



Section 811 Project Rental Assistance Demonstration Program NOFA

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SECTION 811 PRA DEMO

Section 811 PRA Demo

- Supportive housing demonstration program that creates new project-based rental assistance for extremely low-income persons with disabilities
- Authorized by Frank Melville Supportive Housing Investment Act of 2010 to support state-level partnership strategies to transform and increase permanent supportive housing
- Seeking to systematically and efficiently create integrated and cost-effective supportive housing units
- Requires structured state-level partnership linking affordable housing with community-based services and supports





OVERVIEW

Total Funding

Approximately \$85 million – Initial 5 years

Number of Awards

9 to 16 awards

Award Amounts

Between \$2 million and \$12 million per state

Deadlines

July 31, 2012 11:59:59 pm Eastern Time





HOW TO APPLY – STEP 1

Step 1: Obtain a DUNS Number

PURPOSE OF THIS STEP: The federal government has adopted the use of DUNS numbers to track how federal grant money is allocated. DUNS numbers identify your organization. A DUNS Number can be obtained for organizations doing business with the Federal Government by calling 866-705-5711 Opt. 4

When obtaining a DUNS number be sure to provide information consistent with what you have reported to the IRS.





HOW TO APPLY – STEP 2

Step 2: Register with CCR

PURPOSE OF THIS STEP: Registering with the CCR is required for organizations to use Grants.gov.

If you are not already registered with the Central Contractor Registration, you will need to do so. Registration requires a DUNS Number as well as financial and management information about your organization. Data entered in CCR IDs checked against IRS Tax Records





HOW TO APPLY – STEP 3

Step 3: Register an Authorized Organization Representative (AOR) ID

PURPOSE OF THIS STEP: An AOR creates a username and password to serve as "electronic signature" when submitting an application on behalf of their organization.

HOW LONG SHOULD IT TAKE? Same Day.

WHY DO I NEED TO CREATE A USERNAME & PASSWORD? To safeguard the security of your electronic information, all users create an account to verify identity and eligibility to submit on behalf of your organization.





HOW TO APPLY – STEP 4

Step 4- AOR Authorization to Submit on Behalf of the Organization

PURPOSE OF THIS STEP: Only the E-Biz POC can approve AORs. This allows your organization to authorize specific staff members to submit grants.

- The eBusiness Point of Contact must authorize the person submitting the application to submit on their behalf.
- The eBusiness Point of Contact providing the authorization must be from the organization that is to receive the award of funds.





HOW TO APPLY – STEP 5

Step 5- AOR confirms status as “authorized applicant” to submit an application on behalf of the organization.

PURPOSE OF THIS STEP: To verify that your organization’s E-Biz POC has approved you as an AOR. You cannot apply for grants without approval.

HOW LONG SHOULD IT TAKE?
Logging in as an applicant is instantaneous. The approval process to become an AOR depends on how long it takes the E-Biz POC to login and approve your AOR status.

WHAT DOES MY E-BIZ POC NEED TO DO?
The E-Biz POC will receive an email regarding your AOR registration with links and instructions to complete the process. You will also be cc'ed on this email. The authorization process is dependent on the E-Biz POC logging in and providing authorization. Therefore, you may want to let your E-Biz POC know that you are awaiting this authorization.





HOW TO APPLY – MORE INFORMATION

Additional registration information can found here:

STEP 1: Obtain DUNS Number

<http://fedgov.dnb.com/webform>

STEP 2: Register with CCR

<http://www.ccr.gov>

STEP 3: Username & Password

<http://apply07.grants.gov/apply/OrcRegister>

STEP 4: AOR Authorization

<https://apply07.grants.gov/apply/loginhome.jsp>

STEP 5: Track AOR STATUS

<https://apply07.grants.gov/apply/loginhome.jsp>

There are also several tools and documents available on Grants.gov to help you. Visit http://www.grants.gov/applicants/app_help_reso.jsp





ANTICIPATED TIMELINE

Published NOFA

May 15, 2012

**Application
Deadline**

July 31, 2012

**Award
Announcements**

October 30, 2012
(projected)

**Cooperative
Agreements**

January 30, 2013
(projected)





ELIGIBLE APPLICANTS

Eligible Applicants

- Any housing agency allocating Low Income Housing Tax Credits (LIHTC) or federal HOME funds or similar federal or state programs
- A state, regional, or local housing agency or a partnership or collaboration of such agencies
- Eligible Applicants must have a **formal partnership** with the State Medicaid and health and human services agencies. A State Medicaid/health and human services agency can only partner with a single Eligible Applicant.
- Only one application can be submitted per state
- Private citizens, for-profit entities, and nonprofit organizations **CANNOT** be Eligible Applicants





ELIGIBLE MULTIFAMILY PROPERTIES

Eligible Multifamily Housing Properties

- Any new or existing property with at least five units owned by a nonprofit or private entity

Eligible properties must have financing commitments from LIHTC, HOME, or any other federal, state, or local program.

- Development costs can be paid with any public or private resources except for Section 202 or Section 811 Capital Advances.

➤ **NOT ELIGIBLE:** Projects/units already receiving long-term operating subsidies (such as Section 8); senior-restricted units; units whose use is already restricted to people with disabilities





ELIGIBLE UNITS

Eligible Units

To ensure community integration, no more than 25% of total units in Eligible Properties can:

- Be provided Section 811 PRA Demo funds,
- Be used for supportive housing for persons with disabilities, or
- Have any occupancy preference for persons with disabilities

➤ **NOTE:** Persons with disabilities may not be prohibited from applying for residency in non-PRA Demo units.





ELIGIBLE TENANTS

Eligible Tenants

Disability: PRA Demo funds can only be provided to support units for extremely low-income disabled households – within the household must be one individual between 18 and 62 with a disability who is eligible for community-based, long-term services such as those provided through Medicaid waivers

Income: A family whose annual income does not exceed 30 percent of the area median income.





ELIGIBLE ACTIVITIES

Eligible Activities

- ❑ Section 811 PRA Demo funds can only be used to fund project-based rental assistance and allowable administrative costs (up to 5%) relating to the administration of Section 811 PRA Demo Program.
 - Section 811 PRA Demo funds allow Eligible Applicants to be flexible in how the project rental assistance is structured and administered within program requirements
 - Cannot be used to fund any development costs.





THRESHOLD REQUIREMENTS

Threshold Requirements

- General Threshold Requirements** – review carefully
- One Program-Specific Threshold Requirement:** Inter-Agency Partnership Agreement





INTER-AGENCY PARTNERSHIP AGREEMENT

Inter-Agency Partnership Agreement

- Threshold requirement for funding:** Inter-Agency Partnership Agreement outlining the partnership between the Lead Applicant and State Health and Human Services/Medicaid agency(ies). If agencies are separate entities, all agencies must be included.

- Agreement must include:
 1. detailed description of the target population(s) to be served
 2. methods for outreach and referral
 3. a commitment to make appropriate services available for residents in PRA Demo assisted units in multifamily properties.

- Must identify available services and describe how such services will be made available to the tenants. Tenant participation is voluntary.

- Must evidence commitment to ensure that tenancy in PRA Demo assisted units is reserved for the targeted population identified in the agreement





PROGRAM REQUIREMENTS

Program Requirements

- Rental Assistance Contract (RAC)** - Contract between the Grantee and the owner of the Multifamily Property with the assisted units. Initial term is 20 years plus renewals.
- Use Agreement** – must have a minimum of 30 year use restriction for extremely low income persons with disabilities.
- Initial Funding and Renewals.** HUD will be providing funding for the first five years. Renewals will be based upon appropriations consistent with the existing Section 811 program.





PROGRAM REQUIREMENTS CONT'D

Program Requirements

Davis Bacon -Davis Bacon Labor Standards apply to construction (including rehabilitation) of housing only where 12 or more units are assisted under the NOFA – *i.e.*, projects with 12 or more units that will get Section 811 PRA Demo funds under the contract with the owner.

For example, a project with 100 units, of which only 11 will be Section 811 PRA Demo contract units, is not subject to Davis Bacon unless Davis Bacon is required under some other program that also assists the project.

Program Evaluation – As a condition of funding, all Grantees will be required to cooperate in the evaluation of this demonstration program





RATING FACTOR 1: EXPERIENCE AND CAPACITY

**Rating Factor 1:
Applicant's and
State Health Care
Agencies'
Relevant
Experience and
Capacity (up to
30 total points)**

Points	Description
10	Management Team and Key Staff - <ul style="list-style-type: none">➤ Extent of relevant affordable housing and supportive housing experience➤ Experience with community based programs for persons w/ disabilities
20	Capacity and Readiness - <ul style="list-style-type: none">➤ Technical, financial and IT infrastructure capacity.➤ Experience managing HUD rental assistance programs or similar programs➤ Program compliance and monitoring experience
- 10	Deductions <ul style="list-style-type: none">➤ History of non-compliance with maintaining sufficient financial resources and/or➤ Inadequate reporting systems or ongoing untimely reports.





RATING FACTOR 2: NEED/EXTENT OF PROGRAM

Rating Factor 2:
Need/Extent of the
Program
(up to 5 total points)

Points	Description
5	<ul style="list-style-type: none">➤ <u>Quantitative analysis</u> of need➤ Need as <u>documented</u> through existing partnerships or resources directed to a specific program or judicial requirement such as <i>Olmstead</i>





RATING FACTOR 3

**Rating Factor 3 -
Soundness of
Approach/
Implementation Plan
(up to 45 total
points)**

Points	Description
20	Effective Implementation Plan - the focus is on quality and effectiveness of the housing program and the integration of services.
10	Management and Oversight - will focus on staffing, program and financial management.
10	Integration of Services - will focus on the management and coordination of services to the tenants.
5	Program Implementation Schedule





RATING FACTOR 4 - LEVERAGING

Rating Factor 4 –
Leveraging (up to
10 Total Points)

Points	Description
6	Cost-Effective Use of PRA Demo Funds - maximum points will be provided to programs based upon the lowest PRA Demo rental assistance level per unit;
4	Commitments of Set-Asides - points will also be provided for a commitment to set-aside of HCVs for the target population.





RATING FACTOR 5

**Rating Factor 5 -
Achieving Results,
Program Innovation
and Evaluation
(up to 10 total points)**

Points	Description
5	Innovation and Replicability - seeking creative or unique approaches or savings or partnerships or outcomes with a focus on increasing production.
2	Capacity Building and Knowledge Sharing
3	Expand Cross-Cutting Policy Knowledge





FURTHER INFO & TECHNICAL ASSISTANCE

Further Information and Technical Assistance

- Before the application deadline date, HUD staff may provide general guidance and technical assistance about this NOFA. However, staff is not permitted to assist in preparing the application.
- Following selection of applicants, but before awards are announced, staff may assist in clarifying or confirming information that is a prerequisite to the offer of an award.
- Applicants may contact Lessie Powell Evans, Section 811 PRA Demo Demonstration Program, Office of Housing Assistance and Grant Management, Department of Housing and Urban Development, 451 Seventh Street, SW, Room 6234, Washington, DC 20410, telephone 202-402-3390, or email to PRADemoApplications@hud.gov.

