

	Sender	Question	Answer	Topic Area
1	Claire	If a 202/8 property is part of the treatment group, will the non-elderly residents be able to use the services of the enhanced service coordinator and wellness nurse?	Yes! No residents in a building in the Treatment Group will be refused the benefit of the Enhanced Service Coordinator and Wellness nurse. However, the needs assessments conducted by Enhanced Service Coordinator and Wellness Nurse will be geared towards assessing elderly residents' needs, and may not be fully applicable to non-elderly residents. It is also important to note that services are voluntary and residents are also not required to utilize the services of the Enhanced Service Coordinator and Wellness Nurse.	Resident Participation Non-Elderly Disabled
2	Alisha	If a property is assigned to one of the control groups, are they prohibited from getting a nurse (pool 1) or service coordinator or nurse (pool 2) during the demonstration if the opportunity comes up?	Properties in the Control Group are not prohibited from employing service coordinators or wellness nurses with other resources during the course of the Demonstration. As part of the evaluation, we will want to understand what is being offered in that property and if it changes over time.	Control Group Services Overtime
3	Robin	If we have a service coordinator but NOT an enhanced service coordinator, which pool would we be in--with service coordinator already or not?	Your property would be placed in Pool 1--properties with a current service coordinator. This pool is for properties with a service coordinator of any type; we don't expect them to be already operating at the enhanced level.	Pools Lottery Randomization
4	Dwight	Is there an estimated funding level (minimum/maximum) of a controlled vs. non-controlled project?	Please see section III.A.3. of the NOFA for eligible program costs. Funds will vary by whether a property is in the Treatment or Control Group. This section outlines all eligible costs for both groups.	Funding Level
5	Cindy	Will the properties know who is in the "treatment" group and who is in the "control" group?	Yes! At the time of award HUD will announce properties that are in the Treatment and Control Groups.	Pools Lottery Randomization
6	Brenda	For the control group are there any restrictions on how long, how many years a service coordinator has been in place?	There are no restrictions for either the Treatment or Control Groups on how long a current service coordinator has been in place.	Control Group Services Overtime
7	Kimalee	Do control groups get priority for any upcoming NOFAs?	At this time there are no plans to offer participants in the Control Group priority for upcoming NOFAs.	Eligibility
8	Joseph	So, basically the difference is going to be \$5000 for control groups versus providing one or two positions and \$60,000 for those who are chosen.	The Treatment Group will receive grants to implement the Demonstration model and the Control Group will receive up to \$5000 per property to participate in the evaluation.	Funding Level Incentives
9	Kathleen	If we are chosen as a control property, will we be able to add services or do we have to maintain status quo for the length of the study?	Properties in the Control Group are not prohibited from employing service coordinators or wellness nurses with other resources during the course of the Demonstration. As part of the evaluation, we will want to understand what is being offered in that property and if it changes over time.	Control Group Services Overtime
10	Kathleen	How long is the demonstration?	The Demonstration is for an initial period of three (3) years with two annual extensions subject to the availability of funds.	Implementation Timeframe

11	Julie	\$5,000 per year or a one-time cash incentive?	The \$5,000 is a one-time payment.	Control Group Incentives
12	Brenda	5,000 is the max?	Yes, \$5000 is the maximum payment with grant funds.	Control Group Incentives
13	Magdalyn	Is there a minimum requirement for participants in the treatment and control group per facility? It is stated that the staff must be available to serve the entire resident population but that resident participation is voluntary.	There is no minimum requirement for participants--only a minimum requirement that a building must have at least 50 assisted units. It is indeed correct that all residents must be served (i.e., the Enhanced Service Coordinator and Wellness Nurse cannot refuse to serve residents that are interested in the program). However, if a resident of a property in the Treatment Group does not want to use the services of the Enhanced Service Coordinator and Wellness Nurse, they are under no obligation to do so.	Resident participation
14	Dawn	Should a property be chosen as a control group would the property be required to remain status quo for the period of the NOFA (I believe I read it was three years)?	Properties in the Control Group are not prohibited from employing service coordinators or wellness nurses with other resources during the course of the Demonstration. As part of the evaluation, we will want to understand what is being offered in that property and if it changes over time.	Control Group Services Overtime
15	Keri	If selected for the control group, does "business as usual" mean we have to keep the level of services exactly as they were when we applied or can we enhance them if other opportunities to do so arise? If we have to maintain the same level, how long we have to commit to doing so?	Properties in the Control Group are not prohibited from employing service coordinators or wellness nurses with other resources during the course of the Demonstration. As part of the evaluation, we will want to understand what is being offered in that property and if it changes over time.	Control Group Services Overtime
16	Quentin	If you're first chosen to be in the controlled group, can you later qualify to be in the treatment group?	Once a property is randomly assigned to the Treatment or Control Group, it will remain in that group for the duration of the Demonstration.	Pools Lottery Randomization
17	Colleen	Given your "4 applicants per state" response, do you prefer to have as many states participating as possible? Or will you be looking to consolidate awards/participants into fewer states?	HUD will be looking to consolidate among the states with the greatest number of applicants. However, the number of applications from states is not the only factor that affects state ranking. HUD will try to limit the Demonstration to less than twelve (12) states, as stated in section V.A.3 of the NOFA.	Selection of States
18	Colleen	If a property is assigned to one of the control groups, are they prohibited from getting a nurse (pool 1) or service coordinator or nurse (pool 2) during the demonstration if the opportunity comes up?	Properties in the Control Group are not prohibited from employing service coordinators or wellness nurses with other resources during the course of the Demonstration. As part of the evaluation, we will want to understand what is being offered in that property and if it changes over time.	Control Group Services Overtime

19	Colleen	Will there be any controls on the type or intensity of services that a control group property in either pool can have available in the property during the demonstration period?	Properties in the Control Group are not prohibited from employing service coordinators or wellness nurses and using their own service model with other resources during the course of the Demonstration. As part of the evaluation, we will want to understand what is being offered in that property and if it changes over time.	Control Group Services Overtime
20	Michele	For the control group, you mentioned they would receive up to \$5,000. Is that per year or for the 3 year term of the program?	The \$5,000 is a one-time payment.	Control Group Incentives
21	Lindsay	Can you give us some clarity as to the financial resources that will be provided to the control sites to implement the demonstration program/hire a full-time RSC?	Properties in the Treatment Group will receive resources to implement the Demonstration. Properties in the Control Group will receive a financial incentive to collaborate with the evaluation. Please see section III.A.3. of the NOFA for eligible program costs. Funds will vary by whether a property is in the Treatment or Control Group. This section outlines all eligible costs for both groups.	Funding level
22	Lindsay	What are the annual costs that HUD is assuming will be sufficient per site (say for a 100 unit site)? If this is determined on a site by site basis, can you please provide the range that is anticipated?	Annual cost per site will depend on the labor market area where the property is located. Properties in areas with higher salaries are expected to have a higher annual cost to fund the Enhanced Service Coordinator and Wellness Nurse. Properties should find three comparable salaries in their area to estimate the annual cost for these two positions. Please consult Section IV.B. of the NOFA for more information about Funding Request and Evidence of Comparable Salaries. Please see section III.A.3. of the NOFA for eligible program costs. Funds will vary by whether a property is in the Treatment or Control Group.	Funding level
23	Amy	Can you please give examples of state-level health initiatives that are improving care coordination for elderly persons (measured as the number of relevant CMS state-level initiatives in the state)	Examples of state-level health initiatives that are improving care coordination for elderly persons include the Financial Alignment Initiative; the Multi-Payer Advanced Primary Care Practice (MAPCP) Demonstration; and the State Innovations Model (SIM) Initiative. It is important to note that states that are not part of these initiatives can still rank high and be considered for the Demonstration if they have a large pool of applications and/or if the Medicare Fee-for-Service rate of enrollment is high in the areas applying for the Demonstration.	Selection of States
24	Amy	How will you get access to residents' Medicaid/Medicare data? Will it require consent from residents?	Residents in treatment properties who are enrolled in the Demonstration program will provide informed consent to allow designated entities to share information with the Enhanced Service Coordinator and Wellness Nurse. The Demonstration will study the following general outcomes: transitions to institutional care, housing stability, well-being, health outcomes, health care utilization, and health care expenditures. The most important source of outcomes data will be Medicare claims data. Specific methods and measures will be developed under the evaluation contract. Following standard research procedures, data will be held securely and individuals will not be identified in presentations, reports, or publications. The evaluation research must be approved by a Human Subjects Review board.	Measuring Outcomes
25	Kathleen	What happens if you get too many properties, will you still use the lottery system.	Yes, HUD will use the lottery system even if too many properties apply. HUD will limit the Treatment Group to about 40 properties and the remaining ones will be assigned to the Control Group.	Pools Lottery Randomization

26	Meghan	You mentioned that States will be ranked by three factors, including availability of care coordination initiatives. Does this mean that only properties located in counties participating in care coordination initiatives will be considered?	All properties and all states will be considered for the Demonstration, even those in counties or states that are not participating in health care coordination initiatives. States that are not part of these initiatives can still rank high and be considered for the Demonstration if they have a large pool of applications and/or if the Medicare Fee-for-Service rate of enrollment is high in the areas applying for the Demonstration.	Selection of States
27	John	The NOFA indicated that it is estimated that 12 states could be eligible under the eligibility guidelines, which include: a) impact data for a state is available; b) state-level health initiatives that improve care coordination for the elderly; and c) pool of eligible applicants. Is it possible to determine if a particular state would be competitive and/or eligible based on the criteria? If not, how does one determine if a state would be competitive?	The factors used to select states that will be considered for the Demonstration are not eligibility criteria, but ranking factors. If a state ranks low in one factor but ranks high in others, the state can still be competitive and selected for the Demonstration. Because how a state ultimately ranks depends on both the pool of applications from within that state and the number/location of applicants from other states, HUD cannot determine which states will be competitive before all the applications are received. We encourage you to apply regardless of the state you are in.	Selection of States
28	John	Are there any resources and/or sites to access to obtain the criteria to rank states?	<p>To measure healthcare data availability, HUD will use publicly available information about the rate of Medicare Fee-For Service enrollment, such as the Medicare Advantage (MA) State/County Penetration (https://www.cms.gov/Research-Statistics-Data-and-Systems/Statistics-Trends-and-Reports/MCRAdvPartDENrolData/MA-State-County-Penetration.html).</p> <p>To measure availability of health care coordination initiatives, HUD will consider the presence of initiatives such as the Financial Alignment Initiative; the Multi-Payer Advanced Primary Care Practice (MAPCP) Demonstration; and the State Innovations Model (SIM) Initiative.</p> <p>Ranking based on the pool of eligible applicants will depend on the response to the NOFA from each state. States with more applications will rank higher on this factor than states with a smaller number of applications.</p>	Selection of States
29	John	How do we determine if our state would qualify and if the minimum number of applications was submitted?	There is no way for HUD to know--before the competition ends--how many applications will be received from each state and whether the state will have the minimum number of eligible applications needed for the lottery. We encourage you to connect with other owners in your area that may be eligible for the Demonstration and encourage them to apply. It is important to note that HUD has simplified the application process as much as possible to remove barriers and encourage participation. HUD hopes that this will help ensure that states meet the minimum number of eligible applications.	Selection of States

30	Vona	It seems the program is geared toward urban areas. Is there any way that rural states, where the majority of the elderly properties are smaller than 50 units, can compete?	Unfortunately in this Demonstration properties with less than 50 assisted units are not eligible. However, HUD may conduct a demonstration of supportive services for elderly in rural areas in the future. HUD held an expert convening in 2015 to discuss design options (see report here: https://www.huduser.gov/portal/publications/reports/Senior-Housing-Services-Challenges-Opportunities.html) and requested funds for the design of the demonstration in Fiscal Year 2017.	Rural Areas
31	Roberta	How does a smaller state compete?	All states can compete for this Demonstration. As long as the state has a minimum of four eligible applications that can be assigned to the lottery, the state can be considered for the Demonstration.	Selection of States
32	Cereta	The NOFA states that funding may be limited to only 12 states. Is this true and does HUD already know the states that they prefer to fund applicants?	Yes, HUD would like to limit the Demonstration to 12 states, but HUD has not pre-selected states. The selection of states will depend on the pool of applications received. HUD's preference is for states that have a large pool of applications. Preference is also for states with high Medicare Fee-For-Service rate of enrollment, so data to measure health care utilization and cost is available and reliable. Finally, preference is for states that have relevant health care coordination initiatives, so that residents can be better connected to services and supports in the community. HUD will rank states based on these three factors to determine those states that will participate in the Demonstration.	Selection of States
33	Elmer	Is there a preference for states with high health care costs? Thereby realizing the greatest savings in the healthcare system!	That's an excellent idea, but this Demonstration is not giving preference to states with high health care costs.	Selection of States
34	Kelly	Is there a way to rule out a state based on the Medicare fee-for-service, or any other state data collection limitations prior to submitting the application? I guess I'm wondering if states who did not participate in ACA are automatically out of the pool or if that doesn't have anything to do with it?	No states will be ruled out from the competition to this NOFA. States that are not participating in the Accountable Care Act will not automatically be ruled out from the Demonstration. Ranking of states will be limited to the three factors described in the NOFA.	Selection of States
35	Ruth	If a property is selected for the control group for this demonstration, will any funds be available after the demonstration to help implement supportive services at their site?	No—at least not through this Demonstration. We hope the Demonstration will help build the evidence base for funding for supportive services in senior housing, but we do not know if funding will be made available after the Demonstration ends. Please note that at the end of the Demonstration, properties in the Control Group will receive materials developed for the Demonstration, such as guides for need assessment and care management plan, training guides, and library of resources for service coordinators and wellness nurses.	Control Group Funding Level
36	Michelle	How does the Demonstration affect our current service coordinator grant to increase to an Enhanced Service Coordinator?	Grantees may not use funds through this NOFA to replace currently available funding from other sources. However, funds may be used to augment a current service coordinator program by increasing the salary and/or hours of the current service coordinator position as necessary to meet the requirements of the Demonstration. Grantees must implement a service coordinator program that meets the requirements of the Enhanced Service Coordinator defined in the Demonstration. Please see NOFA section III. A. 3.a.(5).	Existing Service Coordinator

37	Lindsay	What restrictions will be placed on properties in terms of our own decisions with respect to ownership and operations? What limits would be in place about changes to the initial level of service provision (budget, staff changes)? For how long would any restrictions be in place?	Properties in the Control Group are not prohibited from employing service coordinators or wellness nurses during the course of the Demonstration. As part of the evaluation, we will want to understand what is being offered in that property and if it changes over time. Properties in the Treatment Group are required to implement the Demonstration program for the duration of the Demonstration, which will be for an initial period of three years, with two annual extensions subject to the availability of funds.	Control Group Services Overtime
38	Cally	When will this demonstration begin? 2017? End of 2016? Do you have a date in mind to start services, training, and funding?	The deadline for applications under this NOFA is April 18, 2016. HUD anticipates being able to award grants under this NOFA by fall of 2016 and estimates that treatment properties will need 120 days to implement the core components of the Demonstration program. A technical assistance provider will be under contract to support the implementation of the Demonstration program. See NOFA Section II.D.	Implementation Timeframe
39	John	Our concern is that we could apply and get other properties to apply, but our state may not meet the minimum criteria. How do we determine if our State would qualify (if the minimum number of applications were submitted)?	There is no way for HUD to know--before the competition ends--how many applications will be received from each state and whether the state will have the minimum number of eligible applications needed for the lottery. We encourage you to connect with other owners in your area that may be eligible for the Demonstration and encourage them to apply. HUD has simplified the application process as much as possible to remove barriers and encourage participation.	Selection of States
40	John	When we submit our application is it possible to determine if we would be part of the treatment or the control group?	No, it is not possible to determine in advance which group a property will end up in. Each eligible applicant will have an equal chance of being assigned to the Treatment or the Control Group.	Pools Lottery Randomization
41	Melissa	We already have a part-time service coordinator. If selected into the treatment group, would the grant pay for the full costs of a full-time service coordinator plus a wellness nurse or only the difference between the part-time and the full-time service coordinator?	Grantees may not use funds through this NOFA to replace currently available funding from other sources. However, funds may be used to augment a current service coordinator program by increasing the salary and/or hours of the current service coordinator position as necessary to meet the requirements of the Demonstration. Grantees must implement a service coordinator program that meets the requirements of the Enhanced Service Coordinator defined in the demonstration. Please see NOFA section III. A. 3.a.(5).	Eligible Costs
42	Dennis W.	We are a management company with many years of proven experience, which administers seven elderly housing projects in Puerto Rico. All of them are owned by separate not-for-profit entities. May we as the Management Company apply in our name or in the name of the project with the endorsement of the owner entity?	No. Applicants must be owners of existing eligible federally assisted multifamily properties. You could work with the owner(s) to facilitate their applications, but the only eligible applicants are owners. See NOFA Section III.A. and NOFA Section IV.F.2.b.	Eligible Applicants

43	Dennis W.	I would like to confirm that an elderly housing project (112 units, all assisted Section 8 elderly units), which six years ago refinanced the Section 202 direct loan to a 223(f) loan, but which continues with the same Section 8 Housing Assistance Payments Contract, does qualify to apply.	Such a property would be eligible because it falls under the definition of “Eligible Multifamily Property” listed in NOFA Section III.A.1.b. and meets the size requirement of the NOFA. Because of the project-based Section 8 funding, the property described would be eligible.	Eligible Applicants
44	Dennis W.	[Name Redacted] (356 elderly units) is an all elderly housing units project owned by the Municipality of San Juan, and administered by our Management Company. All of the 356 units have rental assistance under a Section 8 HAP contract, loan secured under the Section 231 program. Is this project qualified to apply for the Grant? If so, are we (the management company) allowed to apply in our name on behalf of the project with the endorsement and authorization of the owner?	Such a property would be eligible if it receives project-based Section 8 funding because it falls under the definition of “Eligible Multifamily Property” listed in NOFA Section III.A.1.b. and meets the size requirement of the NOFA. Because of the project-based Section 8 funding, the property described would be eligible. Applicants must be owners of existing eligible federally assisted multifamily properties. The management company is not eligible to apply. See NOFA Section III.A. and NOFA Section IV.F.2.b.	Eligible Properties
45	Janelle	Will the Minimum Data Set (MDS) assessment tool (typically used in Skilled Nursing facilities) and used for Medicare billing) be used as a part of the evaluation process to track resident improvement?	At this time, we cannot comment on research instruments. We do not know yet exactly which instruments will be used for assessment or research.	Measuring Outcomes Assessment of Needs

46	Susan	We are considering applying for our 9 202 properties to participate in the demonstration grant listed above. We have a grant to put in health kiosks and the use of a wellness nurse for 8 hours a week to help residents monitor their blood pressure, weight and blood glucose. There is some health education on the part of the Wellness nurse and intervention when readings go beyond the established parameters, but there is no health care coordination, medication monitoring or other health-related services. Would the fact that we have these nurses and will have for the remaining two years of the grant, preclude us from being accepted into the demonstration program?	Unfortunately, the presence of the wellness nurses described in these properties does preclude participation in the Demonstration. Applicants must be willing and able to implement the Demonstration model if they are selected into the Treatment Group and cannot be currently providing wellness nurse services. See application instructions in NOFA Section IV.B. Exhibit 4 and Exhibit 5. Both Exhibits require a statement that the property is not served by a Wellness Nurse.	Eligible Properties
47	Dawn	Should a property be chosen as a control group would the property be required to remain status quo for the period of the NOFA (I believe I read that it was three years)?	The initial period of funding for the Demonstration is for three years. Properties in the Control Group are not prohibited from employing service coordinators or wellness nurses with other resources during the course of the Demonstration. As part of the evaluation, we will want to understand what is being offered in that property and if it changes over time.	Implementation Timeframe
48	Kim	Our current service coordinator does more than the traditional, but not sure if it meets the level of enhanced. If I recall correctly—if you already have an enhanced level you are not eligible.	A property with a service coordinator is eligible and would be in Pool 1 in the research design and would either be assigned to the Treatment or the Control Group. It does not matter if the service coordinator already meets the requirements of an enhanced service coordinator. See NOFA Section I.A.e.	Current Service Coordinator
49	Kim	As the project is looking for sites with over 50 units, will the Enhanced Service Coordinator only work with 50 units or, if the project is 200 units, will they still service the total 200units within the property?	The Demonstration program model calls for a staff ratio of one service coordinator per 50-100 residents (See NOFA Section I.A.d.). A property with 200 units should budget for two service coordinators and extra hours for the wellness nurse to meet expected staffing ratios.	Enhanced Service Coordinator Staff-Resident Ratio

50	Kim	How do we prevent the residents from becoming dependent on the Nurse rather than utilizing their primary care physician? We do not wish to create a co-dependent relationship with residents—we can advocate but not tell them what course of treatment to take.	This is an important question for the implementation of the Demonstration services model. We do not know the answer to this question, but the evaluation of the Demonstration will address questions like these and articulate lessons learned for future use. Under the NOFA, wellness nurses are prohibited from providing direct treatment for health conditions, from duplicating services that would normally be provided by a case manager, and from functioning as a direct care provider, among other things. Please see NOFA Appendix A. Section B.3.	Wellness Nurse
51	Kim	Will the enhanced service coordinator be restricted to serving just the demonstration project? If they cover 4 separate properties and only one is chosen for the Demonstration, will they need to find additional staffing to cover their other sites?	Under the NOFA, the enhanced service coordinator can only serve residents in properties that end up in the treatment group. If the service coordinator serves control properties, then they will not be different from treatment properties and/or the service coordinator will be spread too thin and unable to serve residents effectively. This would undermine the research design. To achieve the minimum number of 50 assisted units, multiple properties may apply together as one property if they are on the same campus. Under this NOFA, the term campus setting applies to a building or parcel of land that is adjacent or adjoining to another. The buildings must not be widely separated and be in reasonable walking distance. See NOFA Section III.A.1 and Section IV. F.2.a.	Enhanced Service Coordinator
52	Colleen	Would a property that has been working to bring wellness nurses and tele health to their affordable housing communities qualify to participate in the Supportive Services Demo if they have not yet brought in the nursing component? Would they be restricted from moving forward with efforts to include tele health, if they were selected?	Properties that do not have a nurse are eligible to apply. Properties in the Control Group are not prohibited from employing service coordinators or wellness nurses with other resources during the course of the Demonstration. As part of the evaluation, we will want to understand what is being offered in that property and if it changes over time. See application instructions in NOFA Section IV.B. Exhibit 4 and Exhibit 5. Both Exhibits require a statement that the property is not served by a Wellness Nurse.	Eligible Properties
53	Hannah	Our housing authority currently has a 202 property with both a wellness nurse and a service coordinator. Will this be considered during the lottery process?	Unfortunately, we cannot include properties that already have a wellness nurse in the Demonstration. See application instructions in NOFA Section IV.B. Exhibit 4 and Exhibit 5. Both Exhibits require a statement that the property is not served by a Wellness Nurse.	Eligible Properties
54	Magdalyn	Is there a minimum requirement for participants in the treatment and control group? It is stated that the staff must be available to serve the entire resident population but that resident participation is voluntary.	There is no minimum requirement for participants--only a minimum requirement that a building must have at least 50 assisted units. It is indeed correct that all residents must be served (i.e., the Enhanced Service Coordinator and Wellness Nurse cannot refuse to serve residents that are interested in the program). However, if a resident of a property in the Treatment Group does not want to use the services of the Enhanced Service Coordinator and Wellness Nurse, they are under no obligation to do so.	Resident Participation

55	Magdalyn	Is there an expected monetary range for treatment group grants? The information compiled says that agencies can bill up to \$27 per unit per month for supportive service costs. Is this whether the residents choose to participate or not? For instance, one of our HUD-assisted housing units, [Name of Property] in Chicago, has 100 units. Do we have to adjust our monthly billing for the number of residents who participate in that month, do we bill for all potential participants in the building, or some other formula?	The treatment group grants will be based on costs determined reasonable and necessary for this Demonstration. Costs will vary depending on factors such as prevailing wages, staffing needs (i.e., adding just a nurse or bringing on both a service coordinator and a nurse). The grant is intended to pay for staffing and implementing the Demonstration supportive services model; it is not intended primarily to pay for service provision. However, up to \$27 per unit per month may be budgeted to pay for appropriate supportive services. The amount of funds provided for service provision is based on the number of HUD-assisted units, not on the rate of resident participation in the Demonstration.	Funding Level
56	Magdalyn	What is the expectation or strategy for the Enhanced Service Coordinator/Wellness Nurse learning about resident hospitalizations and nursing home placements in order to provide interdisciplinary health coordination and transitional care assistance? How does this work with existing confidentiality policies?	The program model envisions establishment of partnerships between the Enhanced Service Coordinator and the Wellness Nurse and local partners, such as AAAS/ADRCs, state social service agencies, hospitals, health systems, and primary health care providers. See description of the core components of the Demonstration, NOFA Section I. A.c.7 and 8. Please see Appendix A of the NOFA for description of Enhanced Service Coordinator job responsibilities. Residents' participation in the Demonstration is voluntary. Residents who are enrolled in the Demonstration will provide informed consent to allow designated entities to share information with the Enhanced Service Coordinator and Wellness Nurse.	Service Coordination Model
57	Terri	For the nurse component can the nurse be employed by an AAA or does it have to be a skilled nursing agency?	See NOFA Section III.A.3.a.(4): "Owners must contract out to a third party provider the selection and employment of a Wellness Nurse. The third party agencies should be a Medicare Certified Home Health Provider or similar agency or organization."	Wellness Nurse
58	Teresa	Is there any money available for quality assurance/oversee fees for administration of the program?	If properties that currently have a service coordinator are selected for the treatment group, current quality assurance providers will not be able to provide quality assurance services during the Demonstration. HUD will hire an outside contractor that will support the implementation of this Demonstration and provide training, technical assistance, and other quality assurance activities. This will ensure compliance and fidelity with the Demonstration model across properties. If properties that currently have a service coordinator are selected for the control group, current quality assurance providers can continue to serve those properties and provide service as usual.	Quality Assurance
59	Amy	If we have an existing service coordinator but they do not provide the range of responsibilities listed in the grant, does the grant provide support to enhance their role/salary?	Yes. "Funds may be used to augment a current Service Coordinator program, by increasing the salary and hours of a currently employed Service Coordinator, as long as he or she meets the qualifications for this position and agrees to the job responsibilities, functions, and administrative requirements of the this demonstration." See NOFA Section III.A.3.(5). However, funds available through this NOFA cannot be used to replace currently available funding from other sources.	Funding Level

60	Kamara	What is an enhanced service coordinator’s criteria?	Please see the description of qualifications and responsibilities in the NOFA, in particular Appendix A “Qualifications, Responsibilities, Functions, & Administrative Requirements of the Enhanced Service Coordinator and Wellness Nurse.” See also the description of core components of the Demonstration under NOFA Section I.A1.c.	Enhanced Service Coordinator
61	Kelly	What role will existing quality assurance providers have with any properties with current grants who are then also awarded a part-time nurse or become part of the control group.	If properties that currently have a service coordinator are selected for the treatment group, current quality assurance providers will not be able to provide quality assurance services during the Demonstration. HUD will hire an outside contractor that will support the implementation of this Demonstration and provide training, technical assistance, and other quality assurance activities. This will ensure compliance and fidelity with the Demonstration model across properties. If properties that currently have a service coordinator are selected for the control group, current quality assurance providers can continue to serve those properties and provide service as usual.	Quality Assurance
62	Hilaree	What exactly does the Department intend to fund as part of “enhancing” an already grant-funded Service Coordinator? If we already have a full-time Service Coordinator at a property and would like to apply for a wellness nurse, will additional funding imply a higher wage structure for an Enhanced Service Coordinator? Will the difference need to be outlined in the application?	The Funding Request Form, Exhibit 1, requires itemized costs with justifications. Exhibit 2 requires evidence of comparable salaries. The applicant should justify the requested salary for the Enhanced Service Coordinator, regardless of the salary of the current Service Coordinator. Note that funds may be used to increase salary or hours of a current Service Coordinator program, but funds may not be used to replace currently available funds. Requirements of the Enhanced Service Coordinator are described in NOFA Section I.A.1.a.c. (“Core Components of the Demonstration”) and in Appendix A.	Current Service Coordinator Enhanced Service Coordinator Funding Level
63	Jo Stephanie	Does an existing service coordinator have to be full time?	No. To be considered for Pool 1 in the Demonstration, existing service coordinators do not have to be full time. “Funds may be used to augment a current Service Coordinator program, by increasing the salary and hours of a currently employed Service Coordinator, as long as he or she meets the qualifications for this position and agrees to the job responsibilities, functions, and administrative requirements of the this demonstration.” See NOFA Section III.A.3.(5). However, funds available through this NOFA cannot be used to replace currently available funding from other sources.	Current Service Coordinator
64	Gainor	There is no floor or ceiling on funding. Can you give any more guidance on funding levels for this grant?	Grants to Treatment Group properties will vary based on factors such as prevailing wages, start-up costs, and existing funding sources. Please see section III.A.3. of the NOFA for eligible program costs. Funds will vary by whether a property is in the Treatment or Control Group.	Funding Level
65	Cherise	We have 50 units total with one set aside for a night manager. We receive funding for 49 units only. Do we qualify?	No. Unfortunately, under the NOFA the only properties that are eligible are multifamily HUD-assisted developments with at least 50 assisted housing units. The unit count may be a combined count of HUD-assisted units in a campus setting. Under this NOFA, the term campus setting applies to a building or parcel of land that is adjacent or adjoining to another. The buildings must not be widely separated and be in reasonable walking distance. See NOFA Section III.A.1.a.	Eligible Properties
66	Mary Ann	Wouldn’t it be beneficial to offer all current Resident Service Coordinators in public housing/government assisted housing the enhanced training, resources and technical assistance?	It might be. Unfortunately, however, we do not have the evidence-base needed to make a strong case for what you propose. This Demonstration will produce evidence about the effectiveness of a program that coordinates social and health care services.	Current Service Coordinator

67	Lisa M.	What outcomes will be assessed and how?	The Demonstration will study the following general outcomes: transitions to institutional care, housing stability, well-being, health outcomes, health care utilization, and health care expenditures. The most important source of outcomes data will be Medicare claims data. Specific methods and measures will be developed under the evaluation contract.	Measuring Outcomes
68	Ellis	Will the grant be to enhance the service coordinator with a Wellness Nurse? Will the nurse be onsite 24 hours? If there is no current space for the Nurse station or office will the grant money also be used to create space?	For properties that already have a service coordinator, the grant can support increasing capacity of that service coordinator and adding a part-time nurse. The grant will fund a part-time Wellness Nurse at 20 hours per week for 50-100 units at a reasonable wage rate.	Funding Level Eligible Costs
69	Ellis	What will be some of the main functions of the nurse?	The main functions of the Wellness Nurse include meeting with residents face-to-face to understand their situation, answer questions about condition self-management, assist with medication self-management, assist with communication with physicians, and monitor residents following their return from a hospital or rehabilitation stay. Nurses will also provide group education sessions and programs, such as exercise programs to improve balance and self-care management programs related to chronic conditions. NOFA Section I.A.c. describes the Wellness Nurse roles and the NOFA Appendix A describes qualifications and job responsibilities of both the Enhanced Service Coordinator and the Wellness Nurse.	Wellness Nurse
70	Karen	What are the requirements for the Wellness Nurse? Does it have to be an RN, LPN???	The NOFA Appendix A details Wellness Nurse qualifications. The NOFA requires that the nurse be an RN. More specific qualifications of the nurse may be defined in future program controlling documents.	Wellness Nurse
71	Molly	If a property has an existing part-time Wellness Nurse, would it be eligible for funding to increase the nurse hours up to the 20 called for in the NOFA?	No. Unfortunately, properties that are already receiving Wellness Nurse services are not eligible to participate in the Demonstration. See NOFA Section IV. B., instructions for Exhibits 4 and 5. Both Exhibits require certification that the property is not served by a Wellness Nurse.	Eligible Properties Wellness Nurse
72	Orianne	We are currently receiving HUD money for service coordination that is scheduled to sunset in April 2016. We are hoping to get that funding renewed but aren't sure about the status. How should we apply?	Apply to the NOFA based on the status at the time the application is due. The application requires certification of presence or absence of a service coordinator on staff at the time of submitting the application.	Current Service Coordinator Eligible Properties
73	Elmer	Is the evaluation a national one or should it be built into the local housing provider?	The evaluation will include the whole Demonstration, including all states with participating properties. The evaluation will be conducted by a contractor hired by HUD and local housing providers will collaborate with the evaluators.	Evaluation

74	Julie	What types of services will the nurse be able to provide?	The main functions of the Wellness Nurse include meeting with residents face-to-face to understand their situation, answer questions about condition self-management, assist with medication self-management, assist with communication with physicians, and monitor residents following their return from a hospital or rehabilitation stay. Nurses will also provide group education sessions and programs, such as exercise programs to improve balance and self-care management programs related to chronic conditions. NOFA Section I.A.c. describes the Wellness Nurse roles and the NOFA Appendix A describes qualifications and job responsibilities of both the Enhanced Service Coordinator and the Wellness Nurse. The nurse is prohibited from providing the following services: procure, dispense, and administer any controlled substance; provide direct care; provide direct treatment; direct and supervise care delivered by other health-care personnel, duplicate services normally provided by a case manager; prescribe medications or perform other tasks performed by an APRN (even if the Wellness Nurse is an APRN).	Wellness Nurse
75	Kate	Who are the evaluators? Who are the outside experts?	The evaluation contract has not yet been awarded. The outside experts are not yet selected.	Evaluation
76	Rebecca	Does an enhanced Service Coordinator have to have a degree?	The NOFA does not require that the Enhanced Service Coordinator have a degree. A Bachelor in social work or gerontology, psychology, or counseling is preferred, but any college degree may be fully acceptable and HUD will allow substituting work experience for the college degree. The NOFA requires a minimum of two years of experience conducting supportive service needs assessments and other knowledge and experience. The NOFA Appendix A provides further details.	Enhanced Service Coordinator
77	Lori	What if your current service coordinator does the services described in the enhanced service coordinator role?	A property with a service coordinator that already fulfills the enhanced service coordinator role is eligible to apply for funding under this NOFA.	Current Service Coordinator
78	Mary	Does the Wellness Nurse have to be full-time?	No. The Wellness Nurse staffing ratio is 20 hours per week per 50-100 HUD-assisted residents.	Wellness Nurse
79	Marie	How long is the commitment for the demo? What is expected to happen to the program after the demo ends?	The Demonstration is for an initial three (3) years, with two annual extensions subject to the availability of funds. We do not know what will happen to the program after the Demonstration ends. By definition a Demonstration is a time-limited effort to try something out and see how well it works. We hope that the Demonstration will produce evidence to inform future requests for funding supportive services for HUD-assisted senior households.	Implementation Timeframe
80	Brad	What is the amount of funding available for each property selected?	Properties selected into the treatment group will be funded to implement the program model. The amount of funding will depend on several factors, including whether the property already has a service coordinator funded through other sources. Properties selected into the control group will receive up to \$5,000 to offset costs of time spent to participate in the Demonstration evaluation.	Funding Level

81	Simone	What is the general function of the wellness nurse?	The main functions of the Wellness Nurse include meeting with residents face-to-face to understand their situation, answer questions about condition self-management, assist with medication self-management, assist with communication with physicians, and monitor residents following their return from a hospital or rehabilitation stay. Nurses will also provide group education sessions and programs, such as exercise programs to improve balance and self-care management programs related to chronic conditions. NOFA Section I.A.c. describes the Wellness Nurse roles and the NOFA Appendix A describes qualifications and job responsibilities of both the Enhanced Service Coordinator and the Wellness Nurse. The Nurse is prohibited from providing the following services: procure, dispense, and administer any controlled substance; provide direct care; provide direct treatment; direct and supervise care delivered by other health-care personnel; duplicate services normally provided by a case manager; prescribe medications or perform other tasks performed by an APRN (even if the Wellness Nurse is an APRN).	Wellness Nurse
82	Simone	Is the Wellness Nurse funded through the NOFA, in addition to the Enhanced Service Coordinator?	Yes, the Wellness Nurse is funded through the NOFA. Properties selected into the Treatment Group will receive a grant to pay for the Wellness Nurse. Properties selected into the control group will not receive funding for a Wellness Nurse.	Wellness Nurse
83	Roberts	Can we add a second Service Coordinator, one being enhanced, if each were between 50-100 residents?	To implement the Demonstration program model in Treatment properties requires one Enhanced Service Coordinator and a part-time Wellness Nurse for every 50 to 100 HUD-assisted senior households. All budget requests must be justified. Properties selected into the Treatment Group that have over 100 units may receive funding to support more than one Enhanced Service Coordinator, with this depending on needs of residents and number of residents. See NOFA Section I.A.1.d. and NOFA Section IV.B., especially Exhibits 1 and 2. If selected into the Treatment Group, any service coordinators at the property must function as Enhanced Service Coordinators and collaborate with the Wellness Nurse to fully implement the Demonstration program model.	Enhanced Service Coordinator Staff-Resident Ratio
84	Brian	In states where RN licensing is an issue in order to provide treatment, will HUD be offering the specifics on nurse requirements?	HUD assumes that properties will comply with legal requirements imposed by the states that they are in. This NOFA requires the Wellness Nurse to be an RN. The Wellness Nurse is not a clinical nurse and will be prohibited from providing direct treatment for health conditions, from prescribing and dispensing controlled substances, from duplicating case manager services, and etc. The Nurse is prohibited from providing the following services: procure, dispense, and administer any controlled substance; provide direct care; provide direct treatment; direct and supervise care delivered by other health-care personnel; duplicate services normally provided by a case manager; prescribe medications or perform other tasks performed by an APRN (even if the Wellness Nurse is an APRN). Please see the NOFA Appendix A for details.	Wellness Nurse, Requirement
85	Brian	In a site that does house disabled as well as elderly that qualifies, will the treatment be limited to residents in the target group, or will all residents in the project be eligible for the services?	No residents in a building in the Treatment Group will be refused the benefit of the Enhanced Service Coordinator and Wellness nurse. However, the needs assessments conducted by Enhanced Service Coordinator and Wellness Nurse will be geared towards assessing elderly residents' needs, and may not be fully applicable to non-elderly residents. It is also important to note that services are voluntary and residents are also not required to utilize the services of the Enhanced Service Coordinator and Wellness Nurse.	Resident Participation Non-Elderly Disabled
86	Kathy	What is the most number of units for a property to have an enhanced model?	Under this NOFA, the staffing ratio for the Demonstration model requires one full-time Enhanced Service Coordinator for each 50-100 residents. There is no upper limit on the number of HUD-assisted senior residents residing at eligible properties.	Enhanced Service Coordinator Staff-Resident Ratio

87	Nadine L.	How long will this program last? What happens to the Enhanced Service Coordinator after the program?	Awards through this NOFA are for an initial three years of funding with two annual extensions subject to the availability of funds. If you are currently funding a service coordinator via the HUD Service Coordinator Grant Program, you will continue to be eligible for this program and associated renewals after the end of the Demonstration. Participation in the Demonstration does not affect your eligibility for the HUD Service Coordinator Grant Program after the Demonstration ends.	Implementation Timeframe
88	James	How long with this study be conducted? For how long will treatment properties receive funding to provide services?	Awards through this NOFA are for an initial three years of funding with two annual extensions subject to the availability of funds. If you are currently funding a service coordinator via the HUD Service Coordinator Grant Program, you will continue to be eligible for this program and associated renewals after the end of the Demonstration. Participation in the Demonstration does not affect your eligibility for the HUD Service Coordinator Grant Program after the Demonstration ends.	Implementation Timeframe
89		Does an existing service coordinator have to be full time?	No, an existing service coordinator does not have to be full time. Treatment properties may use funds under this NOFA to augment a current service coordinator program by increasing the salary and/or hours of the current service coordinator position as necessary to meet the requirements of the Demonstration. Properties selected into the Treatment Group must implement a service coordinator program that meets the requirements of the Enhanced Service Coordinator defined in the demonstration. Please see NOFA section III. A. 3.a.(5).	Existing Service Coordinator
90	Karen	What is the duration of this Demonstration?	Awards through this NOFA are for an initial three years of funding with two annual extensions subject to the availability of funds.	Implementation Timeframe
91	Terry	For properties that have over 100 units, has HUD determined if additional Enhanced Service Coordinators (more than 1 per property) will be funded.	Yes. To implement the Demonstration program model in Treatment properties requires one Enhanced Service Coordinator and a part-time Wellness Nurse for every 50 to 100 HUD-assisted senior households. All budget requests must be justified. Properties selected into the Treatment Group that have over 100 units may receive funding to support more than one Enhanced Service Coordinator, with this depending on needs of residents and number of residents. See NOFA Section I.A.1.d. and NOFA Section IV.B., especially Exhibits 1 and 2.	Enhanced Service Coordinator Staff-Resident Ratio
92	Lois	If there is a current service coordinator and office space is available, can a separate office be allowed for the nurse?	Eligible program costs include acquisition, leasing, rehabilitation or conversion of an existing space to a confidential on-site office space(s) for the Enhanced Service Coordinator and Wellness Nurse. HUD will review the request for reasonableness and reserves the right to reduce the requested amount. See NOFA Section III.A.3.a.(1). Budget requests must be detailed and justified. See NOFA Section IV.B., especially Exhibits 1 and 2.	Funding Levels Eligible Costs
93	Marilyn	We have multiple properties in Maryland and Washington, DC. Can we submit multiple applications?	Yes! Please submit applications for all of your eligible properties.	Eligible Properties
94	Marilyn	We have a 100% Section 8 building with 130 units. The majority of the units are senior units (50+) with some units for disabled only. Would this property be eligible?	Yes. Properties with up to 10 percent of units for nonelderly disabled are eligible to participate in the Demonstration. Please see Question 16 in the posted FAQs.	Eligible Properties

95	Marilyn	We have non-HUD funded resident service coordinators at our senior communities. Would this be considered a Service Coordinator site or a non-Service Coordinator site?	Properties with a service coordinator are considered service coordinator sites no matter what type of funding supports the service coordinator. For the Demonstration it is the presence of service coordination that matters (not the funding source).	Eligible Properties Current Service Coordinator
96	Claire	Can one property with over 300 residents be eligible to hire more than one enhanced service coordinator?	Yes. To implement the Demonstration program model in Treatment properties requires one Enhanced Service Coordinator and a part-time Wellness Nurse for every 50 to 100 HUD-assisted senior households. All budget requests must be justified. Properties selected into the Treatment Group that have over 100 units may receive funding to support more than one Enhanced Service Coordinator, with this depending on needs of residents and number of residents. See NOFA Section I.A.1.d. and NOFA Section IV.B., especially Exhibits 1 and 2.	Enhanced Service Coordinator Staff-Resident Ratio
97	Kristen	If a full-time service coordinator works 20 hours at 2 properties and both properties have over 50 units, can you apply for the NOFA to make the position FT at both properties?	Yes. To implement the Demonstration program model in treatment properties requires one Enhanced Service Coordinator and a part-time Wellness Nurse for every 50 to 100 HUD-assisted senior households. All budget requests must be justified. Properties selected into the treatment group that have over 100 units may receive funding to support more than one Enhanced Service Coordinator. See NOFA Section I.A.1.d. and NOFA Section IV.B., especially Exhibits 1 and 2. The properties should be submitted under separate applications. The properties will be randomly assigned to either treatment or control group.	Current Service Coordinator
98	Linda Kelleher	What period will the grant cover and will the sites be required to record and submit data? Or will HUD gather the data?	The grant will cover three years from award. All major data collection will be done by the evaluation research team. The Enhanced Service Coordinator and Wellness Nurse in Treatment properties will record and submit data collected in the baseline needs assessments. Property management staff may be asked to participate in interviews in the course of the evaluation.	Implementation Timeframe Reporting
99	Lindsay	With the current service coordinator program, HUD requires a private, confidential office space for the service coordinator to meet with residents. With this demonstration, would HUD require separate offices for both the Enhanced Service Coordinator and the Wellness Nurse?	No. Under this NOFA, there must be a private office space which the Wellness Nurse can use, but it is OK if the Enhanced Service Coordinator and the Wellness Nurse share an office space. HUD assumes that if a resident desires to speak confidentially with the nurse in a private office space, the team can work out the logistics to accommodate this need.	Office Space
100	Claire	What will this mean for the future of NEW housing for the elderly? Will HUD be able to support more funding for that?	Forces that are independent of this Demonstration will determine whether HUD can support funding for future NEW housing for the elderly. However, we hope that the results of the Demonstration add to the body of credible evidence that supports the need for additional housing.	Miscellaneous
101	Dominic	I have a 50-unit 202 property, one of those units is the manager's unit. So, I have 49 assisted units. Do I meet the minimum?	No. Unfortunately, under the NOFA the only properties that are eligible are multifamily HUD-assisted developments with at least 50 assisted housing units. The unit count may be a combined count of HUD-assisted units in a campus setting. Under this NOFA, the term campus setting applies to a building or parcel of land that is adjacent or adjoining to another. The buildings must not be widely separated and be in reasonable walking distance. See NOFA Section III.A.1.a.	Property Eligibility
102	Robin	For how long is the Demonstration and when would information be available?	The Demonstration is three (3) years and the evaluation will last four (4) years.	Implementation Timeframe

103	Sue	What is the per site maximum under the grant?	Under this NOFA, the staffing ratio for the Demonstration program model requires one full-time Enhanced Service Coordinator for each 50-100 residents. There is no upper limit on the number of HUD-assisted senior residents residing at eligible properties.	Property Eligibility
104	Sharon C.	Our 202 property has 50 units, but two of those units have been decommissioned for use as office space. We have 48 elderly residents. Would we be eligible to apply?	No. Unfortunately, under the NOFA the only properties that are eligible are multifamily HUD-assisted developments with at least 50 assisted housing units. The unit count may be a combined count of HUD-assisted units in a campus setting. Under this NOFA, the term campus setting applies to a building or parcel of land that is adjacent or adjoining to another. The buildings must not be widely separated and be in reasonable walking distance. See NOFA Section III.A.1.a.	Property Eligibility
105	Marianne	Our biggest problem is falls. Will the Wellness Nurse be able to help people back up who have fallen?	The details of Wellness Nurse roles and responsibilities will be worked out later with the assistance of the implementation contractor that HUD will hire. However, the Wellness Nurse's activities around falls are more likely to be preventive. Please see NOFA Appendix A.B.2. and 3. for details on the job responsibilities of the Wellness Nurse and prohibited functions.	Wellness Nurse
106	Andee	How long will this research study be?	The Demonstration is three (3) years and the evaluation will last four (4) years. Research results will become available starting in the third year of the Demonstration.	Implementation Timeframe
107	Lisa	What are the study time-frames? Over what period of time will the study occur?	The Demonstration is three (3) years and the evaluation will last four (4) years. Research results will become available starting in the third year of the Demonstration.	Implementation Timeframe
108	Lisa	Please comment on the outcomes that will be assessed and whether there are privacy concerns.	Residents in treatment properties who are enrolled in the Demonstration program will provide informed consent to allow designated entities to share information with the Enhanced Service Coordinator and Wellness Nurse. The Demonstration will study the following general outcomes: transitions to institutional care, housing stability, well-being, health outcomes, health care utilization, and health care expenditures. The most important source of outcomes data will be Medicare claims data. Specific methods and measures will be developed under the evaluation contract. Following standard research procedures, data will be held securely and individuals will not be identified in presentations, reports, or publications. The evaluation research must be approved by a Human Subjects Review board.	Measuring Outcomes Assessment of Needs Privacy
109	Jennifer	Has an external evaluator been selected? When will that RFP be released?	The evaluation contract has not yet been awarded. We anticipate releasing the RFP soon. All questions related to the implementation and evaluation RFPs and contracts should be directed to Jeffrey Benson at Jeffrey.Benson@psc.hhs.gov .	Evaluation
110	Elvira	How long will the Demonstration program last?	The Demonstration is three (3) years and the evaluation will last four (4) years.	Implementation Timeframe
111	Sarah	Is there a long-term plan for implementing the results and publishing them?	Yes. Results of the evaluation will be published and made available to the public through HUDUser.gov .	Evaluation
112	Barbara	If we have a service coordinator, would this allow us to hire an additional coordinator to do the enhanced part?	To implement the Demonstration program model in Treatment properties requires one Enhanced Service Coordinator and a part-time Wellness Nurse for every 50 to 100 HUD-assisted senior households. All budget requests must be justified. Properties selected into the Treatment Group that have over 100 units may receive funding to support more than one Enhanced Service Coordinator, with this depending on needs of residents and number of residents. See NOFA Section I.A.1.d. and NOFA Section IV.B., especially Exhibits 1 and 2	Current Service Coordinator

113	Ray	What do you anticipate the annual award to be for the 40 properties in the treatment group?	Grants to Treatment Group properties will vary based on factors such as prevailing wages, start-up costs, and existing funding sources. Please see section III.A.3. of the NOFA for eligible program costs. Funds will vary by whether a property is in the Treatment or Control Group. This section outlines all eligible costs for both groups.	Funding Level
114	Shon	Is there a cap on the number of applications that can be submitted?	No. We encourage you to submit applications for all eligible properties.	Eligible Properties
115	Cheryl	We have one project but various sites throughout the two counties which have 56 units. Are we eligible?	If each site is a development of 56 units that meet the NOFA eligibility requirements, then Yes. Owners must apply to have specific properties participate in the Demonstration. Owners may apply to submit as many properties as desired, as long as each property has at least 50 units occupied by eligible residents and meets the other eligibility requirements. To meet the minimum requirement of 50 HUD-assisted units with elderly residents, an owner may add together properties that are on the same campus. Under this NOFA, the term campus setting applies to a building or parcel of land that is adjacent or adjoining to another. The buildings must not be widely separated and be in reasonable walking distance.	Eligible Properties
116	Sri	Who is the contractor?	The contract for the implementation of the Demonstration is not yet awarded. Inquiries should be directed to Jeffrey Benson at Jeffrey.Benson@psc.hhs.gov . The RFP for the evaluation contract is not yet posted.	Implementation Contractor
117	Maureen	Will the slides be available online?	Yes. The slides are available on the Funds Available page on HUD.gov: http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/fundsavail/nofa2015/ssdemo The Webcast is available at https://youtu.be/vNhBg3EwK7Q	Webcast
118	Marianne	Can we hire a local elder care company to employ the service coordinator and nurse?	If the local elder care company meets the requirements for third party providers of the Wellness Nurse, the company can be hired to employ the Wellness Nurse and Enhanced Service Coordinator. Owners may choose to contract out the hiring of the Enhanced Service Coordinator to a third party provider. See NOFA Section IV.B.1.c. The third party provider contracted to provide the employment of a Wellness Nurse should be a Medicare Certified Home Health Agency or similar agency or organization.	Wellness Nurse
119	Tracey	How long does the grant run?	The Demonstration is three (3) years and the evaluation will last four (4) years.	Implementation Timeframe
120	Cindy	Do you need agreement from all residents for participation? If the property has 50 units but only 20 people agree to participate, will that property be eligible?	Applicants do not need to secure resident agreement to participate before applying to be in this Demonstration. Participation in research is always voluntary and residents in participating properties can choose not to participate in the Demonstration. The NOFA tries to ensure a large enough pool of participants by requiring properties that participate to have at least 50 HUD-assisted units. One of the questions the evaluation will look at is what programs need to do to successfully reach out to and gain the participation of residents in participating properties.	Resident Participation
121	Jackie	Our Senior properties include those that are disabled. Will they (those that are disabled) have equal access to these services as well or is the help dependent on the age of the person?	No residents in a building in the Treatment Group will be refused the benefit of the Enhanced Service Coordinator and Wellness nurse. However, the needs assessments conducted by Enhanced Service Coordinator and Wellness Nurse will be geared towards assessing elderly residents' needs, and may not be fully applicable to non-elderly residents. It is also important to note that services are voluntary and residents are also not required to utilize the services of the Enhanced Service Coordinator and Wellness Nurse.	Resident Participation Non-Elderly Disabled

122	Maureen	Can you please answer how long this research project would last for the enhanced service coordination and to bring on a wellness nurse?	The Demonstration is three (3) years and the evaluation will last four (4) years.	Implementation Timeframe
123	Michele	To track study participants, will HUD pay for software upgrades?	HUD will be using a contractor to oversee the implementation of the Demonstration. Although we are still refining the details, HUD envisions the contractor will provide sites in the Treatment Group with a web-based platform for Enhanced Service Coordinators and Wellness Nurses to use when assessing residents--this will have both the actual assessments and be a way for staff to input important data. Administrative data (Medicare claims data) will be used to track long term outcomes on resident health and well-being, and will put no data collection burden on the property staff. For both the Treatment and Control Groups, staff may be asked to participate in occasional surveys and interviews in order to collect qualitative data on the Demonstration.	Assessment of Needs Software
124	Sheila	Can the property that already has a Service Coordinator who is not under a grant apply for this grant?	Yes. Properties with a service coordinator are considered service coordinator sites no matter what type of funding supports the service coordinator. For the Demonstration it is the presence of service coordination that matters (not the funding source).	Eligible Properties Current Service Coordinator
125	Sheila	Can the property apply for a HUD grant for the service coordinator along with the Wellness Nurses	Yes. Properties that do not have a service coordinator may apply for funding to support both an Enhanced Service Coordinator and Wellness Nurse.	Eligible Cost
126	Gainor	I am looking at the budget form. I understand you do one for the service coordinator and one for the nurse. It seems to be for one year. Is there somewhere to do a three- or five-year budget?	You are not required to submit form HUD91186, Multifamily Housing Service Coordinator First Time Funding Request, for each of the requested positions. If applicable, use one form to provide information for both positions. When describing personnel and fringe benefit costs (items II.a and II.b) please list the position of the Enhanced Service Coordinator and the Wellness Nurse separately on that form. The total dollar amount need for year one, less any one time cost, will be used to calculate the total grant term needs.	Funding Level Application
127	Melissa	We already have a part-time service coordinator. If selected into the treatment group, would the grant pay for the full costs of a full-time service coordinator plus a wellness nurse or only the difference between the part-time and the full-time service coordinator?	Grantees may not use funds through this NOFA to replace currently available funding from other sources. However, funds may be used to augment a current service coordinator program by increasing the salary and/or hours of the current service coordinator position as necessary to meet the requirements of the Demonstration. Grantees must implement a service coordinator program that meets the requirements of the Enhanced Service Coordinator defined in the Demonstration. Please see NOFA section III. A. 3.a.(5).	Current Service Coordinator Eligible Costs
128	Justin	Was the webinar entitled “The Supportive Services Demonstration for Elderly Households in HUD-Assisted Multifamily Housing” recorded and how can I access it?	Yes, the webinar was recorded and can be accessed here: https://www.youtube.com/watch?v=vNhBg3EwK7Q&feature=youtu.be	Webcast

129	Sri	Detroit Baptist Manor is planning on applying for the above grant. In the process, I need to get a few forms signed and I do not know by whom.	Great! Owners must designate a single individual to act as the Authorized Organization Representative (AOR) of the application. The AOR submitting the application must be registered with Grants.gov. See Step 4 (http://www.grants.gov/web/grants/applicants/organization-registration/step-4-aor-authorization.html) of the Grants.gov registration process for more information. When the application is submitted through Grants.gov, the name of the designated authorized representative will be inserted into the signature lines. Please note that the AOR must be able to make legally binding commitments.	Application
130	Jody	We have a Section 8 RD 515 building with 72 units. Forty Eight households have someone who is 62 and older. We currently have a very good Service Coordinator there. This building is located in southeastern Ohio near West Virginia. It would be perfect for your project, but does it qualify?	Based on the information provided you exceed the 10% nonelderly. See question 16 of the posted FAQs for detailed discussion. The NOFA requires that the property be designed (the words designated, restricted or reserved may be used to substitute the word designed) for occupancy by elderly persons - be it statutory or owner-adopted and is occupied by no more than 10% nonelderly/near-elderly persons with disabilities. I encourage you to determine if you in fact meet or exceed the 10% set-aside of the total unit count. HUD will review your HAP contract, Tenant Selection Plan and/or any other governing requirements to determine eligibility.	Eligible Properties
131		Am I required to submit form HUD2991 Certification of Consistency with the Consolidated Plan?	Since form HUD-2991 is included in the application download it must be submitted. Simply type "N/A" and submit with other requirements.	Application
132	Steve	Our Organization owns and operates three HUD senior projects with 202 Section 8 units and 16 under Section 236. We employ a half-time Wellness Coordinator who is an RN but performs many of the same functions as a Service Coordinator for our residents. She is a direct-hire employee and HUD provides no subsidy for her position. My question is if having this position already in place disqualifies us from meeting either Pool Group 1 or 2 criteria as defined in the NOFA definitions on Page 4 of 30? Or would this position be defined as a Service Coordinator even though it is not funded by HUD? Any clarification or guidance you can provide will be greatly appreciated. Thank you.	Having this position would not disqualify your application, however, it a requirement that the roles of each position be clearly defined. Since you stated that the Wellness Coordinator mirrors a Service Coordinator you seem to be interested in augmenting your existing program. To determine the pool, HUD would take into consideration the sustainment of the Wellness Coordinator funding source for the term of the grant.	Current Service coordinator Eligible Properties

133	Phil	The Housing Authority of the City of Columbia, Missouri has two high-rise buildings served by a Resident Services Coordinator. One building is designated mixed population (elderly and disabled) and the other is designated elderly and near-elderly. We have more than 50 residents that qualify as elderly (age 62 and older) in these buildings. Are we eligible to apply for this grant opportunity or is it restricted to developments that are 100% elderly (as noted be below in the NOFA)?	This NOFA is open to properties that are designed (the words designated, restricted or reserved may be used to substitute the word designed) for occupancy by elderly persons - be it statutory or owner-adopted. As such, project-based section 8 properties that serve no more than 10% of nonelderly, near-elderly and/or disabled families are eligible to apply for funding under this NOFA. See question 16 of the posted FAQs.	Eligible Properties
134	Jessica	When you refer to the “202 8” with 10% set aside for people with disabilities that qualify, are you referring to 202/section 8? Also, do 202 PRACs qualify (housing for ages 62+)	Yes. More specifically, the reference largely applies to Section 202 Direct Loan Program funded from Fiscal Year 1965 through Fiscal Year 1974. Then, 10% of the units in a Section 202 project were required to be designed for people with mobility impairments and could house persons (elderly or nonelderly) who required the accessibility features. Any Section 202 direct loan (Section 202 PAC) project developed specifically for persons with disabilities would not qualify.	Eligible Properties Non-Elderly Disabled 10% Set Aside
135	Joe	Are elderly/ disabled properties eligible?	It depends. If the property is designed (the words designated, restricted or reserved may be used to substitute the word designed) for occupancy by elderly persons - be it statutory or owner-adopted and is occupied by no more than 10% nonelderly/near-elderly persons with disabilities, then yes, that property is eligible. HUD will review governing agreements and/or Tenant Selection Plans to make a determination of eligibility. If the total occupied units of the total unit count of the property is occupied by more than 10% of non-elderly, near-elderly persons and/or disabled families, then the property would not satisfy the intent of the NOFA and would not be eligible to apply. See question 16 of the posted FAQs.	Eligible Properties Non-Elderly Disabled 10% Set Aside
136	Joe	Under the rules for project based Section 8, both elderly and non-elderly disabled persons ("NEDs") are eligible to be tenants in project based Section 8 elderly properties. There are some exceptions that permit owners to set a ceiling on the percentage of NEDS in a property, but in general, if you require a property to have no more than 10% non-elderly residents in order to be eligible for the RS demonstration, you will be excluding virtually all the project based Section 8 elderly properties in the country.	This Demonstration does allow for properties where no more than 10% of the units are for occupancy by persons other than elderly to be considered. Owners may exceed the set-aside number of units for nonelderly disabled families and are encouraged to do so if the need exists in the community. If properties are occupied by more than 10%, such properties will not be considered. See question 16 of the posted FAQs for greater discussion.	Eligible Properties Non-Elderly Disabled 10% Set Aside

137	Joe	Section 8 elderly program rules require disabled persons to be eligible for occupancy	That is correct. The requirement that 10% of units in certain project-based section 8 properties be reserved for the nonelderly disabled is a feature of the Elderly Preference under Title VI, Subtitle D of the HCD Act of 1992 as codified through 24 CFR 880.612a (for projects that are subject to Part 880, 881, or 883) and via 24 CFR 884.223a (for projects subject to Part 884).	Eligible Properties Non-Elderly Disabled 10% Set Aside
138	Joe	Are both for profit and nonprofit owners eligible?	Yes both are eligible as long as the other requirements have been satisfied.	Eligible Applicants
139	Steven J.	We are a HUD Public Housing Authority. Our proposed development is an 11 story single building with 100 units. It is not “HUD designated” as elderly but is primarily for the elderly and disabled. We have 50 + units that are elderly with the remainder as disabled which is more than the 10%.	Applicants must be owners of existing eligible federally assisted multifamily properties. Public Housing entities are not eligible.	Eligible Applicants
140	Amanda P.	Can we apply for the supportive services demonstration if we manage, but don’t own, the properties? We own a number of tax credit properties and offer supportive services to those residents. However, we manage a number of HUD properties for another owner. We sometimes struggle to convince owners of the value of supportive services despite seeing it in our owned properties. It would only be with the discussion on our end if we could apply for properties that we manage, but don’t own.	Property management companies are not eligible applicants. Only owners of eligible multifamily assisted housing, as defined in Section III.A.1 of this NOFA may apply. Owners must designate a single individual to act as the Authorized Organization Representative (AOR) of the application. The AOR submitting the application must be registered with Grants.gov. See Step 4 (http://www.grants.gov/web/grants/applicants/organization-registration/step-4-aor-authorization.html) of the Grants.gov registration process for more information. When the application is submitted through Grants.gov, the name of the designated authorized representative will be inserted into the signature lines. Please note that the AOR must be able to make legally binding commitments.	Eligible Applicants
141	Kate	1. We have a number of properties (Atrium, Adamsville Green, Renaissance, Etowah Terrace) with PBRA contracts that come through various housing authorities (Atlanta Housing Authority, for example). Are these properties considered Section 8 as defined by the eligibility requirements? 2. If so, then what percent of the units need to be included as Section 8. (For example, 100% of Renaissance receives PBRA via Atlanta Housing Authority, but about 26% of units at Etowah Terrace receives PBRA through the Rome Housing Authority)	1. The program is open to Section 8 Project-Based Rental Assistance (PBRA) under multifamily housing. Beginning in the mid-1970s, HUD made project-based Section 8 assistance available for multifamily housing—for new construction, for substantial rehabilitation of existing buildings. I recommend that you visit governing agreements to make this determination. I would further recommend that you contact your local HUD office. 2. Under Section 8, owners may reserve some or all of the units in a building for low-income tenants, for the purpose of this NOFA, a HUD-assisted development with at least 50 assisted housing units is required. Further such a development must not exceed the 10% set-aside requirement.	Eligible Properties

142	Amy	My organization recently became owner/manager of a former public housing property through RAD conversion. The property is designated elderly/disabled. The resident population is overwhelmingly elderly. Please confirm that we are an eligible applicant.	It depends. See question 16 of the posted FAQs for greater discussion. RAD conversions are eligible and must satisfy the requirements of this NOFA. Before submitting an application, I encourage you to determine if an elderly preference was adopted as well as determine if you meet or exceed the 10% set-aside of the total unit count. HUD will review your HAP contract , Tenant Selection Plan and/or any other governing requirements to determine eligibility.	Eligible Applicants
143	Marisa L.	<p>Hollywood Community Housing Corporation is interested in applying for the above funding opportunity and would like to clarify the eligibility requirements of “at least 50 assisted housing units- unit count may be a combined count of total number is a campus setting.”</p> <p>Our Palomar Apartments provide (27) units to low-income seniors and our Werner Illing House provides (21) units to low-income seniors. We serve additional low-income seniors in properties within close proximity (1-2 miles) to each other. Can you please advise if this fits into your eligibility requirements, please?</p>	Under this NOFA, the term campus setting applies to a building or parcel of land that are adjacent or adjoining to another. The buildings must not be widely separated and the walking distance between each must be minimal. Based on the information you provide, Palomar and Werner may satisfy the campus requirement, however, you have not complied with the terms of the NOFA where a minimum of 50-assisted units are required. Further, the other properties mentioned, do not seem to comply with the campus requirement.	Eligible Properties
144	Gainor	I am looking at the budget form. I understand you do one for the SC and one for the RN. It seems to be for one year. Is there somewhere where you do a three-year or a five-year budget?	You are not required to submit form HUD91186, Multifamily Housing Service Coordinator First Time Funding Request, for each of the requested positions. If applicable, use one form to provide information for both positions. When describing personnel and fringe benefit costs (items II.a and II.b) please list the position of the Enhanced Service Coordinator and the Wellness Nurse separately on that form. The total dollar amount need for year one, less any one time cost, will be used to calculate the total grant term needs.	Application
145	Justin	My name is Justin and I am with the National League of Cities. I missed the webinar this afternoon entitled: “The Supportive Services Demonstration for Elderly Households in HUD-Assisted Multifamily Housing”, but I would like to be able to view it. Do you know if it was recorded and how I can access it?	The Supportive Services webcast has been archived and is now available for your viewing. The video has been uploaded to YouTube along with the captions and can be viewed at https://youtu.be/vNhBg3EwK7Q' In addition, the slides can be found at http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/fundsavail/nofa2015/ssdemo	Webcast

146	Roberta	How is the “10% set aside” defined?	Please refer to question 16 of the posted FAQs.	Eligible Properties Non-Elderly Disabled 10% Set Aside
147	Maggi	Our organizations owns 179 small 202 projects in North Carolina. The residents are people with Intellectual and Developmental disabilities, many of which are over 62 and increasingly at risk of nursing home or other institutional placement. I am writing to inquire if the 50 unit minimum requirement of this funding might be attained across several properties?	If these are Section 202 Project Assistance Contract (PAC) properties - funded from 1989 to 1992 to house non-elderly disabled families -such properties are not eligible under this NOFA. If these are 202 Direct Loan properties pre 1989 that serve more than 10% of non-elderly disabled families then those properties would not be eligible.	Eligible Properties Non-Elderly Disabled 10% Set Aside
148	Mara	Can senior/disabled properties apply? Where can I get info on the regional workshops?	Please refer to question 16 of the posted FAQs. In addition, the schedule for the Regional Training webinars will be posted shortly at http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/fundsavail/nofa2015/ssdemo	Eligible Properties Non-Elderly Disabled 10% Set Aside
149	Shanta	Just for clarification, a PHA must have designated a site as a Senior Development through an approved designated housing plan to apply for funding?	Applicants must be owners of existing eligible federally assisted multifamily properties. Public Housing entities are not eligible.	Eligible Applicants
150	Gainor	We are seriously considering applying to participate in the demonstration but our development is a new 92-unit elderly restricted development. The rental subsidies are 92 project based Section 8 vouchers funded via Charlotte Housing Authority (CHA) voucher pool, they are not managed by our HUD field office in Greensboro. Are we eligible?	No. In 1998, Congress added a new provision to the Section 8 voucher program, allowing Public Housing Agencies (PHAs) to take a portion of their voucher budget authority and “project-base” that authority. The PBV Program, as it became known, would allow PHAs to sponsor or promote the development of certain “hard” units of low-income housing. As such, the PBVs are administered by the local voucher agency, which enters into a Housing Assistance Payments (HAP) contract with the project owner. PBVs would not satisfy the requirements of this NOFA.	Eligible Properties

151	Erica	My question has to do with eligibility. We have several properties that meet the criteria for the type of HUD Assisted housing (i.e. as defined in III.A.1 a-c) – but they are not “elderly” only (age 62+) . Rather, a qualifying resident has to be EITHER 62+ OR under age 62 with a disability. Does this automatically make an application for this type of property under this NOFA ineligible? Or would this type of property be considered if they currently had in their resident population at least 50 elderly households (i.e. the property has 150 units total ... 60 of those units are occupied by an elderly household & 90 are occupied by non-elderly, disabled)? The way I read the NOFA, the entire property has to be made up of elderly only households, but I would appreciate some clarification on that question so that we can decide if we can move forward with an application.	No, this application is not automatically ineligible. This Demonstration does allow for properties where no more than 10% of the units are for occupancy by persons other than elderly to be considered. See question 16 of the posted FAQs for a detailed discussion. Before submitting an application, I encourage you to determine if an elderly preference was adopted as well as determine if you meet or exceed the 10% set-aside of the total unit count. HUD will review your HAP contract, Tenant Selection Plan and/or any other governing requirements to determine eligibility.	Eligible Properties Non-Elderly Disabled 10% Set Aside
152	Molly	Regarding property eligibility for these funds, are Public Housing Authority properties eligible?	Public Housing entities are not eligible to apply.	Eligible Applicants
153	Cynthia	Are public housing (Section 9) senior high-rise communities eligible to apply for this funding opportunity?	No. Conventional public housing, as such term is defined in section 3(b) of the United States Housing Act of 1937), and units assisted by project-based Housing Choice Vouchers, as set forth in 24 CFR Part 983, are ineligible.	Eligible Applicants
154	Gabriela	I read through the NOFA and it doesn't specifically state if a Section 8 multi-family property with at least 20% of residents being elderly 62+ is eligible to apply. This particular building is project based Section 8 and Section 221(d)3 with 448 units. 99 of those units are occupied with elderly 62+ residents with many more aging in place. Can someone please clarify?	This Demonstration does allow for properties where no more than 10% of the units are for occupancy by persons other than elderly to be considered. See question 16 of the posted FAQs for a detailed discussion. Before submitting an application, I encourage you to determine if an elderly preference was adopted as well as determine if you meet or exceed the 10% set-aside of the total unit count. HUD will review your HAP contract Tenant Selection Plan and/or any other governing requirements to determine eligibility.	Eligible Properties Non-Elderly Disabled 10% Set Aside

155	Melissa	Does HUD have a list of eligible properties? How is HUD-assisted housing defined – does public housing and Section 8 project-based housing qualify?	HUD maintains a database of subsidized properties which includes but is not limited to eligible properties under this Demonstration. Please refer to Section III.A. for a listing of HUD-Assisted housing types. Also, refer to your HAP contract and/or any other governing requirements to determine eligibility. Conventional public housing, as such term is defined in section 3(b) of the United States Housing Act of 1937), and units assisted by project-based Housing Choice Vouchers, as set forth in 24 CFR Part 983, are ineligible.	Eligible Properties
156	Stephen F.	Is the program limited to multi-housing HAP properties, or does it apply to public housing or RAD projects?	Please refer to Section III.A. for a listing of HUD-Assisted housing types. Under this NOFA, conventional public housing/PBV are ineligible. RAD properties must satisfy eligibility requirements as defined under this NOFA and governing documents will be reviewed to determine eligibility.	Eligible Properties
157	Sara	Can we submit multiple applications, or can we state that in one application and be given consideration for more than one property to participate, either as a Control Group or Demonstration group.	Your submission(s) must be in compliance with the requirements of this NOFA. The NOFA only allows for campus setting to submit for multiple buildings.	Eligible Properties
158	Tracey	If our property has 2 different addresses, but we consider it one building. Do we apply using 1 application or 2?	Please submit as one application if you meet the requirements of a campus setting, if not, submit each separately.	Eligible Properties
159	Lynnette	Our property is a section 202/8. How are you defining disabled tenants for this type of property? Would it be if the head of household is under the age of 62?	This NOFA does not define "disabled" and rest with the governing statute(s) to define such term. This NOFA does provide a definition for elderly which is 62 years of age or older.	Eligible Properties Non-Elderly Disabled
160	Dominique	My organization operates several (8) affordable housing properties for low-income seniors all in ONE STATE. 60% of these have Service Coordinators; 40% do not. All meet the eligibility requirements. Can we submit multiple applications, or can we state that in one application and be given consideration for more than one property to participate, either as a Control Group or Demonstration group.	Your submission(s) must be in compliance with the requirements of this NOFA. The NOFA only allows for campus setting to submit for multiple buildings. If you have multiple properties and each individual property is eligible, please submit multiple applications, one for each eligible property.	Application Multiple Properties
161	John J.	Are properties that are Project-Based Section 8 properties that do not have a set-aside but have disabled tenants less than 10% of the population eligible to apply? Fair housing laws require that we admit disabled residents to the property.	Yes. This NOFA is open to properties that are designed (the words designated, restricted or reserved may be used to substitute the word designed) for occupancy by elderly persons - be it statutory or owner-adopted. The total unit count for nonelderly must not exceed 10%. No additional requirements for a set-aside is imposed under this NOFA.	Eligible Properties

162	Ellis	We are a 202 Grant, no mortgage, will we qualify for this particular Grant	Yes, if you are referring to the Section 202 Supportive Housing for the Elderly Capital Advance Program with Project Rental Assistance Contract (also known as Section 202 PRACs).	Eligible Applicants
163	Cathleen	So to confirm, we cannot combine two projects that are not on a campus setting, even if they share the same management, to get over the 50 unit limit?	That is correct.	Eligible Properties
164	Jo Stephanie	Can one company apply multiple times?	Yes. This NOFA does not establish a maximum application submission count.	Application Multiple Properties
165	Bobbie	Could you discuss the types of HUD funding a property needs to have in order to be eligible?	Please refer to Section III.A. for a listing of HUD-Assisted housing types. Also, please be sure to tune in to your regional webinar for a detailed discussion.	Eligible Properties
166	Janet	What is the definition of campus?	Under this NOFA, the term campus setting applies to a building or parcel of land that is adjacent or adjoining to another. The buildings must not be widely separated and be in reasonable walking distance.	Eligible Properties
167	Heather	Would a new 202 building be eligible that will receive its Certificate of Occupancy on 3/15 and fully leased up by 6/15/16 be eligible to apply?	The NOFA does not prohibit you from submitting an application. Please note that occupancy rates are part of the review process.	Eligible Properties
168	Sue	Is there a minimum required number of Section 8 vouchers for a property to be considered?	The property must have project based Section 8 and at least 50-units must be HUD-assisted. Project-based vouchers would not satisfy the requirements of this NOFA. In 1998, Congress added a new provision to the Section 8 voucher program, allowing Public Housing Agencies (PHAs) to take a portion of their voucher budget authority and “project-base” that authority. The PBV Program, as it became known, would allow PHAs to sponsor or promote the development of certain “hard” units of low-income housing. As such, the PBVs are administered by the local voucher agency, which enters into a Housing Assistance Payments (HAP) contract with the project owner.	Eligible Properties
169	Cereta	Can owners who already have a service coordinator and are funded by HUD under the “2013 service coordinator in multifamily housing grant” apply for this grant opportunity?	Yes. The NOFA is open to properties with a service coordinator and does not restrict the funding source for that position.	Eligible Properties Current Service Coordinator
170	Monica	Does a property with fewer than 50 units qualify as a control group?	No. All properties must meet the eligibility requirements.	Eligible Properties
171	Kamara	If you are not a campus and only have 2 sites, then what is the ideal model for that?	To support the research design, each eligible and selected property in the treatment group (not including campus settings) must have a full time Enhanced Service Coordinator. Under this NOFA, the term campus setting applies to a building or parcel of land that is adjacent or adjoining to another. The buildings must not be widely separated and be in reasonable walking distance.	Eligible Properties

172	Veronica	What would be the job title for salary comparability purposes to determine what an enhanced SC would be paid. I have a service coordinator and would need to determine that salary increase.	Such a job title will vary. I recommend that you compare based on the duties and qualification. I also recommend that you connect with associations and contact your local HUD Office to help determine comparable salaries.	Enhanced Service Coordinator
173	Shon	So, a full application has to be submitted for every property (including plans for enhanced coordination), regardless of whether they are chosen for the control group?	That is correct.	Eligible Properties
174	Melissa K.	What will the SCs be required to do?	Appendix A provides an overview of the role of the Enhanced Service Coordinator. Understanding that such role may be refined by the implementation contractor.	Enhanced Service Coordinator
175	Laurie	Will a property that has a total of 74 units (a combination of 28 HUD units for 62 and older residents, and the balance are LIHTC units available). Will that property qualify if the majority of residents in the LIHTC are 62 and older?	Please refer to the NOFA to detailed discussion of eligibility requirements. The NOFA requires that eligible property must be a HUD-assisted development with at least 50 assisted housing units.	Eligible Properties
176	Deborah A.	One of our properties has a terrific Service Coordinator. She is funded specifically via residual receipts – no grant funds. Can we apply for that property even though there is no grant funds being used? Would the enhanced incentive then be paid via these grant funds?	Yes. The NOFA does not restrict the funding source for the Service Coordinator and will take into consideration the availability of residual receipts for the next three years when determining your pool.	Current Service Coordinator Eligible Properties
177	Margaret	If owner has multiple sites and properties are under 50 units. Can they be combined?	If such properties satisfy the definition of a campus setting then yes, you may combine them. Under this NOFA, the term campus setting applies to a building or parcel of land that is adjacent or adjoining to another. The buildings must not be widely separated and be in reasonable walking distance.	Eligible Properties
178	Ingrid M.	We are a 202 PRAC with a Service Coordinator but would be very interest in this NOFA. What is the web address and NOFA Grant Number?	The Funding Opportunity Number is FR-5900-N-22. Please visit Grants.gov to download the NOFA.	Application
179	Imonaco	As a service coordinator, not funded directly by HUD, would I still be able participate	Yes. The NOFA does not restrict the funding source for the Service Coordinator and will take into consideration the availability of funding for the next three years when determining your pool.	Current Service Coordinator Eligible Properties
180	Theresa	If your organization is waiting for renewal of service coordinator grant can you still apply?	Yes. The Department is committed to the sustainment of the Service Coordinator Grant Program and assuming that you are in compliance, you should expect for your grant to be renewed.	Current Service Coordinator Eligible Properties

181	Nare	For those owners who will be submitting APPS electronic submissions in lieu of a paper 2530, will you be adding a “Supportive Services Demo” option in the Reason for Submission dropdown menu in APPS? If not, what option should owners select instead? Additionally, will electronic signatures be sufficient or will the hard copy submission packet need to be submitted in the funding application with signatures from all board members?	This form must be submitted for the Owner and all of the Officers and Directors of the Board, if applicable. This form provides HUD with a certified report of all your previous participation in HUD multifamily housing projects. The information is used to determine if you meet the standards established to ensure that all principal participants in HUD projects will honor their legal, financial, and contractual obligations and are acceptable risks from the underwriting standpoint of an insurer, lender or governmental agency. If the applicant has an active FHA project number then yes, an electronic submission is acceptable and encouraged. When submitting electronically, select "NOFA" as the reason and "grant applicant" as the role. Learn more by visiting http://portal.hud.gov/hudportal/documents/huddoc?id=iugguide.pdf .	Application
182	Sherri	Can you choose not to participate as a control group?	Research is always voluntary and property owners in the Control Group cannot be forced to collaborate with the evaluation. However, the Control Group is critical to produce rigorous evidence about the impact of the Demonstration. HUD will offer incentives to the Control Group to encourage property owners and staff to answer questions and complete surveys for the evaluation. We strongly urge properties to apply for this NOFA and hope properties that do apply will agree to participate regardless of the group they are randomly assigned to— in the long run, the results from this Demonstration and evaluation can benefit all supportive housing providers!	Control Group Opting Out
183	Kimalee	Can we opt out of being a control group?	Research is always voluntary and property owners in the Control Group cannot be forced to collaborate with the evaluation. However, the Control Group is critical to produce rigorous evidence about the impact of the Demonstration. HUD will offer incentives to the Control Group to encourage property owners and staff to answer questions and complete surveys for the evaluation. We strongly urge properties to apply for this NOFA and hope properties that do apply will agree to participate regardless of the group they are randomly assigned to— in the long run, the results from this Demonstration and evaluation can benefit all supportive housing providers!	Control Group Opting Out
184	Joseph	For developments that do not currently have service coordinators that are assigned to the "control" group--what is the level of expected administrative work required, i.e. what new information will be collected and for how long?	The evaluation is expected to require a minimal and reasonable amount of time from you and your staff if your property is assigned to the Control Group, whether you currently have or do not have a service coordinator. The evaluation design has not been developed yet, but HUD expects that the evaluation team will conduct one telephone survey or interview and two site visits to Control properties during the course of the Demonstration. In these telephone interviews and site visits, the evaluators are expected to interview property owner and staff to learn about any services and supports provided at the property. The evaluation might include one to two small focus groups with residents in a small sample of Control properties, if authorized by the property owner, however, any cost associated with holding the focus group would be borne by HUD or its study contractor.	Control Group Level of Effort

185	Janet	If a property is selected for the control group, how much time will be required? \$5,000 does not seem like a very large compensation amount for these activities.	The evaluation is expected to require a minimal and reasonable amount of time from you and your staff if your property is assigned to the Control Group, whether you currently have or do not have a service coordinator. The evaluation design has not been developed yet, but HUD expects that the evaluation team will conduct one telephone survey or interview and two site visits to Control properties during the course of the Demonstration. In these telephone interviews and site visits, the evaluators are expected to interview property owner and staff to learn about any services and supports provided at the property. The evaluation might include one to two small focus groups with residents in a small sample of Control properties, if authorized by the property owner, however, any cost associated with holding the focus group would be borne by HUD or its study contractor.	Control Group Level of Effort
186	Osher	If a property gets selected for the NOFA--are they obligated to implement the program or can they choose to opt out prior to the commencement?	We hope properties that apply will agree to participate and sign cooperative agreements with HUD to implement the Demonstration. We believe we have a supportive services model that can make an impact on your residents and provide evidence for future funding of supportive housing for elderly. The work of the service coordinator will be improved and his or her role will be enhanced with the presence of the wellness nurse, but we don't anticipate the Demonstration to be a burden to property owners and managers. If you are selected for the Treatment Group, you will have the assistance of a technical assistance provider to walk you through the entire implementation process. Finally, it is important to note that properties that apply and drop out of the Demonstration after the lottery compromise the rigor of the evaluation.	Treatment Group Opting Out
187	Lindsay	Can you confirm that applicants can remove themselves from the study if they decide that the resources will not be sufficient or if the data and reporting requirements are too much for a particular property to take on?	We hope properties that apply will agree to participate and sign cooperative agreements with HUD to implement the Demonstration. We believe we have a supportive services model that can make an impact on your residents and provide evidence for future funding of supportive housing for elderly. The work of the service coordinator will be improved and his or her role will be enhanced with the presence of the wellness nurse, but we don't anticipate the Demonstration to be a burden to property owners and managers. If you are selected for the Treatment Group, you will have the assistance of a technical assistance provider to walk you through the entire implementation process. Finally, it is important to note that properties that apply and drop out of the Demonstration after the lottery compromise the rigor of the evaluation.	Treatment Group Opting Out Reporting Requirement
188	Lindsay	Can you give us a better sense of what the data tracking requirements will be as part of the demonstration? Data points, frequency, system used, etc.	<p>Once the enhanced service coordinator and wellness nurse are contracted and trained in Treatment properties, they will be expected to use the Demonstration web-based platform to enroll residents in the program, assess their needs, and plan the coordination of services and supports according to those needs. A technical assistance provider contracted by HUD will support the service coordinator and wellness nurse throughout this process and will assist with their submission of semi-annual performance reports to HUD.</p> <p>The evaluation design has not been developed yet, but HUD expects that the evaluation team will conduct one telephone survey or interview and two site visits to Treatment properties during the course of the Demonstration. In these telephone interviews and site visits, the evaluators are expected to interview the property owner and staff to learn about the services and supports provided at the property. The evaluation might include one to two small focus groups with residents in a small sample of Treatment properties.</p>	Treatment Group Reporting Requirement

189	Schweitzer	How will the enhanced service coordinator and wellness nurse document health outcomes?	<p>Once the enhanced service coordinator and wellness nurse are contracted and trained in Treatment properties, they will be expected to use the Demonstration web-based platform to enroll residents in the program, assess their needs, and plan the coordination of services and supports according to those needs. A technical assistance provider contracted by HUD will support the service coordinator and wellness nurse throughout this process and will assist with their submission of semi-annual performance reports to HUD.</p> <p>The enhanced service coordinator and wellness nurse will not be responsible for documenting health outcomes. The contractors hired by HUD to conduct the evaluation will be responsible for using health care administrative data to track health outcomes.</p>	Treatment Group Measuring Outcomes Reporting Requirement
190	Rodrigo	Will the control and treatment properties conduct the same baseline assessment and ongoing tracking of metrics like MOCA (cognitive), ADL's, etc.?	<p>Once the enhanced service coordinator and wellness nurse are contracted and trained in Treatment properties, they will be expected to use the Demonstration web-based platform to enroll residents in the program, assess their needs, and plan the coordination of services and supports according to those needs. A technical assistance provider contracted by HUD will support the service coordinator and wellness nurse throughout this process and will assist with their submission of semi-annual performance reports to HUD.</p> <p>The enhanced service coordinator and wellness nurse will not be responsible for documenting health outcomes. The contractors hired by HUD to conduct the evaluation will be responsible for using health care administrative data to track health outcomes.</p> <p>Control properties will not be required to enroll residents in the program, assess their needs, and plan the coordination of services and supports according to those needs.</p>	Measuring Outcomes Reporting Requirement
191	Janelle	Does HUD expect for Property Management Agents or Property Owners to hire Nurses to fill these roles? If not, can HUD provide a sample agreement Owners can use to enter into a relationship with either a hospital or home health care that can provide a nurse to the property for this program?	<p>Under the NOFA, HUD requires that owners contract out to a third party to select and supervise the wellness nurse and states that third parties should be a "Medicare Certified Home Health Provider" or similar agency or organization. See NOFA Section III.A.3.a.(4).</p> <p>The technical assistance provider contracted to support the implementation of the Demonstration will be able to assist Treatment Group properties with contracting for the wellness nurse.</p>	Wellness Nurse
192	Linda	Can you please tell me about the responsibility the applicants are required to have pertaining to obtaining a qualified third party provider for the employment of the nurse?	<p>Under the NOFA, HUD requires that owners contract out to a third party to select and supervise the wellness nurse and states that third parties should be a "Medicare Certified Home Health Provider" or similar agency or organization. See NOFA Section III.A.3.a.(4).</p> <p>The technical assistance provider contracted to support the implementation of the Demonstration will be able to assist Treatment Group properties with contracting for the wellness nurse.</p>	Wellness Nurse
193	David	Will an existing partnership with the state Medicaid agency improve odds of selection for the Demonstration?	<p>No. To be considered for the Demonstration, applicants must meet the eligibility thresholds. After that, however, selection into the Demonstration does not depend on property-level factors. See NOFA Section V.A.3 for details on factors constraining the likelihood of selection into the Demonstration.</p>	Selection of States

194	John	My question is that no matter how many 202s file this application, the fact that the State of Florida does not possess any the programs needed to measure health care coordination initiatives would likely mean that Florida would not be a State selected. Is this correct?	No, it is not correct to assume that Florida would not be selected for the Demonstration. Even if Florida does not have health care coordination initiatives, Florida can potentially be selected if the state has a large pool of eligible applications and if Medicare Fee-for-Service rate of enrollment is high in the areas that are applying. We encourage you not only to apply, but to engage other property owners in your area to apply too!	Selection of States
195	Michelle	We are looking into partnering with PACE, what impact would that have on eligibility for the demonstration, if any?	HUD cannot include in this Demonstration properties that provide more services than the Demonstration program. PACE provides more service than the Demonstration program model, so that a property implementing PACE would not be eligible to participate in this Demonstration.	Eligible Properties
196	Jennifer	Has an external evaluator been selected? When will that RFP be released?	The evaluation contract has not yet been awarded. We anticipate releasing the Request for Proposal soon.	Evaluation
197	Nancy	Are sites eligible if the RSC is employed by a 3 rd party agency?	Yes, they are eligible and would be considered as part of the “Service Coordinator Pool”. For the purposes of the NOFA, any development where residents are served by an RSC is eligible (assuming they meet the other eligibility requirements) regardless of how the RSC is funded (i.e., RSCs to not have to be HUD-funded service coordinators).	Eligible Properties
198	Nancy	Are sites eligible if the RSC is shared among multiple sites? (In other words, the RSC is technically part-time at the site).	Yes. However, if one of those sites is then randomly selected for the treatment group, that RSC would be expected to be working full-time at that particular site as an Enhanced Service Coordinator, so they wouldn’t have enough time to be working at the other sites. Or, that site would need to bring on a new person to serve as an Enhanced Service Coordinator while the previous RSC continued to serve the other sites.	Eligible Properties
199	Melanie	One of our eligible properties does not currently have a Service Coordinator (SC) or Nurse. If our project is deemed eligible, and we are selected as a control group to NOT receive a SC or Nurse are we then required to remain in the program (without services) for the initial 3 years of funding? What if we want to bring on a Nurse or SC using our own funds or through a partnership? Are we able to withdraw our application?	Properties in the Control Group are not prohibited from employing service coordinators or wellness nurses with other resources during the course of the Demonstration. As part of the evaluation, we will want to understand what is being offered in that property and if it changes over time.	Control Group Services Overtime
200	Melanie	Does HUD expect to release another Service Coordinator grant in the next year? Is this Demonstration a replacement of that program?	This program is not a replacement of the regular Service Coordinator Grant program, but we hope the Demonstration will inform and improve the effectiveness of future rounds of the Service Coordinator Grant program. The annual renewal of Service Coordinator grants are subject to appropriations. For FY 2016 funds have been made available to renew all existing grants. No new awards will be made. The Department expects to renew funds for FY 16 shortly.	Service Coordinator Grant Program
201	Melanie	Can one organization apply for multiple eligible properties in the same city?	Yes! Please submit applications for all of your eligible properties.	Eligible Properties

202	Cheryl	I we applied to this grant would I write my position as a service coordinator into that grant and add the nurse and then count on that grant to be refunded every year or do you think we write de grant for the nurse position and all that goes with that and continue to have my position as service coordinator funded through the annual extension process?	See answer to question #36 This grant will not impact funding renewals under the Service Coordinator program. Your service coordinator position will continue to be funded through the annual renewal position, all other program cost under this Demonstration will be covered by this grant.	Existing Service Coordinator
203	Paula	Our organization has purchased a 24-unit apartment complex in rural Southern Indiana that has project based Section 8 Vouchers attached to it. We have acquired rehab dollar to improve this project and make it more energy efficient. This development serves 24 households that are elderly and a number of units for persons with disabilities. The tenants in this project are at or below 30% of the average median income for the area. Most yearly income from Social Security and SSI is between \$6,000 to 8,000. They are desperately in need of support services to assist them. Is it possible to apply for this grant if we have less than 50 units?	Unfortunately in this Demonstration properties with less than 50 assisted units are not eligible. However, HUD may conduct a demonstration of supportive services for elderly in rural areas in the future. HUD held an expert convening in 2015 to discuss design options (see report here: https://www.huduser.gov/portal/publications/reports/Senior-Housing-Services-Challenges-Opportunities.html) and requested funds for the design of the demonstration in Fiscal Year 2017.	Rural Areas
204	Colleen	Does the wellness nurse need to be an RN? Or can this person be an LPN?	The NOFA Appendix A details Wellness Nurse qualifications. The NOFA requires that the nurse be an RN. More specific qualifications of the nurse may be defined in future program controlling documents.	Wellness Nurse
205	Colleen	In providing our Occupancy Reports in Exhibit 3.b. we would like to “black out” resident names to protect their privacy. We are assuming that is acceptable. Correct?	Privacy of resident’s information is of critical importance to the Department. Information received is kept secured. With this understanding, I see no reason to strike names from this report.	Application Package

206	Tammy	Does Alaska need to have four applications received to be considered? How do I find out if Alaska has enough to qualify?	<p>Yes, states selected for the Demonstration need to have a minimum of four eligible applications that can be assigned to the lottery.</p> <p>There is no way for HUD to know--before the competition ends--how many applications will be received from each state and whether the state will have the minimum number of eligible applications needed for the lottery. We encourage you to connect with other owners in your area that may be eligible for the Demonstration and encourage them to apply. It is important to note that HUD has simplified the application process as much as possible to remove barriers and encourage participation. HUD hopes that this will help ensure that states meet the minimum number of eligible applications.</p>	Selection of States
207	Sharika	Are low-income public housing locations eligible to apply for this grant?	Applicants must be owners of existing eligible federally assisted multifamily properties. Public Housing entities are not eligible.	Eligible Applicants
208	Sorrel	I need clarification around the use of funds to support a current resident service coordinator (RSC). I understand if the RSC is part time, you can use these funds to make the position full-time, but our RSCs are already full time. I read that we can increase their rate of pay to compensate them for the additional duties they would be asked to perform, but that doesn't really help our Housing Authority as we are currently having difficulty covering their salaries as they are what with union negotiated cost of living wages, benefits, etc., so... is there some other option I'm missing? We would love to have a Wellness Nurse join our team, but I am not sure if it makes sense for us to apply, even though we have half a dozen eligible housing developments.	Grantees may not use funds through this NOFA to replace currently available funding from other sources for the service coordinator position. As you note, funds may be used to augment a current service coordinator program by increasing the salary and/or hours of the current service coordinator position as necessary to meet the requirements of the Demonstration. If you already have a full-time service coordinator that does not need a salary increase to perform at the enhanced level required by this Demonstration, you can still apply to this Demonstration to get funds for the Wellness Nurse.	Current Service Coordinator

209	David	We are a housing authority that has a campus of three elderly buildings for a total of 144 units. Each building technically has different ownership, but all are managed by our company. We have one 202 of 50 units, one LIHTC with Section 8 Project Based of 37 units, and 48 senior units that are senior public housing (not federally assisted and not eligible to be considered). Will HUD allow the housing authority to apply with permission from both entities (the owners of the 202 property and the LIHTC with Section 8 Project Based property)? Who should apply?	All applicants must be in compliance with the requirements of the NOFA. Under this NOFA, the housing authority, based on the question submitted, does not satisfy the eligibility requirements of the NOFA and would not be eligible to participate.	Application
210	Lindsay	Will the owner be required to build 2 separate offices onsite – one for the service coordinator and one for the wellness nurse?	No. Under this NOFA, there must be a private office space which the Wellness Nurse can use, but it is OK if the Enhanced Service Coordinator and the Wellness Nurse share an office space. HUD assumes that if a resident desires to speak confidentially with the nurse in a private office space, the team can work out the logistics to accommodate this need.	Office Space
211	Lindsay	The population at many of our buildings is mixed between seniors and persons with disabilities. The majority of the population is seniors, but the entire building is not comprised of seniors only. Do these buildings qualify? Is there a certain proportion of seniors that have to be living at the building?	This Demonstration allows for properties where no more than 10% of the units are for occupancy by persons other than elderly to be considered. See question 16 of the posted FAQs for a detailed discussion. Before submitting an application, I encourage you to determine if an elderly preference was adopted as well as determine if you meet or exceed the 10% set-aside of the total unit count. HUD will review your HAP contract Tenant Selection Plan and/or any other governing requirements to determine eligibility.	Eligible Properties Non-Elderly Disabled 10% Set Aside
212	Elana	My organization receives a service coordinator grant for one of our housing sites. This housing site is not one of the sites we are applying for this NOFA. So do we need to fill out the 91186?	The information may be provided so as to reflect the total cost of the program. Since this is a HUD funded grant, if you have already submitted your application and did not include this position in your 91186, the Department is able to determine the cost. If you have not submitted the application, please make certain that the 91886 reflect the total coast of the program	Application
213	Debora	It appears that public housing units are not eligible. Correct?	Correct. Applicants must be owners of existing eligible federally assisted multifamily properties. Public Housing entities are not eligible.	Eligible Applicants

214	Debora	We own and manage a 50-unit property with a project-based Section 8 contract. It is a scattered site property. It is also mixed in the sense that there is one 40-unit building servicing elderly/disabled residents and two additional buildings with 10 units that serve families. Would this property be eligible for this demonstration program?	Unfortunately this property is not eligible to apply. The 40-unit property meets the eligibility criteria for tenants served, but the property has less than 50 assisted units. The properties that serve families are not eligible to apply.	Eligible Properties
215	Carlos	[] Housing Authority is working on the application for Supportive Services Demonstration for Elderly Households. We are looking for some guidance on the letter of commitment from the third party provider which would be contracted for the hiring of the Enhanced Service Coordinator. Can you provide a sample letter or additional details as to what items or language is expected to be in the letter of commitment? We would like to provide our third part provider with specific items to address in the letter.	Please make certain that the Housing Authority is in fact an eligible applicant. Specific to your question, the Department does not have a template or a sample of a commitment letter.	Enhanced Service Coordinator Third Party Provider
216	Carlos	The grant opportunity package includes HUD form 50153, which we believe would not apply to our Housing Authority. Please clarify if this is a required certification for the application. The form does not appear to be listed under the content and for of the application submission.	The submission requirements are limited to the information as detailed in the exhibits of this NOFA.	Application Package
217	Ray	Is there any special consideration being made in the selection process related to rural vs urban settings?	No, this NOFA does not consider rural vs urban location in the selection of applications.	Selection Criteria
218	Ray	When is the grant money awarded?	We hope to make awards summer of 2016.	Estimated Award Date Implementation Timeframe

219	Ray	<p>We have two projects (both being on the same campus and actually joined together by a tunnel) for which a portion of each project is designated as assisted living. More specifically, we have 40 assisted living units out of 183 total units in one building and in the adjoining project we have 56 out of 203 of those units designated as assisted living. This assisted living is certified in the state, but not licensed as this is not an option in the state. In Section F (f) of the grant announcement, it states that funding under this grant may not be used for costs related to projects licensed or to be licensed as assisted living facilities. With this information, are we still eligible to apply for the 282 unit not certified as assisted living?</p>	<p>Yes, this application would be eligible since the total number of non-assisted living units is more than 50. Keep in mind however, that if residents in the non-assisted living units have access to the nursing services then this application would not be eligible for consideration under this NOFA</p>	Eligible Properties ALCP
220	Maggie	<p>If a currently employed service coordinator has an associate’s degree with 3+ years of experience in working with elderly as a supportive services coordinator, is that an acceptable substitution for the bachelor’s degree requirement for the NOFA?</p>	<p>Considering that your current service coordinator has an associate degree, the 3+ years of experience can be considered an acceptable substitution for the bachelor’s degree requirement for the NOFA.</p> <p>Discuss/confirm: NOFA asks for bachelor’s degree but accepts substitution for experience. The NOFA also asks for 2 years of experience. So far, this person has 2 years on undergraduate degree plus 3+ years of experience and appears to be 1 year short for the total experience + education needed. Since they say that the person has 3+ (not just 3 years of experience) and the NOFA will only be awarded in 6 months or so, the person would have met the requirement by the time all service coordinators are hired by the other sites.</p>	Enhanced Service Coordinator
221	Adreana	<p>I am with the Ohio Department of Mental Health and Addiction Services. I have a question regarding the above mentioned NOFA for supportive services demonstration for Elderly Households. Under the funding restrictions (F) 1.b. it reads employment of service coordinator in Section 202 properties with a PRAC. Question: if the Section 202 PRAC property with 45 units is on the campus with an additional 202 property with 44 units is the owner eligible to apply? This would be a total of 89 units.</p>	<p>The NOFA requires that eligible properties have at least 50 assisted housing units and allows for that number to be reached by adding together units from buildings that are on the same campus. If both of the properties in question are otherwise eligible, then combining them will meet the 50 unit threshold. See the NOFA Section III.A.1.</p>	Eligible Properties

222	Travis	Can you direct me to where the application guidelines for the HUD 202 grant are?	Information on how to apply to participate in the Demonstration can be found at the following url: http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/fundsavail/nofa2015/ssdemo The url includes links to all of the information needed to apply.	Application
223	Gary	Is this grant renewable for 3 years? If so, after the three years, are the costs for the required two positions absorbed by the applying property?	The Demonstration is for an initial three (3) years, with two annual extensions subject to the availability of funds. We do not know what will happen to the program after the Demonstration ends. By definition a Demonstration is a time-limited effort to try something out and see how well it works. We hope that the Demonstration will produce evidence to inform future requests for funding supportive services for HUD-assisted senior households.	Implementation Timeframe
224	Dinah	When submitting an application packet for properties that currently have a service coordinator, do we submit the HUD 91186 1 st time funds budget?	You are not required to submit form HUD91186, Multifamily Housing Service Coordinator First Time Funding Request, for each of the requested positions. If applicable, use one form to provide information for both positions. When describing personnel and fringe benefit costs (items II.a and II.b) please list the position of the Enhanced Service Coordinator and the Wellness Nurse separately on that form. The total dollar amount need for year one, less any one time cost, will be used to calculate the total grant term needs.	Application
225	Dinah	Where do I look for workshops? There are various fields on the SF-424 that I'm just not sure what is needed or who should be listed. The webinar made it out that the application was an easy process, however, I'm finding it rather challenging. I have a lot of questions and nowhere to get answers.	Links to the archived versions of the workshops are here: http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/fundsavail/nofa2015/ssdemo	Application
226	Jessie	CommonBond's Skyline Tower property is a section 8 multifamily housing with 504 units and one services coordinator. This site has continuously housed over 100 seniors at any given time, mostly immigrants and refugees from East Africa and Southeast Asia. Can Skyline Tower be considered as an eligible property under this NOFA?	Please refer to the NOFA to determine if your property satisfies the eligibility requirements. Based on the question, this seems to be a family development with a large elderly population. If so, then you would not meet the requirements for funding consideration.	Eligibility
227	Peggy	If residents are not required to avail themselves of the Supportive Service, what is HUD's expectation as an outcome that would mean program success? 10%? 20%?	The Demonstration will study the following general outcomes: transitions to institutional care, housing stability, well-being, health outcomes, health care utilization, and health care expenditures. The most important source of outcomes data will be Medicare claims data. Specific methods and measures will be developed under the evaluation contract. It is not possible at this time to define the level of participation required to determine program success.	Measuring Outcomes

228	Kathy	On “Other Requirements” it states that the population for the entire development must be restricted to elderly persons. We have a 103 unit senior building which houses 93 seniors and 10 (less than 62 years of age) persons with disabilities. Do we not qualify for funding?	Properties with up to 10 percent of units for nonelderly disabled are eligible to participate in the Demonstration. Please see Question 16 in the posted FAQs. Based on the information provided, assuming all eligibility requirements are met, the property is eligible.	Eligible Properties
229	Stephanie	We have eligible elderly restricted project based units, our question refers to the definition of ‘campus’. The Housing Authority managed units in question consist of 38 eastside and 14 westside – a total of 10 miles between the two. Would this be eligible?	No. Under this NOFA, the term campus setting applies to a building or parcel of land that is adjacent or adjoining to another. The buildings must not be widely separated and be in reasonable walking distance. See NOFA Section III.A.1.a.	Eligible Properties
230	Kelly	Please explain the meaning of “Provision of supportive service cost. No more than \$27 per unit per month for supportive service costs.” It is not clear to me what is intended by “supportive service costs.” Would this mean that an applicant for a site with 100 units would be limited to a grant award of \$32,400 (=100x27x12)?	The grant is intended to pay for staffing and implementing the Demonstration supportive services model; it is not intended primarily to pay for service provision. However, up to \$27 per unit per month may be budgeted to pay for appropriate supportive services. Supportive services are directly related to ADL/IADL needs which may include, may include case management, personal assistance, homemaker, meals-on-wheels, transportation, counseling, preventive health screening/wellness, and legal advocacy, etc.	Funding Level
231	Teresa	The reference NOFA, in my opinion, states that 202 PRAC projects are NOT eligible for this NOFA. It’s my understanding that PRAC’s have no mortgage and if they are in need of a supportive services coordinator, they are to request the services through its budget. Please let me know if I am misinterpreting this information.	Properties funded by the Section 202 Supportive Housing for the Elderly Capital Advance Program with Project Rental Assistance Contract (also known as Section 202 PRACs) are eligible to apply under this NOFA. See NOFA Section III.A.1.	Eligible Properties
232	Teresa	If it is true that projects designated as 202 PRACs are not qualified for the enhanced supportive service coordinator it would appear, however, that the 202 PRA projects would be eligible for the wellness nurse? Your thoughts are appreciated.	Properties funded by the Section 202 Supportive Housing for the Elderly Capital Advance Program with Project Rental Assistance Contract (also known as Section 202 PRACs) ARE eligible to apply under this NOFA. These properties are eligible to request funds for the Enhanced Service Coordinator, Wellness Nurse, and all other eligible program costs. See NOFA Section III.A.1 and III.A.3.	Eligible Properties Funding Level

233	Lois	What is the “model”? Has HUD established the criteria for the model or will the applicant submit a proposed model?	HUD has established core components of the program model. Applicants are not required to propose a model. See NOFA Section I.A.1.	Service Coordination Model
234	Lois	What is a campus? Should the mortgage include all properties? Is there a limitation on the location between the buildings?	Under this NOFA, the term campus setting applies to a building or parcel of land that is adjacent or adjoining to another. The buildings must not be widely separated and be in reasonable walking distance. See NOFA Section III.A.1.a.	Eligible Properties
235	Lois	If a grantee voluntarily decided not to participate in the SC program and the grant is currently closed...are these properties eligible to apply for funding?	The factors mentioned in the question do not affect eligibility under this NOFA.	Eligible Properties
236	Lois	What is the “Expert”? Is this a third party? What is the criteria?	The evaluation contract has not yet been awarded. The outside experts are not yet selected.	Evaluation
237	Lois	Since the NOFA suggests that an Enhanced Service Coordinator should be able to manage up to 100 units, what if there is a property that has 200 or more units? Can more than one ESC be hired?	The Demonstration program model calls for a staff ratio of one service coordinator per 50-100 residents (See NOFA Section I.A.d.). A property with 200 units should budget for two service coordinators and extra hours for the wellness nurse to meet expected staffing ratios.	Enhanced Service Coordinator Staff-Resident Ratio
238	Lois	If the owner gives preferences in tenant selection (with HUD approval) to eligible elderly persons for all units, is that development eligible?	If all eligibility requirements are met, the development is eligible. The preference for elderly persons is not in itself a determining factor for eligibility. See question 16 of the posted FAQs for detailed discussion. The NOFA requires that the property be designed (the words designated, restricted or reserved may be used to substitute the word designed) for occupancy by elderly persons - be it statutory or owner-adopted and is occupied by no more than 10% nonelderly/near-elderly persons with disabilities. I encourage you to determine if you in fact meet or exceed the 10% set-aside of the total unit count. HUD will review your HAP contract, Tenant Selection Plan and/or any other governing requirements to determine legibility.	Eligible Properties
239	Lois	Are developments not currently closed eligible for funding?	Properties must be open and occupied to be eligible for funding under this NOFA and must meet all eligibility requirements in the NOFA.	Eligible Properties
240	Lois	Has HUD established a Memorandum of Understanding between HHS, Medicare and Medicaid to provide an evaluation of the Demonstration program/ Or should the applicant establish a written commitment/or support from these agencies or partners prior to the award of funds?	Applicants are not required to establish commitments for data sharing. The contractor that conducts the evaluation will manage the collection data necessary to measure outcomes.	Evaluation
241	Lois	The NOFA references Appendix A. Where is it?	Appendix A is on p. 25 of the published NOFA.	NOFA

242	Lois	If there is currently a SC program funded through grant funds and the property receives QA, will the applicant be allowed to receive more than 10 percent of the SC salary?	Under this grant, QA activities will be performed by the implementation and evaluation contractors. If you are selected to be in the treatment group, HUD must make certain that funds are not duplicated.	Quality Assurance
243	Lois	Are there minimal qualifications for a Wellness Nurse Third Party Provider?	Yes. See NOFA Section IV.B.1.c. The third party provider contracted to provide the employment of a Wellness Nurse should be a Medicare Certified Home Health Agency or similar agency or organization.	Wellness Nurse