debriefing may include the final score the applicant received for each rating factor, final evaluator comments for each rating factor, and the final assessment indicating the basis upon which funding was approved or denied.

VII. AGENCY CONTACT(S)

HUD staff will be available to provide clarification on the content of this NOFO. Questions regarding specific program requirements for this NOFO should be directed to the POC listed below.

Name:

Susan A. Wilson

Phone:

202-402-4500

Email:

Susan.Wilson@hud.gov

Individuals who are deaf or hard of hearing, or who have speech and other communication disabilities may use a relay service to reach the agency contact. To learn more about how to make an accessible telephone call, visit the webpage for the [Federal Communications Commission](#). Note that HUD staff cannot assist applicants in preparing their applications.

VIII. OTHER INFORMATION

1. Compliance of this NOFO with the National Environmental Policy Act (NEPA)

A Finding of No Significant Impact (FONSI) with respect to the environment has been made for this NOFO in accordance with HUD regulations at [24 CFR part 50](#), which implement section 102(2)(C) of the National Environmental Policy Act of 1969 (42 U.S.C. 4332(2)(C)). The FONSI is available for inspection at [HUD's Funding Opportunities](#) web page.

2. Web Resources.

- [Affirmatively Furthering Fair Housing](#)
- [Assistance Listing \(formerly CFDA\)](#)
- [Climate Action Plan](#)
- [Climate and Economic Justice Screening Tool \(CEJST\)](#)
- [Code of Conduct Requirements and E-Library](#)
- [Environmental Review](#)
- [Equal Participation of Faith-Based Organizations](#)
- [Fair Housing Rights and Obligations](#)
- [Federal Awardee Performance and Integrity Information System](#)
- [Federal Funding Accountability and Transparency Act \(FFATA\) Subaward Reporting System](#)
- [Grants.gov](#)
- [Healthy Homes Strategic Plan](#)
- [Healthy Housing Reference Manual](#)
- [Historically Black Colleges and Universities \(HBCUs\)](#)
- [HUD's Strategic Plan](#)
- [HUD Grants](#)
- [HUD Reform Act](#)
- [HUD Reform Act: HUD Implementing Regulations](#)
- [Limited English Proficiency \(LEP\)](#)
- [NOFO Webcasts](#)
- [Procurement of Recovered Materials](#)
- [Promise Zones](#)
- [Section 3 Business Registry](#)
- [State Point of Contact List](#)
- [System for Award Management \(SAM\)](#)
- [Real Estate Acquisition and Relocation](#)
- [Unique Entity Identifier](#)
- [USA Spending](#)

3. Program Relevant Web Resources

- [HOPE IV Website](#)
- [HOPE IV Main Street Website](#)
- [HUD Income Limits](#)
- [Department of Interior – Standards for Rehabilitation](#)

- [Department of Interior – Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings](#)
- [Department of Interior – Preservation Brief #3: Improving Energy Efficiency in Historic Buildings](#)
- [HUD Minimum Property Standards](#)

APPENDIX

N/A