



U.S. Department of Housing
and Urban Development

Project Rental Assistance Program of Section 811 Supportive Housing for Persons with Disabilities FY 2026

HSG-2600-DC-0053

Applications are due by 11:59:59 PM Eastern Time on 07/13/2026.

Multifamily Housing

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BEFORE YOU BEGIN

If you are a good candidate for this funding opportunity, register in the required systems and review the application materials. If you are already registered, confirm that your information is current and active.

SAM.gov Registration

You must have an active and up-to-date account with [SAM.gov](#), at the time of application and throughout the life of any award.

To register, go to [SAM.gov Entity Registration](#) and click Get Started. From the same page, you can also click the Entity Registration Checklist for the information you will need to register.

It can take several weeks to register in [SAM.gov](#), so get started now if you are planning to apply. [SAM.gov](#) also provides each organization with a unique entity identifier (UEI). A valid UEI is required to apply for funding.

Grants.gov Registration

You must have an active [Grants.gov](#) registration. This requires a [Login.gov](#) registration as well. See step-by-step instructions at the [Grants.gov Quick Start Guide for Applicants](#). You must apply for funding using [Grants.gov](#), unless HUD has approved your [waiver request](#).

See [Section VI.B](#). Submission Methods.

Find the Application Package

Use the Grants Search at [Grants.gov](#) and search for opportunity number HSG-2600-DC-0053 . The application package has all the online forms you need to apply. You also need to access the Download Instructions link and review the content before you apply.

If you have other technical difficulties using Grants.gov, contact the Support Center on [Grants.gov](#).

To get updates on changes to this notice of funding opportunity (NOFO), click Subscribe from the View Grant Opportunity page on [Grants.gov](#).

Application Deadline

Applications are due by 11:59:59 PM Eastern Time on 07/13/2026.

HUD Listserv

To get **email alerts** about current and future funding opportunities, **subscribe** to [HUD's Funding Opportunities listserv](#).

I. BASIC INFORMATION

I. [Basic Information](#)

A. [Summary](#)

B. [Agency Contact\(s\)](#)

I. BASIC INFORMATION

See [Contact and Support](#) section of this NOFO.

A. Summary

Federal Agency Name:

United States Department of Housing and Urban Development (HUD)

HUD Program Office:

Multifamily Housing

Announcement Type:

Initial

Program Type:

Discretionary

Paperwork Reduction Act Information:

2502-0608

Due Date for Intergovernmental Review:

See [Section VI.C.1.](#)

Key Facts

Opportunity Name:

Project Rental Assistance Program of Section 811 Supportive Housing for Persons with Disabilities FY 2026

Opportunity Number:

HSG-2600-DC-0053

Federal Assistance Listing(s):

14.326

Key Dates

Application Due Date:

11:59:59 PM Eastern Time on:

07/13/2026

Anticipated Award Date:

09/01/2026

Estimated Performance Period Start Date:

10/01/2026

Estimated Performance Period End Date:

09/30/2046

1. NOFO Summary

The Project Rental Assistance of Section 811 Supportive Housing for Persons with Disabilities (811 PRA) provides competitive awards to state housing and other appropriate agencies for project-based rental operating assistance for extremely low-income persons with disabilities. The 811 PRA program allows HUD to delegate the award and oversight of

Section 811 operating assistance to those that: 1) can fully fund the initial costs of the Section 811 units without a traditional Section 811 capital advance grant from HUD and, 2) demonstrate a strong collaboration with their Health and Human Service/Medicaid agency to comprehensively address the needs of persons with disabilities.

For further information regarding this NOFO, direct questions to the [Agency Contact](#).

2. Funding Details

Type of Funding Instrument

CA (Cooperative Agreement)

Available Funds

Funding of approximately **\$158,000,000** is available through this NOFO.

Additional funds may become available for award. Use of these funds is subject to statutory constraints. All awards are subject to the selection process contained in this NOFO.

Estimated Number of Awards

16 awards from [available funding](#)

Length of Performance Period:

60-month project period and budget period

Length of Periods Explanation:

The initial Period of Performance begins on the start date of the Cooperative Agreement and extends for 20 years from that date. However, pursuant to the terms of the Cooperative Agreement, the 20-year end date is extended to the last day of the final Rental Assistance Contract executed under the Cooperative Agreement.

The initial award under the Cooperative Agreement provides five years of rental assistance, as required by statute. After those funds are expended, additional funding may be provided to grantees through amendments, subject to the availability of appropriations from Congress.

B. Agency Contact(s)

See [Contact and Support](#) section of this NOFO.

II. ELIGIBILITY

II. Eligibility

A. Eligible Applicants

B. Eligible Applications

C. Cost Sharing or Matching

II. ELIGIBILITY

A. Eligible Applicants

If your organization is not an eligible applicant, your application won't be reviewed or scored, and you won't receive funding from HUD.

1. Eligible Entity Types:

00 (State governments)

Additional Information on Eligibility

You cannot apply as an individual.

Eligible applicants are state or local housing agencies currently allocating Low Income Housing Tax Credits (LIHTC) under Section 42 of the Internal Revenue Service Code of 1986 (IRC) or any state or local jurisdiction allocating and overseeing assistance under the HOME Investment Partnerships Act (HOME) program and/or a federal or state program similar to LIHTC or HOME. To be eligible, the state housing agency must have an Inter-Agency Partnership Agreement with (1) the state agency responsible for health and human services programs and (2) the state agency designated to administer or supervise the administration of the state's plan for medical assistance under title XIX of the Social Security Act (42 U.S.C. § 1396, *et seq.*), i.e. Medicaid. Only one applicant from each state can receive funding. In the event that more than one applicant from the same state applies, the State's Health and Human Services/Medicaid agency must decide which applicant to partner with for this application. If that State Health and Human Services/Medicaid Agency is listed in multiple applications, **none will be considered**.

a. Ineligible to Apply. Individuals, for-profit entities, and non-profit entities are not eligible applicants

b. Troubled Status. If an applicant has any outstanding HUD or Office of Inspector General (OIG) audit findings, or has been designated "Troubled" by HUD or any other governmental entity, HUD will use documents and information available to decide if they can still apply. The applicant may still be eligible to apply if HUD determines one or more of the following:

1. The finding or designation will not impact their ability to perform the grant activities.
2. They are working to correct the issues that led to the designation or finding.
3. They are in compliance with Fair Housing or other Civil Rights requirements and have addressed outstanding matters consistent with the provisions set forth in Section V.A.2 of this NOFO.
4. HUD determines them to be capable of successfully executing all required grant activities.

2. Restrictions

a. Statutory and Regulatory Requirements

You must meet the current [General Statutory and Regulatory Eligibility Requirements](#). If you do not meet these requirements, your application won't be scored, and you won't receive

funding from HUD. This is a threshold requirement for all HUD funding.

b. Resolution of Civil Rights Matters

If you have any outstanding or unresolved judgments for violating civil rights laws, you must settle them before you apply. If you don't, settle the civil rights law violations before you apply, your application won't be scored, and you won't receive funding from HUD. This is a threshold requirement for all HUD funding.

c. Funding Restrictions

Section 811 PRA funds are available for rental assistance to eligible multifamily owners according to the terms executed in the Rental Assistance Contracts. Any other use of these funds is prohibited. The maximum eight percent (8%) Administrative Cost funds is available to reimburse the grantee for administrative costs associated with the administration of the 811 PRA grant.

B. Eligible Applications

1. An application from an [eligible entity](#) is considered for funding if it meets basic [threshold requirements](#) and passes [merit review](#).
2. Your application must support the [goals](#) of this NOFO.
3. Awards made under this NOFO will not be used to conduct activities that subsidize or facilitate illegal racial preferences or other forms of illegal discrimination, including activities where race or intentional proxies for race will be used as a selection criterion for employment or program participation.

C. Cost Sharing or Matching

This Program does not require [cost sharing or matching](#).

III. PROGRAM DESCRIPTION

III. Program Description

A. Purpose

B. Goals and Objectives

C. Authority

D. Unallowable Costs

E. Indirect Costs

III. PROGRAM DESCRIPTION

A. Purpose

The 811 PRA program promotes the development of innovative state-level strategies to increase access to new and existing affordable supportive housing units for persons with disabilities. The program also supports collaborations between State Housing Agencies and State Health and Human Service/Medicaid Agencies to increase access to supportive services. Many states have already formed partnerships to address this need, and HUD intends to further support these efforts while incentivizing other states to take similar approaches.

This program gives states the flexibility to award and administer these funds to address the shortage of affordable and integrated housing for persons with disabilities. Housing agencies may either directly administer the rental assistance contracts for eligible properties or contract with other qualified parties to administer this assistance.

B. Goals and Objectives

The desired outcomes of the program include:

- Facilitating and sustaining effective and successful partnerships between State Housing or other appropriate housing agencies and State Health and Human Service/Medicaid agencies to provide permanent housing with the availability of supportive services for extremely low-income persons with disabilities.
- Integrating affordable housing with access to appropriate services for persons with disabilities.
- Substantially increasing integrated affordable rental housing units for persons with disabilities within existing, new, or rehabilitated multifamily properties with a mix of incomes and disability status in well-resourced neighborhoods of opportunity.

C. Authority

This 811 PRA program is authorized by Section 811 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013), as amended. Funding for this NOFO is provided by the Consolidated Appropriation Act, 2023 (Public Law 117-328, approved December 29, 2022).

D. Unallowable Costs

Funding under this NOFO must be used in accordance with the allowable uses as defined in [Section II.A.c., Funding Restrictions](#). Funding under this NOFO must not be used to support:

1. Capital advance or the development of units.
2. Section 8 Project-based or tenant-based vouchers
3. Restrictions identified in Section III.G.2, below, **Limitation on Units Assisted**.

E. Indirect Costs

If you expect to charge [indirect costs](#) to the award, submit the Indirect Cost Information for

Award Applicant/Recipient form (HUD-426) with your application.

For the applicable indirect cost requirements including federally negotiated indirect cost rates, see 2 CFR part 200, subpart E and 2 CFR part 200, Appendix VII.

F. Program History

Changes from Previous NOFO

1. The Applicable Goals and Objectives from HUD's Strategic Plan requirements have been removed.
2. Narrative responses on Diversity Equity and Inclusion; Affirmatively Furthering Fair Housing, Climate Change, Environmental Justice and Equity Requirements have been removed or modified to ensure compliance with the following executive orders including, but not limited to: Executive Order 14148, Initial Rescission of Harmful Executive Orders and Actions; Executive Order 14151, Ending Racial and Wasteful Government Programs and Preferences; Executive Order 14154, Unleashing American Energy; and Executive Order 14260, Protecting American Energy from State Overreach.
3. Section III.G.9. Program Specific Requirement. Approved Rent and Rent Adjustments: Initial rent limits tied to Fair Market Rent (FMR) were removed; annual rents adjustments still use Operating Cost Adjustment Factor (OCAF) or a lower alternative justification, and a rent comparability study can now be requested once every five years.
4. Section III.G. Program Specific Requirements. Removed "Limited English Proficiency (LEP)" and "Energy and Water Conservation" requirements. The Fair Housing and Civil Rights Laws clause is revised to reflect all relevant nondiscrimination requirements. [See Section III.G.11.](#)
5. Further details on the award notices were added in [Section III.E.](#) to enhance applicant understanding of the selection letter, Cooperative Agreement negotiations, restrictions on award amounts, and the final award.
6. Leadership and Key Staff's Capacity in Rating Factor 1 has moved to Rating Factor 3 under Management and Coordination. The two points assigned to that section were moved to Compliance and Monitoring Experience (from 4 to 5 points) and Managing Section 8 Project-based Rental Assistance programs using HUD's TRACS (from 5 to 6 points).
7. PRA Funding Structure under Rating Factor 2 has moved to Property Selection Criteria for new construction, and the two points assigned were adjusted with that sub-factor, increasing from 8 to 10 points.
8. Using Housing as a Platform for Improving Quality of Life under Rating Factor 2 has been revised to include additional requirements to describe anticipated savings and reduction in cost and how those savings will help increase housing opportunities.
9. Added new reporting requirement and standardized text for remedies of noncompliance (see [Section VII](#)).
10. Added notice of HUD's plan to implement new grant management and reporting tool (see [Section VII](#)).

G. Other Information

Program-Specific Requirements

1. Limitation on Populations Served. Section 811 PRA funds may only be provided for housing units set aside for extremely low-income households, where at least one person in the household has a long-term disability and is between 18 and 61 years of age at the time of admission. Furthermore, a person with a long-term disability served under this program must be eligible for community-based long-term care services and support under the state's plan for medical assistance under Title XIX of the Social Security Act. This includes Medicaid 1915(c) waivers, the Medicaid 1915(i) option, the Medicaid Rehabilitation option, certain Medicaid 1115 demonstration waivers and similar successor programs, or other federal or state appropriate or targeted community-based long-term service and support programs that the state certifies are comparable to Medicaid long-term care services. Additionally, applicants may identify specific targeted populations of persons with disabilities (e.g., persons who are institutionalized, at serious risk of institutionalization, homeless, or at risk of homelessness).

2. Limitation on Units Assisted. Eligible multifamily properties may only receive Section 811 PRA funds if the property does not already have an existing use restriction or a contractual obligation to serve persons with disabilities, as described below.

a. Units already receiving any form of federal or state housing operating assistance (such as project-based Section 8) are ineligible to receive Section 811 PRA assistance. If there are some units in a property receiving other federal or state housing assistance, Section 811 PRA funds may support other units in the building without such subsidy. Existing units receiving any form of long-term operating housing subsidy within a six-month period prior to receiving Section 811 PRA funds, such as assistance under project-based Section 8, are ineligible to receive this assistance. Please note that the Low-Income Housing Tax Credit is **not** considered a long-term operating subsidy.

b. Units with Use Agreements requiring housing for persons 62 or older are not eligible to receive Section 811 PRA funds.

c. No more than 25 percent of the total units in eligible multifamily properties can:

1. be used for supportive housing for persons with disabilities (either under the Section 811 PRA program or any other federal or state program); or
2. have any occupancy preference for persons with disabilities.

d. Units must be dispersed throughout the property and must not be segregated to one area of a building such as on a particular floor or part of a floor in a building or in certain sections within a project. Owners do not need to designate specific units (e.g., units 101, 201, etc.) to be set aside for Section 811 PRA supportive housing units. This allows flexibility in offering the next available unit to a person with a disability if the number of units occupied by persons with disabilities under the set-aside has not been met. **NOTE: Applicants may not prohibit persons with disabilities from applying for residency or residing in non-Section 811 PRA units.**

3. Inter-Agency Partnership Agreement. Applicants must provide evidence of a formalized structure for collaboration between the Applicant and the state agency charged with administering state health and human services programs and policy and the state Medicaid programs as more fully described above in Section III.D.3. In states where these functions

have been separated, both agencies' participation must be evidenced.

4. Rental Assistance Contract (RAC). A contract must be executed between the Grantee administering the Section 811 PRA funds and each owner of a Multifamily Property, in a manner and form as determined by HUD. The initial term of such contracts between the Grantee and the Multifamily Property owners shall have a minimum term of 20 years; however, financial support from HUD following initial funding is subject to available appropriations. Contracts may be renewed if all parties agree; however, funding under the terms of the contract will be subject to the availability of federal appropriations. Grantees may include an addendum to the RAC, subject to written HUD approval, provided that the provisions of the addendum do not conflict with any requirement under the NOFO or the Cooperative Agreement, or any HUD or federal requirements.

5. Administration of the Rental Assistance Contracts (RACs). Grantees will be responsible for administering the Section 811 PRA Program, managing the RACs, and maintaining and adhering to all applicable HUD and other federal requirements. HUD, or its designee, reserves the right to assume and administer the RACs at any time as a result of material non-compliance or nonperformance by the Grantee is determined by HUD.

6. Use Restriction. Housing assisted with Section 811 PRA must have a minimum 30-year use restriction for extremely low-income persons with disabilities. The terms and conditions of the Use Agreement and its enforcement shall be specified in the Cooperative Agreement and the RAC. If Congress fails to appropriate funds adequate to meet future renewal needs pursuant to the Cooperative Agreement, HUD will not enforce any Use Agreements on properties that have been funded under such agreement. However, under such a circumstance, and in accordance with policies, requirements and terms of the Cooperative Agreement, as will be established by HUD, HUD will allow grantees to continue to enforce or terminate such use agreements at the Grantees' discretion.

7. Tenant's Contribution to Rent. The tenant's rent contribution shall not exceed 30 percent of the family's adjusted monthly income, as determined through an income certification as required in 24 CFR 891.610 and described in the RAC part II (see form [HUD-92237](#)).

- 1. TRACS.** Grantees will be required to ensure that tenant data is entered into HUD's Tenant Rental Assistance Certification System (TRACS) in the administration of the Section 811 PRA program.
- 2. EIV.** Grantees must use HUD's Enterprise Income Verification (EIV) System to verify the income for all tenants of Section 811 PRA assisted units.

8. Tenant Lease Term. The initial lease term shall not be less than one year. The lease used must be the most current HUD form ([HUD-92236](#)). Grantees may include an addendum to the HUD lease, with prior written HUD approval, provided that the provision(s) of the addendum do not conflict with any requirement under the HUD lease, the NOFO, the Cooperative Agreement, 2 CFR part 200, or any HUD or other federal requirements.

9. Approved Rent and Rent Adjustments. Applicants must clearly outline how contract rents will initially be established. Under no circumstances may the initial RAC rent level exceed the applicable Section 8 Small Area Fair Market Rent or Fair Market Rent (FMR) level as determined by HUD, unless such rent level is substantiated by a market study that has

been prepared and reviewed in accordance with the requirements of a state housing agency, Chapter 9 of HUD's Section 8 Renewal Guide (see [Section 8 Renewal Guidebook-20March_2023.pdf](#) or as approved by HUD. After the initial rent setting, contract rents must be adjusted annually based upon HUD's Operating Cost Adjustment Factor (OCAF) or another operating cost index proposed by the grantee if less than OCAF. Not more than once every five years, the grantee may request an operating cost adjustment factor based on a rent comparability study as outlined in Chapter 9 of the Section 8 Renewal Guide. If requesting an operating cost factor other than OCAF, please provide justification. HUD reserves the right to reject the alternate methodology for calculating rents. For the most recent guidance on OCAF, please see [Federal Register :: Notice of Certain Operating Cost Adjustment Factors for 2025](#).

10. Barrier Free/Accessibility Requirement for Units, Buildings, and Facilities, Including Public and Common Use Areas. Selected properties must comply with the accessibility and design and construction requirements of Section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR part 8, the Americans with Disabilities Act and implementing regulations at 28 CFR parts 35 and 36, the Fair Housing Act and implementing regulations at 24 CFR part 100, and the Architectural Barriers Act of 1968 and its implementing regulations at 24 CFR part 40, as applicable. All applicable laws must be read together and followed. HUD applies the Uniform Federal Accessibility Standards (UFAS) through its regulations under 24 CFR part 8. Recipients may alternatively choose to use [HUD's Deeming Notice](#) for purposes of compliance with HUD's Section 504 physical accessibility requirements. See 79 FR 29671 (May 23, 2014). Specifically, a minimum of five percent of units must be accessible for individuals with mobility disabilities and an additional two percent of units must be accessible for individuals with vision or hearing disabilities. See 24 CFR 8.22. Accessible dwelling units are required to be distributed across the range of bedroom sizes and configurations pursuant to 24 CFR 8.26. Section 811 PRA assisted units can consist of a mix of designated accessible mobility units, designated accessible vision/hearing units, and non-designated accessible units.

11. Compliance with Fair Housing and Civil Rights Laws. Grantees and owners of eligible properties must comply with fair housing and civil rights requirements. This includes the nondiscrimination and affirmative fair housing requirements set forth in 24 CFR part 5 and 24 CFR part 200, Subpart M. In addition, grantees will be required to certify through written assurances that they will comply with the requirements of the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Titles II and III of the Americans with Disabilities Act and the Federal nondiscrimination requirements in 24 CFR part 5, subparts A and L. For civil rights protections, Persons with Disabilities shall have the meaning provided in Section 504 of the Rehabilitation Act (24 CFR § 8.3), the Fair Housing Act (24 CFR § 100.201), and the Americans with Disabilities Act (28 CFR § 35.108).

12. Full Disclosure of Available Housing. Grantees and/or owners must provide full disclosure to each tenant applicant of a Section 811 PRA unit of all options available to them in the selection of the property in which to reside, including basic information about available sites (e.g., location, number and size of accessible units, access to transportation and commercial facilities) and an estimate of the period the applicant would likely have to wait to be admitted to units of different sizes and types (e.g., a standard unit, mobility accessible unit,

vision/hearing accessible unit, or unit with accessible features) at each site. If a non-designated accessible unit is unavailable, an individual with a disability can choose to reside in a standard unit. In such occurrences, owners are still required to provide and pay for reasonable accommodations for qualified individuals with disabilities, which includes structural modifications to existing dwelling units and public use and common use areas, to make effective use of the Grantee's program.

13. Effective Communication. Pursuant to Section 504 of the Rehabilitation Act of 1973 and, as applicable, the Americans with Disabilities Act, Grantees must ensure that all communications are provided in a manner that is effective for persons with disabilities, to include individuals with hearing, visual, and other communications-related disabilities. This includes employing accessible means of technology to ensure that persons with disabilities can access information, providing information in accessible and alternative formats, and providing appropriate auxiliary aids and services. See 24 CFR 8.6.

14. Davis-Bacon Labor Standards. All laborers and mechanics (other than volunteers under the conditions set out in 24 CFR part 70) employed by contractors and subcontractors in the construction (including rehabilitation) of housing with 12 or more units assisted under this NOFO shall be paid wages at rates not less than those prevailing in the locality, as determined by the Secretary of Labor in accordance with the Davis-Bacon Act (40 U.S.C. 3141 et seq.). Contracts involving employment of laborers and mechanics shall be subject to the provisions of the Contract Work Hours and Safety Standards Act (CWHSSA) (40 U.S.C. 3701 et seq.). Owners of Multifamily Properties, contractors, and subcontractors must comply with all related rules, regulations, and requirements. Applicants shall be responsible for ensuring inclusion of appropriate contract provisions, monitoring to ensure compliance, and correction of violations in accordance with HUD guidance. Projects where construction is fully complete before an application is submitted to the Grantee to receive assistance under the Section 811 PRA are not subject to Davis-Bacon or CWHSSA requirements, except to the extent that the project is also assisted under another federal program that is subject to such requirements (e.g., the HOME program). In accordance with U.S. Department of Labor regulations at 29 CFR 1.6(g), if a project is approved by an Applicant to receive Section 811 PRA assistance after a contract for construction of the project has been awarded (or after the beginning of construction where there is no contract award) but before completion of construction, the state housing agency shall require that the wage determination effective on the date of award (or beginning of construction) be incorporated into the construction contract retroactively to the date of award or beginning of construction. Grantees may request the HUD Office of Davis-Bacon and Labor Standards to seek approval from the U.S. Department of Labor for the incorporation of a wage determination to be effective on the date of the state housing agency's approval of Section 811 PRA assistance for the project. Such approval may be granted only where there is no evidence of intent to apply for federal assistance for the project prior to contract award or start of construction.

15. Housing Standard for Section 811 PRA Assisted Units. All Section 811 PRA units must meet local and state housing code, ordinances, and zoning requirements and minimum requirements set forth in the [National Standards for the Physical Inspection of Real Estate: Inspection Standards](#). For more information, visit [REAC's NSPIRE website](#).

16. Environmental Requirements and Environmental Assurance. As HUD does not

approve program funding for specific activities or projects of the Applicants in the 811 PRA program, it will not perform environmental reviews on such activities or projects. However, to ensure that the tenets of HUD environmental policy and the requirements of applicable statutes and authorities are met, Applicants selected for funding will be required to implement the following analysis and determinations for specific program activities and projects unless:

- The property is existing, is currently HUD-assisted or HUD-insured, and will not engage in activities with physical impacts or changes beyond routine maintenance activities or minimal repairs, or
- The project already has environmental clearance under 24 CFR Part 50 or Part 58 (see note below).

For projects that do not meet one of the above exceptions, the Applicant's signature on the application shall constitute an assurance that the applicant, if selected, will implement the requirements below, as applicable to existing and new projects. If, at the time that a project applies for PRA assistance, the project is under construction or being rehabilitated and work has progressed beyond a stage of construction where modifications can be undertaken to avoid the adverse environmental impacts addressed by the requirement, the project shall not be subject to the environmental requirements applicable to new construction or rehabilitation but shall be subject to the remaining environmental requirements. Citations to authorities in the following paragraphs are for reference only; to the extent that property standards or restrictions on the use of properties stated in the following paragraphs are more stringent than provisions of the authorities cited, the requirements stated in the following paragraphs shall control:

NOTE: Projects that include funding from other HUD programs (such as HOME) or that have mortgage insurance through FHA can use the environmental clearance under those programs in lieu of 811 PRA NOFO requirements as long as the environmental reviews were completed within 5 years and the project description covers the units proposed for assistance.

a. Site Contamination (24 CFR 50.3(i)). It is HUD policy that all properties for use in HUD-assisted housing be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property (24 CFR 50.3(i)(1)). Therefore, projects applying for assistance shall:

Assess whether the site (i) is listed on an Environmental Protection Agency (EPA) Superfund National Priorities or Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) list or equivalent State list; (ii) is located within 3,000 feet of a toxic or solid waste landfill site; (iii) has an underground storage tank other than a residential fuel tank; or (iv) is known or suspected to be contaminated by toxic chemicals or radioactive materials. If none of these conditions exist, a letter certifying these findings must be submitted and maintained in the site's environmental record. If any of these conditions exist, the grantee must provide an ASTM Phase I Environmental Site Assessment (ESA) in accordance with ASTM E 1527-21 (or the most recent edition).

NOTE: A Phase I ESA which complies with these standards and was prepared

within the Phase I ESA continuing viability time frame for the acquisition of the property or a real estate transaction (construction, rehabilitation, or refinancing) for the property, will be deemed acceptable.

If a Phase I ESA is conducted and the Phase I ESA identifies Recognized Environmental Conditions (RECs), a Phase II ESA in accordance with American Society for Testing and Materials (ASTM) E 1903-19 (or the most recent edition) shall be performed. Any hazardous substances and/or petroleum products that are identified at levels that would require clean-up under State policy shall be cleaned up in accordance with the State's clean-up policy. Risk-Based Corrective Actions are permitted if allowed under a State's clean-up policy.

b. Historic Preservation (54 U.S.C. § 300101 et seq.)

1. As the various States, Territories, Tribes and municipalities have established historic preservation programs to protect historic properties within their jurisdiction, all work on properties identified as historic by the State, Territory, Tribe, or Municipality, as applicable, must comply with all applicable State, territorial, and tribal historic preservation laws and requirements. Projects affecting locally designated historic landmarks or districts must comply with, local historic preservation ordinance and permit conditions.
2. In addition, all work on properties listed on the National Register of Historic Places, or which the Eligible Applicant knows are eligible for such listing, must comply with "The Secretary of the Interior's Standards for Rehabilitation." Complete demolition of such properties would not meet the Standards and is prohibited.
3. On site discoveries. If archaeological resources and/or human remains are discovered on the project site during construction, the recipient must comply with applicable State, tribal, or territory law, and/or local ordinance (e.g., State unmarked burial law).

c. Noise (24 CFR part 51, subpart B - Noise Abatement and Control). All activities and projects involving new construction shall be developed to ensure an interior noise level of 45 decibels (dB) or less. In this regard and using the day-night average sound level (Ldn), sites not exceeding 65 dB of environmental noise are deemed to be acceptable; sites above 65 dB require sound attenuation in the building shell to 45 dB; and sites above 75 dB shall not have noise sensitive outdoor uses (e.g. picnic areas, tot lots, or patios) situated in areas exposed to such noise levels.

NOTE: Balconies are allowed as per Notice CPD-16-19: Balcony Policy Under 24 CFR 51, subpart B as it Applies to Parts 50 and 58 Regarding Building Facades Exposed to Noise.

d. Airport Clear Zones (24 CFR part 51, subpart D - Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields). No activities or projects shall be permitted within the "airport clear zones" or the "accident potential zones" of military airfields or the runway protection zones of civilian airports.

e. Coastal Zone Management Act (16 U.S.C. 1451 et seq.). Activities and projects shall be consistent with the appropriate state coastal zone management plan. Plans are available from the local coastal zone management agency.

f. Floodplains (Executive Order 11988; Flood Disaster Protection Act (42 U.S.C. 4002 et seq.)); National Flood Insurance Reform Act (P.L. 108-264)). No new construction activities or projects shall be located in the mapped 100-year floodplain according to FEMA's best available data, which may be Advisory Base Flood Elevations (ABFEs), Preliminary Flood Insurance Rate Maps (P-FIRMs), or Flood Insurance Rate Maps (FIRMs). New construction activities are also prohibited in the mapped 500-year floodplain unless the Applicant determines that there are no alternatives outside of the 500-year floodplain within the metropolitan area, with access to transportation and services. Existing structures and structures in the 500-year floodplains where there are no alternatives may be assisted in either the 100-year or 500-year floodplain, except for sites located in coastal high hazard areas (V Zones) or regulatory floodways, but must meet the following requirements:

1. The existing structures must be flood-proofed or must have the lowest habitable floor and utilities elevated at or above either the 500-year floodplain elevation (for structures located in the 500-year floodplain) or the 100-year floodplain elevation (for structures located in the 100-year floodplain) according to FEMA's best available data.
2. The project must have an early warning system and evacuation plan that includes evacuation routing to areas outside of the applicable floodplains.
3. Project structures in the 100-year floodplain according to FEMA's best available data must obtain flood insurance under the National Flood Insurance Program. No activities or projects located within the 100-year floodplain may be assisted in a community that is not participating in or has been suspended from the National Flood Insurance Program.

g. Wetlands (Executive Order 11990). No new construction shall be performed in wetlands. No rehabilitation of existing properties shall be allowed that expands the footprint such that additional wetlands are destroyed. New construction includes draining, dredging, channelizing, filling, diking, impounding, and related grading activities. The term wetlands are intended to be consistent with the definition used by the U.S. Fish and Wildlife Service in Classification of Wetlands and Deep Water Habitats of the United States (Cowardin, et al., 1977). This definition includes those wetland areas separated from their natural supply of water as a result of activities such as the construction of structural flood protection methods or solid-fill road beds and activities such as mineral extraction and navigation improvements.

h. Siting of Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature (24 CFR part 51, Subpart C). Unshielded or unprotected new construction sites shall be allowed only if they meet the standards of blast over-pressure (0.5psi – buildings and outdoor unprotected facilities) and thermal radiation (450 BTU/ft² -hr – people, 10,000 BTU/ft² -hr – buildings) from facilities that store, handle, or process substances of explosive or fire prone nature in stationary, above ground tanks/containers. Containers used to hold liquefied petroleum gas with a volumetric capacity not to exceed 1,000 gallons water capacity are acceptable if they comply with the National Fire Protection Association (NFPA) Code 58 (Liquefied Petroleum Gas Code) (2017) (incorporated by reference, see § 51.201(5)).

i. Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.). Project activities shall not be permitted that would result in a taking of a threatened or endangered plant or animal species

as listed under the Endangered Species Act of 1973. Taking includes: to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Project activities are not permitted that would result in the destruction or adverse modification of critical habitat of such species. Maps for listed species and geographic habitat by state can be found at: [Environmental Conservation Online System](#).

j. Farmland Protection (7 U.S.C. 4201 et seq.). Project activities shall not result in the irreversible conversion of unique, prime, or otherwise productive agricultural properties to urban uses.

k. Sole Source Aquifers (Section 1424(e) of the Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300 et seq., and 21 U.S.C. 349)). Any new construction activities and projects located in federally designated sole source aquifer areas (SSA's) shall require consultation and review with the U.S. Environmental Protection Agency. Information regarding location and geographic coverage of the 73 federally designated SSA's can be found at: [Federally Designated SSA's](#).

17. Coastal Barrier Resources Act. Grantees must adhere to the Coastal Barrier Resources Act which prohibits activities or projects in Coastal Barrier Resource System (CBRS) units. CBRS units are mapped and available from the Fish and Wildlife Service at: <https://www.fws.gov/program/coastal-barrier-resources-act>.

18. Flood Insurance. (Flood Disaster Protection Act of 1973 (Public Law 93-234, as amended). Project structures in the 100-year floodplain must obtain flood insurance under the National Flood Insurance Program. No activities or projects located within the 100-year floodplain may be assisted in a community that is not participating in or has been suspended from the National Flood Insurance Program.

19. Program Income. Eligible Applicant must have knowledge and experience to identify and account for program income as defined in 2 CFR 200.1.

20. Procurement of Recovered Materials. Requirements for the procurement of recovered materials apply to this program as described in 2 CFR 200.323.

21. Period of Performance. The period of performance is 20 years and shall begin with the execution date and terminate on the expiration date of the Cooperative Agreement. The Cooperative Agreement may extend to align with the Grantee's very last Rental Assistance Contract (RAC), but not less than 20 years.

22. HUD's Electronic Line of Credit Control System. Grantees must be eligible to acquire rights and access under HUD's Electronic Line of Credit Control System (eLOCCS) as approved by HUD. This is the sole mechanism for drawing funds.

23. Program Evaluation. As a condition of the receipt of financial assistance under this NOFO, all Grantees will be required to cooperate with HUD, Department of Health and Human Services (HHS), and Centers for Medicare & Medicaid Services (CMS), or any contractors affiliated with HUD, HHS, and CMS in the evaluation of this program. The authorizing legislation requires HUD to submit regular Reports to Congress on the implementation and effectiveness of the Section 811 PRA Program. HUD is also interested in collecting evidence to demonstrate the extent to which the program meets the expected outcomes of the program, as listed in Section III. A & B. HUD may pursue the option to fund a

rigorous independent evaluation of this program or utilize existing administrative data and data submitted by grantees to assess the effectiveness of the program.

IV. APPLICATION CONTENTS AND FORMAT

IV. Application Contents and Forms

A. Standard Forms, Assurances, and Certifications

B. Budget

C. Narratives and Other Attachments

D. Other Application Content

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IV. APPLICATION CONTENTS AND FORMAT

Applications must include three main elements: a) standard forms, assurances, and certifications; b) budget; and c) narratives and other attachments. The content, forms, and format for each element are included in this section.

You may use this section as a checklist to ensure you submit a complete application.

If you don't provide the required documents in the correct format, your application is incomplete.

Do not submit password protected or encrypted files.

Element	Submission Form
Standard Forms, Assurances, and Certifications	Upload using each required form.
Budget	Use the required budget form.
Narratives and Other Attachments	Insert each in the Attachments form.

30 pages is the total maximum length of all narratives.

Other

All pages must be Double spaced 12-point Times New Roman font on letter sized paper (8 1/2 x 11 inches) with at least 1-inch margins on all sides. Do not set writing in columns. Do not use endnotes or footnotes. Violating these requirements will make your application ineligible. Page limits do not include documentation in other tabs which are cross-referenced in the narrative. All narrative pages must be numbered and organized by tab section.

A. Standard Forms, Assurances, and Certifications

You must properly complete and submit with your application the standard forms, assurances, and certifications identified below. You can find all forms in the application package or review them and their instructions at [Grants.gov Forms](#). You can also [read more about standard forms](#) on HUD's Funding Opportunities page.

Forms/Assurances/Certifications	Submission Requirement	Notes/Description
Application for Federal Assistance (SF-424)	Required with the application	File name: SF-424
Applicant and Recipient Assurances and Certifications (HUD 424-B)	Required with the application	File name: HUD-424B

Forms/Assurances/Certifications	Submission Requirement	Notes/Description
Applicant/Recipient Disclosure/Update Report (HUD 2880)	Required with the application and after award	File name: HUD-2880
Certification Regarding Lobbying	If applicable, required with the application	File name: Lobbying Certification form
Disclosure of Lobbying Activities (SF-LLL)	If applicable, required with the application	File name: SF-LLL

B. Budget

You must submit a budget with your application to support your project narrative.

At a minimum, your budget must indicate direct and any indirect costs.

You must also submit form HUD-426, based on the requirements in [Section III.E.](#) of this NOFO

Budget Form/Document	Submission Requirement	Notes/Description
Detailed Budget (HUD 92239)	Required with application	File name: HUD-92239
Indirect Cost Information Certification (HUD-426)	If applicable, this document is required with the application and after award	File name: HUD-426

C. Narratives and Other Attachments

If applicable, you must upload narrative and other attachments in [Grants.gov](#) using the Attachments Form. When using the Attachments Form, you can upload PDF, Word or Excel formats.

Document	Submission Requirement	Notes/Description
Response to Rating Factors	Required with the application	See Section V.B
Inter-agency Partnership Agreement Submit under Tab B	Threshold Requirement	Section V.A.5 for Program Specific Threshold Requirements regarding this document
Letters of Intent-Submit Under Tab 5	The letters must be on official letterhead and signed by an	See Appendix II.2 , Program Definitions

Document	Submission Requirement	Notes/Description
	authorized official	
Code of Conduct	If not included in HUD's eLibrary , this document is required with the application	See Acceptable Content

D. Other Application Content

1. Technical Application Errors

HUD will contact you to fix a technical error with your timely application after the due date. Technical errors, if corrected, do not affect (positive or negative) your merit rating under this NOFO. Examples of technical errors include, but are not limited to: inconsistencies in funding requests; a missing or incomplete form or certification; failure to submit an otherwise sufficient application under the correct Assistance Listings number or Funding Opportunity Number in Grants.gov; improper signature on a form or certification; and missing or inappropriate eligibility documentation.

HUD will send notice to the [authorized organization representative](#) to fix a technical error. You must respond timely and appropriately to HUD's notice (see [submission requirements](#)).

Your application is not eligible for funding if you fail to fix the error to HUD's satisfaction by the due date in HUD's notice. HUD will not review information submitted after the due date in HUD's notice.

NOTE: Threshold Requirements are NOT curable errors except for documentation of applicant eligibility listed in Section V.

Clarifications or corrections of non-substantial technical errors must be submitted within **five (5) business days** (i.e. excluding Saturdays, Sundays and federal holidays) of the **date of the technical error notification**. ***If an applicant does not cure all its correctable technical errors within this period, HUD will not consider the application eligible for funding and will not rate or rank the application.***

Applicants must review and follow documentation requirements provided in the Thresholds Requirements Section. All required forms, certifications and assurances **must** be included in the Section 811 PRA application.

Rating and Ranking.

a. Rating.

1. Reviewers will rate each eligible application, SOLELY based on the factors described in Section V of this NOFO.
2. Reviewers will rate each eligible application based on the information provided in the application package.

3. HUD will assign a score for each rating factor and a total score for each eligible application.
4. The maximum number of points for each application is 100.
5. Applications and scores will be evaluated by a Review Panel to ensure consistency.

b. Ranking. After review, applications will be ranked in score order. Applications that meet the threshold requirements and receive a score of no less than 75 points are eligible for selection. HUD will make award determinations by selecting the highest rated applications in rank order until all funding has been exhausted.

V. APPLICATION REVIEW INFORMATION

V. Application Review Information

A. Threshold Review

B. Merit Review

C. Risk Review

D. Selection Process

E. Award Notices

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V. APPLICATION REVIEW INFORMATION

A. Threshold Review

When you apply: Your application is reviewed to make sure it meets the threshold requirements of this NOFO. If your application has a [technical error](#), HUD will allow you to [correct it](#). If you fail to meet **any** of the threshold requirements, your application is **not** eligible for HUD funding. If you do meet the threshold requirements, your application moves to [Merit Review](#) (the next step).

1. Timely Application Submission

Late applications are not evaluated and not eligible for funding. See deadlines in [Section VI](#).

2. Complete Application

If your application is timely, HUD will confirm completeness. Your application is considered for funding if it is complete and responsive to the requirements in this NOFO. If your application is incomplete, HUD will ask you to fix any [technical errors](#). Otherwise, incomplete and nonresponsive applications are not considered for funding.

3. Eligible Applicant

Upon receipt, HUD will confirm whether you are an [eligible applicant](#). Applications from ineligible applicants do not proceed to [merit review](#) and are not eligible for HUD funding.

4. Interagency Partnership Agreement

To be eligible, the Applicant must have an Inter-Agency Partnership Agreement with the State agency responsible for health and human services programs and the State agency designated to administer or supervise the administration of the State plan for medical assistance under title XIX of the Social Security Act (42 U.S.C. § 1396, et seq.), i.e. Medicaid. The Inter-Agency Partnership Agreement outlines the partnership between the applicant and the state Health and Human Service/Medicaid agency or agencies. The applicant must submit an Inter-Agency Partnership Agreement to show you have a formal collaboration structure for participating in the state's Section 811 PRA program. In states where the Health and Human Services agency is separate from the Medicaid agency, both agencies must show evidence of their participation.

The agreement must include:

- Detailed description of the target population(s) to be served (e.g., persons who are institutionalized, at serious risk of institutionalization, homeless, at risk of homelessness. (Note that the authorizing legislation allows the Section 811 PRA program applicants to identify one or more specific targeted populations for this funding).
- Methods for outreach and referral.
- Commitments to make appropriate services available for residents in Section 811 PRA assisted units in multifamily properties.
- Description of available state administered services and other appropriate services

and a description of how such services will be made available to the tenants.

NOTE: If these agencies already have an agreement to provide housing and services, an addendum may be added to that existing document that addresses the provisions for this 811 PRA program and that can then serve as the Inter-Agency Partnership Agreement. Any other agencies providing oversight, coordination or services should also be included in this agreement.

1. **Terms.** The agreement shall be co-terminus with the Cooperative Agreement. HUD is seeking long-term commitments to make available services for the targeted populations and understands these services are typically funded annually through state and federal programs. Additionally, HUD will accept commitments subject to contingencies based upon annual funding and changes to state and federal laws.
2. **Tenancy.** The Agreement must have a commitment ensuring that tenancy in Section 811 PRA assisted units is reserved for the targeted populations (e.g., persons who are institutionalized, at serious risk of institutionalization, homeless, at risk of homelessness) identified in the agreement that will benefit from the available services. Such services will allow eligible residents to live independently in supportive housing units. To protect the interest of both tenants and multifamily owners, participating agencies must demonstrate the State's ability to provide appropriate community-based long-term services and support to targeted populations.
3. **Choice.** Tenant participation in supportive services is voluntary and cannot be required as a condition of tenancy. Persons with disabilities must have a choice of the housing, health care, and related support services they receive as states facilitate the transition and integration of individuals with disabilities from institutional and other segregated settings into the community.

Applicants must provide the required agreement in the application under Tab B

5. Past Performance

HUD will review past performance data to make sure applicants can successfully run the 811 PRA program. HUD will use the most current financial and programmatic data and any existing criteria or information in evaluating your past performance or past non-compliance available at the time of application closing. If you have an existing 811 PRA grant and have demonstrated low performance at the time of application closing, you will not be eligible for funding under this FY 2025 NOFO. If you have not previously received 811 PRA funding before, HUD may evaluate your previous performance in other HUD or other federal programs. If HUD finds that you have a documented history of non-compliance, you will not be eligible for funding under the NOFO.

NOTE: For this requirement, HUD **will not** use performance data for grants awarded under the **FY 2019 and FY 2023** 811 PRA NOFO. If an Applicant has only received funding under those NOFOs, HUD will evaluate past performance and/or non-compliance under other HUD or federal programs.

B. Merit Review

If your application meets the threshold requirements, a panel will review and score its merits.

The panel may include HUD employees and non-employees. They will evaluate your application based on the following criteria. The results of the evaluation are shared with senior HUD officials who make the [final decisions about funding](#) consistent with this NOFO.

Merit Review Summary

Criterion	Total number of points = 100
Rating Factor 1: Applicant's and State Health and Human Service/Medicaid Agencies' Relevant Experience, Capacity, and Readiness	33 points
Rating Factor 2: Need/Using Housing as a Platform for Improving Quality of Life	5 points
Rating Factor 3: Soundness of Approach/Implementation Plan	55 points
Rating Factor 4: Achieving Results, Program Innovation and Evaluation	7 points
Total	100 points

1. Rating Factors

Your application must include a response to the following criteria.

Rating Factors Details

Criterion	
Rating Factor 1: Applicant and State Health and Human Service/Medicaid Agencies Relevant Experience, Capacity, and Readiness (Respond under Tab 1)	33 max points
The Applicant and the State Health and Human Services/Medicaid Agency or Agencies must each demonstrate the ability, capacity, and readiness to undertake the proposed activities of the Program, use the award successfully, and maintain compliance with the grant terms. If the Applicant has a Co-Applicant, the Co-Applicant's experience, capacity, and readiness must be included in the response and evidence of the partnership which may include a joint letter, agreement or Memorandum of Understanding (MOU) must be submitted with this application. For Rating Factor 1, you must provide an Abstract in the application under Tab A.	

Criterion	
<p>Abstract Content. The information in the Abstract should not be more than seven pages. The following elements below should be addressed:</p> <ol style="list-style-type: none"> 1. Name of the applicant 2. Mailing address, including city, state and zip code 3. Name of Executive Director or equivalent 4. Applicant's primary contact's name, title, email address and phone number 5. Name, title and contact information of the primary contact at the State Health and Human Service Agency and the name, title, and contact information for the primary contact at the State Medicaid Agency identified in the Partnership Agreement 6. Total dollars of Section 811 PRA funds requested by the applicant, including the percentage and amount of the administrative fee 7. Number of units to be funded with the PRA funds <p>A. Applicant's Relevant Experience, Capacity, and Readiness (up to 18 points)</p> <p>1. Description of Relevant Experience (up to 3 points). Provide a description of your overall housing program experience. Discuss relevant experience within five (5) years directly related to: (1) the financing, leveraging and asset management of affordable multifamily housing, (2) reviewing applications, (3) underwriting and awarding funding, and (4) negotiating and executing rental assistance contracts. Applicants must demonstrate the capacity and readiness to successfully implement the proposed activities. Name an existing permanent supportive housing program that your</p>	

Criterion	
<p>organization funds and manages with access to supportive services..</p> <p>2. Compliance and Monitoring Experience (up to 5 points). Describe your experience managing a portfolio of properties with similar program requirements to the 811 PRA program. Briefly explain the compliance monitoring procedures for the program.. Your monitoring experience should include physical inspections and occupancy and management reviews. To receive maximum points, you must demonstrate experience in assessing the management of affordable housing programs and providing effective oversight of permanent affordable housing programs.</p> <p>3. Management of Affordable Multifamily Rental Housing (up to 4 points). Provide a brief description of up to three (3) affordable multifamily rental housing programs your agency is responsible for managing and overseeing. Specifically, describe: your ability to implement the proposed activities in this application and manage financial resources; technical expertise in the development of affordable housing; utilizing and maintaining effective reporting systems; and any other experience associated with managing affordable multifamily rental housing. List the number of affordable housing grants or financial assistance you have been awarded over the last three (3) years, including the total amount of the award(s), type of subsidy or financing provided, and the number of assisted and non-assisted units in each property.</p> <p>Note: Applicants do not need to provide a list of each property awarded over the last three years. The list may be an aggregate chart by program of the data listed above.</p> <p>4. Managing Project-based Rental Assistance programs using HUD's Tenant</p>	

Criterion	
<p>Rental Assistance Certification System (TRACS) (up to 6 points). This section must include a detailed description of your experience administering HUD Multifamily project-based rental assistance (PBRA) programs or the 811 PRA program. If awarded, grantees will be required to use TRACS to administer the 811 PRA program. To receive maximum points, you must have experience within the last ten (10) years administering 811 PRA or PBRA programs. Applicants with minimal to no TRACS experience must agree to contract with another entity such as a Performance Based Contract Administrator (PBCA), Traditional Contractor Administrator (TCA), or a private entity that has recent TRACS experience within the last 10 years. Failure to do so will result in the award being rescinded. If you are contracting with another entity to perform this task, the application must include a letter of intent or a MOU. Applicants may substitute the identified PBCA or other contractor after the award, only with HUD approval. Describe the contracted entity's experience in using TRACS to perform tasks related to the administration of 811 PRA or PBRA, including the number of PBRA or 811 PRA units and dates of experience.</p> <p>B. State Health and Human Service/Medicaid Agency's Relevant Experience and Capacity (up to 15 points)</p> <ol style="list-style-type: none"> 1. General Experience (up to 8 points). Describe the State Health and Human Service/Medicaid agency's capacity to successfully implement proposed activities in this application, including necessary financial resources, technical expertise, reporting systems, and other experience associated with proposed grant activities. The State Health and Human services/Medicaid 	

Criterion	
<p>agency must demonstrate they have experience in providing long-term services and support networks to persons with disabilities living in or transitioning to the community. The agency must demonstrate they have an acceptable home and community-based services infrastructure, including the capacity to conduct person-centered needs assessments, provide adequate support and services, and conduct program monitoring. Evidence of experience may include descriptions of long-term services and support programs under the Money Follows the Person (MFP) Rebalancing Demonstration, administered by CMS, 1915(c), 1915(i) waiver programs, or programs specifically designed to divert or delay individuals from entering institutions.</p> <p>2. Experience with Supportive Housing and working with housing providers (up to 7 points). The State Health and Human services/Medicaid agencies must demonstrate experience transitioning individuals from institutions or from homelessness into affordable housing in the community with access to supportive services. This description should include a discussion of how the State Health and Human services/Medicaid agencies have worked with state housing agencies or other affordable housing programs. Evidence may include experience with the Money Follows the Person (MFP) Re-balancing Demonstration or other similar efforts to integrate affordable housing with community-based long-term supportive services.</p>	

Criterion	
<p>Rating Factor 2: Need/Using Housing as a Platform for Improving Quality of Life (Respond under Tab 2)</p>	5 max points
<p>1. Need. Describe and document how this funding will address a specific housing need for extremely low-income persons with disabilities who are eligible for services from Medicaid or another similar program in the applicant's state. Use statistical data to quantify the need of the target population(s), for example including persons with disabilities who are at risk of or currently experiencing homelessness. Describe how this funding will address a specific issue or fill a gap in a state's existing continuum of services for persons with disabilities.</p> <p>2. Using Housing as a Platform for Improving Quality of Life. Describe the state's efforts to reduce dependency and reliance on federal and state public assistance and rental subsidies programs. Discuss at least one approach that the state will use to increase earnings and advance employment opportunities. Approaches may include job placement and counseling, job readiness programs, financial literacy, and educational opportunities that meet the needs of job market within the state. Provide an example of at least one public private partnership or resource that supports long-term self-sufficiency for individuals and families currently receiving rental assistance. Applicants should explain how this self-sufficiency approach will result in anticipated savings and/or reduce costs on rental assistance programs and/or how the reduction in costs will increase housing</p>	

Criterion	
opportunities and help eliminate barriers for persons with disabilities to achieve housing stability with the necessary access to supports and accommodations.	
Rating Factor 3: Soundness of Approach/Implementation Plan (Respond under Tab 3)	55 max points
<p>This factor focuses on the applicant's 811 PRA program design and operation, management and oversight, the integration of services provided by the State Health and Human Service/Medicaid Agency or agencies, and the timely implementation of the state's program. The applicant must demonstrate how its PRA program will advance the availability of integrated housing for persons with disabilities in a timely manner. Briefly discuss these in the context of the state's existing affordable housing plans, transportation plans, and any other existing state or regional development plans. Working in partnership with the State Health and Human Services/Medicaid agency, the applicant should include the specific financing and development programs it will use to create units, number of units anticipated, and amount of Section 811 PRA funds requested.</p> <p>Implementation Plan. Applicants must submit a plan that outlines and describes the proposed PRA program. The plan must be submitted in a stand-alone document as it will become an attachment to the Cooperative Agreement if you are awarded a grant and it will count towards the 30-page submission limit. The Implementation Plan should be specifically referenced in the Inter-agency Partnership Agreement. It must incorporate and expand upon the specific elements of the agreement, including a detailed description of the target populations and method of</p>	

Criterion	
<p>outreach and referral. The Implementation Plan must include the specific roles and responsibilities. The Implementation Plan must include the following:</p> <p>A. Project Selection Criteria (up to 10 points)</p> <p>Describe the property selection criteria to be used for this program; the selection process; and any special qualifications. Applicants are not required to identify the specific properties for which PRA funds will be allocated. The property selection criteria should identify how the Applicant will evaluate whether the properties are: safe and habitable; well-managed; in proximity to services and amenities, including public transportation; and located in well-resourced neighborhoods of opportunity. Specify the expected range/type of properties, e.g., new construction, substantially rehabilitated, and existing. Below are additional criteria in response to this subfactor.</p> <ol style="list-style-type: none"> 1. Existing Properties. If the plan is to provide assistance at existing properties, describe the criteria that will be used to select these properties; how properties will comply with all program requirements listed in <u>Section III G</u> of this NOFO; and the plan to track unit turnover. Specify measures that will be taken to address units not turning over in a timely manner. 2. New Construction. Applications that target new construction will receive more points than those that solely target existing properties. HUD has found that previous PRA grantees who targeted existing properties had difficulty in leasing units timely. Specify what development and financing program(s) will be used to create or develop PRA units (State Housing 	

Criterion	
<p>Trust funds, 4% and 9% LIHTC, tax-exempt financing, etc.). Include a detailed description of the program(s) identified including program requirements and procedures used to award funding.</p> <p>3. Existing oversight. Applications that solely intend to fund projects where they have existing oversight will receive half of the points available for this rating factor, 5 points.</p> <p>4. Availability of Funds. Describe how owners and developers will be informed of the availability of 811 PRA funding and how the state program will be structured to ensure participation in the program.</p> <p>B. Alignment with New or Existing Housing Strategies. (up to 10 points) Applicants should align the 811 PRA program with state or local strategies to increase the supply of permanent supportive housing for persons with disabilities. Describe key state housing policies that reflect a commitment to support the proposed PRA program. Approaches may include requiring set-asides in LIHTC Qualified Allocation Plans (QAP), local jurisdiction's capital financing strategies, or other rental housing finance and development programs that will increase the production of affordable supportive housing and achieve 811 PRA's program goals of integrating units into traditional multifamily developments. In addition, discuss if these policies exist or are new strategies.</p> <p>1. Existing Strategies. Applicants that evidence the existence of set-asides, incentives, or significant competitive priorities in their primary housing production programs that will directly result in the creation of new PRA units in multifamily projects, such as the</p>	

Criterion	
<p>Low-Income Housing Tax Credit Qualified Allocation Plan (QAP) or a similar program designed to create supportive housing units in newly developed and substantially rehabilitated multifamily projects, may receive maximum points in this section. Applications that solely target existing properties will receive no points under this subfactor.</p> <p>2. Implementation of New Strategies or Initiatives. Applications with no existing programs, but that will implement new set-asides, incentives, or other significant competitive priorities for this PRA program to support newly constructed or substantially rehabilitated units within a calendar year after execution of the award, will receive 5 points under this subfactor.</p> <p>C. Calculation of PRA funds (up to 10 points). Specify how the amount of requested funds was determined, including the assumptions and methodology to be used for calculating and tracking the Rental Assistance and Program Administrative Costs for the initial five years of funding. The PRA detailed budget and the written response to the sub-factors below will be used to determine points under this subfactor.</p> <p>1. Rental Assistance Calculations (up to 5 points). Identify the methodology that will be used to establish initial contract rents, annual rent adjustments and any other assumptions used in projecting the amount of rental assistance funds required. Describe the methodology for tracking the expenditures of the rental assistance funds. Under no circumstance may the initial RAC</p>	

Criterion	
<p>rent exceed the applicable Section 8 Fair Market Rent, unless such rent is substantiated by a market study that has been prepared in accordance with the requirements of the Chapter 9 of the Section 8 Renewal Guide.Rents can only be adjusted annually based upon HUD's OCAF or other operating cost index proposed by the applicant if less than OCAF. Not more than once every five years, the owner may request an operating cost adjustment factor based on a rent comparability study as outlined in Chapter 9 of the Section 8 Renewal Guide. Note: The grantee will need HUD approval to use any alternative operating cost index (other than OCAF) for annual rent adjustments.</p> <p>Since this award includes funding for the first five years, applicants should carefully prepare their budgets. The following data sets should be used to determine the expected average tenant payment: a) the average tenant payment in the Section 811 PRA (if applicant has received previous 811 funding), or b) the applicable state extremely-low income data available on HUD's website at Datasets Portal. Proposed tenant payment in the Section 811 PRA program should be similar to any existing 811 PRA tenant payment.</p> <p>2. Program Administrative Costs (up to 5 points). In addition to the HUD-form 92239 detailed budget, provide a description for how you will use the administrative costs funds and track admin expenditures over the life cycle of the grant. Examples of allowable expenses include but are not limited to</p>	

Criterion	
<p>salaries, software, contract administrative activities, training, and physical inspections.</p> <p>D. Program Implementation Schedule (up to 10 points). Provide a schedule that outlines program implementation milestones and occupancy goals annually. Describe how you determined the occupancy goals schedule. Applicants should begin identifying units and the leasing of units within 24 months after execution of the Cooperative Agreement. Milestones should be reasonable and consider factors such as construction periods, unit turnover, transitioning of residents, and other factors that may impact the timely occupancy of units. The schedule should project the number of units to be funded per fiscal year quarter over the 5-year funding period for this grant. Consistent with your HUD-form 92239 Detailed Budget, if units are first occupied in Year 2, the Implementation Schedule will extend to Year 6 to allow for the full 5 years of funding per unit. Program funds not utilized as outlined in the Implementation Plan and Schedule are subject to termination as described in 2 CFR 200.339 and 200.340.</p> <p>E. Integration of Services (up to 15 points).</p> <p>Management and Coordination of Services (up to 10 points). The Inter-Agency Partnership agreement must be detailed and go beyond the minimum program requirements set-forth in “Program Specific Threshold Requirements”. The agreement must describe the management and coordination of services as follows:</p> <ol style="list-style-type: none"> 1. Management. Describe how the management of the program will be facilitated between agencies. Include a strategy for continuous program improvement; the detailed commitment of services; protocol for housing staff 	

Criterion	
<p>interacting with service providers; management of owners and agents; and the training and coordination of program implementation for housing and service partners.</p> <p>2. Coordination. Describe which staff and agency will manage the outreach, referrals, and waiting lists; how the staff will successfully identify and refer prospective tenants to properties in a timely manner; how staff will coordinate housing and supportive services for targeted populations and how staff will coordinate with owners and management agents of PRA units across the state. Finally, specify the coordination between agencies to resolve disputes between residents, owners, and management agents. Explain how this process will be managed, tracked, and reported.</p> <p>F. Systems in Place (up to 5 points). Describe current or future information technology (IT) systems you will use to monitor implementation of this program. You may also provide screenshots. Specifically, address how your IT system will:</p> <ol style="list-style-type: none"> 1. Manage waiting lists; 2. Communicate with owners and property managers of the PRA units; 3. Track the referral process (e.g. how many applicants are referred to one available PRA unit and how they are sequenced and tracked); and 4. Synchronize the referral process with a unit-tracking system identifying available new and/or turnover units in each locality with PRA units. <p>Finally, you must describe the IT experience of the staff and contract support who will</p>	

Criterion	
develop and implement the IT infrastructure.	
Rating Factor 4: Achieving Results, Program Innovation and Evaluation (Respond under Tab 4)	7 max points
<p>Systems Change (up to 5 points). Describe how the system changes below will impact the 811 PRA program management and operation, and the performance measures you will use to determine effectiveness. To receive maximum points under this sub-factor, applicants must address both elements below:</p> <p>A. Increase Access to Permanent Supportive Housing. Describe the extent to which your state's system of producing housing and services for persons with disabilities will increase access to affordable permanent supportive housing beyond Section 811 PRA units. For example, describe collaborations with the State Health and Human Service/Medicaid agencies that have transformed supportive housing opportunities for persons with disabilities. Describe any unique approaches that results in system change solutions, such as tracking, targeting, and referrals systems that will creatively combine PRA into existing housing finance programs.</p> <p>For applicants who have existing programs that have led to the increased production of permanent supportive housing for persons with disabilities, discuss anticipated outcomes, savings, approaches, and partnerships for this award. Provide the performance measures you use to evaluate the success of existing programs that have similar goals to the PRA program.</p> <p>B. Remove Regulatory Barriers of</p>	

Criterion	
<p>Affordable Housing Production. Describe efforts the state has undertaken to remove regulatory barriers to the development of affordable housing. Discuss specific reforming laws and practices that reduce costs and increase production. Examples may include removal of restrictive zoning and historic preservation rules; reduction in cumbersome building and rehabilitation codes; and introduction of tax incentives to support revitalization.</p> <p>2. Expand Crosscutting Policy Knowledge (up to 2 points). Describe the administrative data that will be collected and performance measures tracked for each program component. Then describe how you will go beyond specific program outcomes to support broader knowledge sharing, peer learning, and policy making. Demonstrate collaboration with policy researchers and program evaluators to measure program impact and increase the overall body of policy knowledge.</p> <p>Example outcome might include reduction in housing and service cost per beneficiary; changes in the amount and quality of services received by the target populations; integration of the target population with other multifamily residents in supportive housing; health outcomes; coordination of housing and health services.</p> <p>Example administrative data might include primary and secondary health outcomes from Medicaid or service data from the HHS/Medicaid agency for the target population. Describe how this data will be made available to policy researchers, e.g., letter of cooperation or data-sharing agreement</p>	

This NOFO does not offer any preference points.

2. Other Factors

Your application must respond to the following additional criteria.

a. Budget

The panel will evaluate but not approve the budget. The panel will assess whether the budget aligns with planned program activities and objectives. Panel members will consider whether the budget and the requested performance period are fully justified and reasonable in relation to the proposed project.

b. Certification of Consistency with the Consolidated Plan

You must ensure that the activities in your application are [consistent with your local Consolidated Plan](#).

C. Risk Review

Before making any awards, HUD will evaluate each applicant's likelihood of successfully carrying out the project. Here's what HUD looks at:

Past Performance:

- Government-wide performance data, as noted in [2 CFR 200.206\(a\)](#)
- Public sources like news reports, Inspector General findings, Government Accountability Office reports, and complaints proven to have merit
- History of managing Federal awards (if applicable), including on-time reporting, meeting planned goals, and following previous award rules. And, the extent to which any previously awarded amounts will be expended prior to future awards
- Reports from past audits, including those performed under 2 CFR part 200, subpart F—Audit Requirements
- Financial stability
- Quality of management systems and ability to meet the management standards in 2 CFR part 200
- Ability to follow all required laws and rules
- Capacity, including staffing structures and capabilities
- Number of people served or targeted for assistance

Other

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

HUD may use the results of the risk review to make final funding decisions and/or set specific conditions on the award.

D. Selection Process

When making award funding decisions, HUD will consider:

- Threshold review results, including eligibility requirements.
- Merit review results.
- Risk review results.

To the extent allowed by law, HUD may also consider:

- The scope of the overall projected impact on the program and administrative goals and priorities in this NOFO.
- Reasonableness of the estimated costs to the government.
- The applicant's readiness to conduct the proposed work.
- Likelihood that the proposed project will result in the benefits expected.
- Broad range of recipients beyond recurrent recipients.
- Geographic dispersion.
- All else being equal, preference for applicants with lower indirect cost rates.
- Applicants with demonstrated success in implementing Gold Standard Science (applicable to research awards).
- Applicants with potential to produce immediate results and potential for longer-term, breakthrough results, based on the goals of this NOFO (applicable to research awards).

To the extent allowed by law, HUD may:

- Fund applications in whole or in part.
- Fund applications at a lower amount than requested.
- Choose to fund no applications under this NOFO.
- Withdraw an award offer and make an offer of funding to another eligible application, if terms and conditions are not finalized or met timely.
- Use additional funds made available after NOFO publication to either fully fund an application or fund additional applications.
- Correct HUD review and selection errors. If HUD commits an error that causes an applicant not to be selected, HUD may make an award to that applicant when and if funding is available.
- Release another NOFO, if funding is available and if HUD does not receive applications of merit.

HUD's selection process is designed to ensure that grants are awarded to applicants that submit the most meritorious applications. HUD will consider the information submitted by the application deadline date. After the application deadline date, HUD will not,

consistent with its regulations in 24 CFR part 4, subpart B, consider any unsolicited information that you or any third party may want to provide. HUD may verify information provided in the application as needed by sending a written request for clarification. A response to such inquiries must be received within 5 business days of notification.

E. Award Notices

If your application is successful, HUD will email an award notice to the authorized official representative from the SF-424. HUD will also notify unsuccessful applicants.

The award notice communicates the amount of the award, important dates, and the terms and conditions you need to follow. The notice may also include HUD-imposed award conditions as provided under [2 CFR 200.208](#).

You agree to the award terms and conditions by either drawing funds from HUD's payment system or signing the agreement with HUD. If you do not agree to the award terms and conditions, HUD may select another eligible applicant.

1. Preliminary Selection Letter. HUD will inform all successful applicants about the results of the application review. The Preliminary Selection letter will provide instructions on how to proceed with negotiations and execution of award documents.

2. Negotiations and Award. Selected applicants are required to participate in negotiations to determine the specific terms of the Cooperative Agreement. The selection is preliminary and does not become final until the negotiation between Applicant and HUD are successfully concluded, the budget and Implementation Plan is approved by HUD, and the Cooperative Agreement and other award documents are signed and executed.

a. **Limitations on Award Amounts.** Costs may be denied or modified if HUD determines that they are not allowable, allocable, and/or reasonable.

b. **Negotiation Outcomes.** As a result of the negotiations, HUD may request the Applicant to submit revisions of the Implementation Plan or the Applicant may request an addendum to the Cooperative Agreement.

3. Final Award. The award becomes final after HUD and the Applicant have successfully concluded negotiations, the Implementation Plan is approved by HUD, and the Cooperative Agreement and other award documents are signed and executed.

In cases where HUD cannot successfully conclude negotiations or a selected Applicant fails to provide HUD with requested information by the deadline stated in the selection letter, an award will not be made to that Applicant. In this instance, HUD will select and proceed to negotiation with another Applicant in accordance with the selection process identified in this NOFO. HUD reserves the right to reject an application if information comes to the attention of HUD that adversely affects an Applicant's eligibility for an award, adversely affects HUD's evaluation or scoring of an application, or indicate evidence of fraud or mismanagement on the part of an Applicant.

VI. SUBMISSION REQUIREMENTS AND DEADLINES

VI. Submissions Requirements and Deadlines

- A. Deadlines
- B. Submission Methods
- C. Other Submissions
- D. False Statements

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VI. SUBMISSION REQUIREMENTS AND DEADLINES

You must apply electronically, unless you qualify to submit a [paper application](#). See [Find the Application Package](#) to make sure you have everything you need to apply online.

Make sure you are current with [SAM.gov](#) and UEI requirements before applying for the award. See the [Before You Begin](#) section of this NOFO.

A. Deadlines

1. Application submission deadline:

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

07/13/2026

HUD must receive your application by the deadline. Applications received after the deadline are late. Late applications are not eligible for HUD funding.

If HUD receives more than one application from you, HUD will review only the last submission.

HUD may extend an application due date based on emergency situations such as Presidentially-declared natural disasters. An improper or expired registration and password issues are not causes to allow HUD to accept applications after the deadline date.

2. Grace Period for Grants.gov Submissions

If [Grants.gov](#) rejects your application before the deadline, you have up to 24 hours after the application deadline to correct and resubmit your application. Any application submitted during the grace period but not received and validated by Grants.gov will not be considered for funding. There is no grace period for paper applications.

B. Submission Methods

1. Electronic Submission

You must register and submit your application through [Grants.gov](#). See [Before You Begin](#).

For instructions on how to submit in [Grants.gov](#), see the [Quick Start Guide for Applicants](#).

Make sure that your application passes the [Grants.gov](#) validation checks or we may not get it.

[Grants.gov](#) will record the date and time of your application submission. HUD will use this information to determine timely applications.

Need Help? See the [Contact and Support](#) section of this NOFO.

2. Electronic Submission Application Waiver

You may request a waiver from the requirement to submit your application electronically. The request must show good cause and detail why you are technologically unable to submit electronically. An example of good cause may include: a valid power or internet service disruption in the area of your business office. Lack of [SAM.gov](#) registration is not good cause.

Use the information in the [Contact and Support](#) section of this NOFO to submit a written request to HUD. You must **submit your waiver request at least 15 calendar days before**

the application deadline.

C. Other Submission Information

1. Intergovernmental Review

This NOFO is subject to Executive Order [12372](#).

Your <https://bidenwhitehouse.archives.gov/wp-content/uploads/2024/08/SPOC-list-as-of-August-2024.pdf> state's [Single Point of Contact \(SPOC\)](#) may need to review your application before you submit to HUD. Allow a few weeks for this review to occur before you submit your application to HUD.

2. Technical Application Errors

HUD will contact you to fix a [technical error](#) with your timely application after the due date. Use the following submission requirements to respond to HUD's notice.

a. Fix Errors in Electronic Applications

To fix an error in response to a HUD notice, you must email the corrections to HUD at applicationsupport@hud.gov. The subject line of the email to applicationsupport@hud.gov must state "Technical Fix" and include the [Grants.gov](#) application tracking number (e.g., Subject: Technical Fix - GRANT123456). If you do not email applicationsupport@hud.gov or if you do not include the appropriate subject line, HUD may mark your application as ineligible.

The HUD notice will allow between 48 hours and 14 calendar days from the date of the HUD notice to fix an error. If the due date to fix an error falls on a Saturday, Sunday, Federal holiday, or on a day when HUD's Headquarters is closed, then the due date moves to the next business day.

For this NOFO, applicants are allotted five (5) business days to address and correct any identified technical errors. Clarifications or corrections of non-substantial technical errors must be submitted within five (5) business days from the date of the technical error notification, excluding Saturdays, Sundays, and federal holidays. Failure to resolve all correctable technical errors within the designated time frame will result in the application being deemed ineligible for funding. Consequently, HUD will not rate or rank the application.

b. Fix Errors in Paper Applications

You must fix an error in your paper application, in accordance with HUD's notice. If your paper application includes an incorrect UEI, HUD will request you supply the correct UEI.

D. False Statements

By submitting an application, you acknowledge your understanding that providing false or misleading information on your application, or during any part of the performance phase of an award, can lead to serious consequences. Those consequences include but are not limited to: fines, repayment, restitution, prison time, termination of any HUD award, and being banned from receiving any future HUD award and doing business with the federal government (18 USC 1001, 18 USC 1012, 18 USC 1010, 18 USC 1014, 18 USC 287, 31 USC 3729 et seq., 31 USC 3801-3812, FAR Part 9.4, 2 CFR Part 180, other remedies in your HUD award).

VII. POST - AWARD REQUIREMENTS AND ADMINISTRATION

VII. Post-Award Requirements and Administration

- A. Administrative, National and Departmental Policy Requirements and General Terms and Conditions
- B. Environmental Requirements
- C. Remedies for Noncompliance
- D. Reporting

VII. POST-AWARD REQUIREMENTS AND ADMINISTRATION

A. Administrative, National and Departmental Policy Requirements, and General Terms and Conditions

You must follow the applicable provisions in the [Administrative, National & Departmental Policy Requirements and Terms for HUD Financial Assistance – 2026](#):

1. Build America, Buy America (BABA) (Sections 70901-52 of [Public Law 117-58](#); [41 U.S.C. 8301 et seq](#); and [2 CFR Part 184](#))
2. Uniform Relocation Assistance and Real Property Acquisition Policies Act ([42 U.S.C. § 4601 et seq.](#); [49 CFR part 24](#); and applicable program regulations)
3. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards ([2 CFR part 200](#))
4. HUD requirements related to safeguarding resident/client files consistent with [2 CFR 200.303\(e\)](#)
5. The Federal Funding Accountability and Transparency Act (FFATA) ([2 CFR part 170](#))
6. Eminent Domain
7. Participation in HUD-Sponsored Program Evaluation ([12 U.S.C. 1701z-1](#); 12 U.S.C. 1702z-2; [24 CFR part 60](#); and [FR-6278-N-01](#))
8. The Freedom of Information Act (FOIA) ([5 U.S.C. § 552\(b\)](#) and [24 CFR 15.107\(b\)](#))
9. Presidential Executive Actions affecting federal financial assistance programs
 - [Executive Order \(EO\) 14332](#) (*Improving Oversight of Federal Grantmaking*)
 - [EO 14303](#) (*Restoring Gold Standard Science*)
 - [EO 14219](#) (*Ensuring Lawful Governance and Implementing the President’s “Department of Government Efficiency” Deregulatory Initiative*);
 - [EO 14218](#) (*Ending Taxpayer Subsidization of Open Borders*);
 - [EO 14202](#) (*Eradicating Anti-Christian Bias*);
 - [EO 14205](#) (*Establishment of the White House Faith Office*)
 - [EO 14182](#) (*Enforcing the Hyde Amendment*);
 - [EO 14173](#) (*Ending Illegal Discrimination and Restoring Merit-Based Opportunity*);
 - [EO 14168](#) (*Defending Women From Gender Ideology Extremism and Restoring Biological Truth to the Federal Government*)
 - [EO 14151](#) (*Ending Radical and Wasteful Government DEI Programs and Preferencing*); and
 - [EO 14148](#) (*Initial Rescissions of Harmful Executive Orders and Actions*)

10. The Fair Housing Act ([42 U.S.C. 3601-3619](#)) and Civil Rights laws (24 CFR 5.105(a))
12. Economic Opportunities for Low-and Very Low-income Persons ([12 U.S.C. § 1701u](#) and [24 CFR part 75](#))
13. Compliance with Immigration Requirements ([8 U.S.C. § 1601-1646](#); [8 U.S.C. § 1324a](#) (“*Unlawful employment of aliens*”); and [Executive Order 14218](#), *Ending Taxpayer Subsidization of Open Borders*)
14. Accessible Technology requirements ([29 U.S.C. § 794d](#); [29 U.S.C. 794](#); and [42 U.S.C. 12131-12165](#) and implementing regulations at 36 CFR part 1194 (Section 508 regulations), [24 CFR § 8.6](#) (Section 504 effective communication regulations), [28 CFR part 35, subpart H](#) (DOJ Web Access Rule), and [28 CFR part 35, subpart E](#) (DOJ’s Title II communications regulations))
16. Equal Participation of Faith-based Organizations in HUD Programs and Activities consistent with [42 U.S.C. 2000bb et seq.](#); [24 CFR 5.109](#); [Executive Order \(EO\) 14202](#), *Eradicating Anti-Christian Bias*; and [EO 14205](#), *Establishment of the White House Faith Office*
17. Accessibility for Persons with Disabilities requirements ([29 U.S.C. § 794](#) and implementing regulations at [24 CFR parts 8](#) and [100](#); [28 CFR part 35](#))
18. Applicable Violence Against Women Act (VAWA) requirements in the Housing Chapter of VAWA ([34 U.S.C. § 12491-12496](#)); [24 CFR part 5, subpart L](#); and program-specific regulations
19. Trafficking in persons ([Section 106\(g\) of the Trafficking Victims Protections Act of 2000 \(TVPA\)](#), as amended [22 U.S.C. § 7104\(g\)](#) and implementing regulations at [2 CFR part 175](#))
21. Conducting Business in Accordance with Ethical Standards (Code of Conduct), including [2 CFR 200.317](#), [2 CFR 200.318\(c\)](#), and other applicable conflicts of interest requirements
22. Prohibition on Certain Telecommunication and Video Surveillance Services or Equipment ([41 U.S.C. § 3901](#) and [2 CFR 200.216](#))
23. Waste, Fraud, Abuse, and Whistleblower Protections ([41 U.S.C. § 4712](#))
24. Drug-Free Workplace ([2 CFR part 2429](#))

In addition, if any part or provision of the award agreement or terms of this NOFO are enjoined or held to be void or unenforceable in any jurisdiction, they shall be ineffective as to such jurisdiction and only to the extent of such prohibition or enjoinder and shall not invalidate or affect the legality or enforceability of the remaining provisions and applications of the Agreement and Notice. In the event the enjoinder of such provisions is stayed, dissolved, or reversed, the full terms of the award agreement and NOFO, including such provisions, will automatically become effective. This clause is self-executing and will become effective, binding, and enforceable automatically upon issuance of this NOFO.

B. Environmental Requirements

1. Environmental Review

You must follow these environmental review requirements, including regulations at:

See requirements in Section III.G.16 of this NOFO. HUD does not perform environmental reviews for specific activities or properties related to this grant because it does not approve funding for them. However, to ensure that the tenets of HUD environmental policy and the requirements of applicable statutes and authorities are met, applicants selected for funding will be required to implement the Environmental Requirements and Environmental Assurance Analysis and Determinations for specific program activities and properties. Please note that properties that include funding from other HUD programs (such as HOME) or that have mortgage insurance through FHA can use environmental clearance under those programs (such as the project has an environmental clearance under 24 CFR part 50 or 58) in lieu of PRA NOFO requirements as long as the environmental reviews were completed within 5 years and the project description covers the units proposed to be assisted by the PRA.

Activities funded under this NOFO are exempt or categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 USC § 4321) and not subject to environmental review under related laws and authorities. The exemption or categorical exclusion is in accordance with 24 CFR Part 50

2. NOFO Impact Determination Related to the Environment

This NOFO has no significant impact related to the environment. HUD has made a Finding of No Significant Impact (FONSI) as required by HUD regulations at [24 CFR part 50](#), which implement section 102(2)(C) of the National Environmental Policy Act of 1969 (42 USC § 4332(2)(c)). To learn more about this FONSI, go to [HUD's Funding Opportunities](#) web page.

3. Lead-Based Paint Requirements

You must follow the lead-based paint rules below if you fund any work on pre-1978 housing. This includes buying, leasing, support services, operating, or work that disturbs painted surfaces.

- [HUD's rules](#) (Lead Disclosure Rule; and Lead Safe Housing Rule).
- EPA's rules ([Renovation, Repair and Painting Rule](#), and [Lead Abatement, Inspection and Risk Assessment Rule](#)).

You must discuss the [Lead Disclosure Rule](#) if you fund education or counseling on buying or renting housing that may have been built before 1978. You must also discuss the Lead Safe Housing Rule if the education or counseling focuses on buying or renting HUD-assisted pre-1978 housing.

C. Remedies for Noncompliance

HUD may terminate all or a part of your award as described under 2 CFR 200.340 through 200.343 pursuant to the terms and conditions of your award, including, to the extent authorized by law:

- if an award no longer effectuates the program goals or agency priorities; or
- in the case of a partial termination, if HUD determines that the remaining portion of the award will not accomplish the purposes for which the HUD award was made.

HUD may also impose specific conditions on your award or take other remedies as described by 2 CFR 200.339 through 200.343, if you do not comply with your award terms and

conditions.

Termination of Funds. Funds not utilized in the manner prescribed or otherwise contemplated under the final Implementation Plan are subject to recapture or de-obligation by HUD, at HUD's sole discretion. Causes for termination may include, but are not limited to:

1. Failure to carry out or meet required deadlines set forth in the Implementation Plan of the Cooperative Agreement;
2. Non-performance or improper performance or violation of the terms of the Cooperative Agreement; or
3. Suspension, debarment, or other serious enforcement actions taken against the grantee, a recipient, or affiliates

Selection of Another Applicant. If funds are terminated for any reason, HUD can choose, in its sole discretion, to award them to another qualified applicant.

D. Reporting

HUD requires recipients to submit performance, financial, and program reports as outlined below. You must comply with these reporting requirements to remain eligible for HUD funding. See [Section VII.C.](#) of this NOFO.

Further, the Recipient hereby acknowledges that HUD is in the process of implementing new grants management and reporting tools for all records pertinent to the Federal award.

Recipient agrees to report on grant performance and financial activities (including vendor and cash disbursement supporting details for the Recipient and its Subrecipients) using these new tools when they are released and to satisfy occasional requests for records pertinent to the federal award, consistent with the requirements for recordkeeping, access to records, and reporting laid out in 2 CFR part 200, which may be amended from time to time. HUD will work with the Recipient to support its transition to the new reporting tools. HUD reserves the right to exercise all of its available rights and remedies for any noncompliance with these grants management and financial reporting requirements, to include, without limitation, requiring additional or more detailed financial reports, suspension of disbursements, and all other legally available remedies, to the furthest extent permitted by law.

Report	Description	When
Federal Funding Accountability and Transparency Act (FFATA)	<ul style="list-style-type: none"> • Awards equal to or greater than \$30,000 • Data on executive compensation and first-tier subawards • See Public Law 109-282 and 2 CFR part 170 • HUD reports initial prime recipient data to 	See 2 CFR Appendix A to Part 170(a)(2)(ii)

Report	Description	When
	<p>usaspending.gov</p> <ul style="list-style-type: none"> Submit via SAM.gov 	
Reporting on Recipient Integrity and Performance Matters	<ul style="list-style-type: none"> Total value of all current Federal awards exceeds \$10,000,000 for any period of time during the period of performance of this Federal award See Appendix XII to 2 CFR 200 Submit via SAM.gov 	See 2 CFR Appendix-XII to Part 200 I.(d)
Progress Report	<ul style="list-style-type: none"> Summary of progress status Work to be performed during the next reporting period Any anticipated risks and plans to mitigate those risks 	Not less than annually
Federal Financial Report, SF-425	<ul style="list-style-type: none"> Summary of key financial data See 2 CFR 200.328 	See 2 CFR 200.328 or award terms
Race, Ethnicity, and Other Data Reporting	Recipients that provide HUD-funded program benefits to individuals or families, report data on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households funded by this program	Recipient shall keep such records and submit as the Department may determine to be necessary
Audited financial statement	Recipient's organizational structure, any sub-grantees or sub-recipients, and how each	No less than annually

Report	Description	When
	disbursement of grant funds was applied to an eligible cost throughout the life of the grant to receive disbursements of Federal funds.	

VIII. CONTACT AND SUPPORT

VIII. Contact and Support

A. Agency Contact

B. Grants.gov

C. Sam.gov

D. Debriefing

E. Applicant Experience Survey

F. Other Online Resources

VIII. CONTACT AND SUPPORT

Individuals who are deaf or hard of hearing, as well as individuals who have speech or communication disabilities may use a relay service. To learn more about how to make an accessible telephone call, visit the webpage for the [Federal Communications Commission](#).

A. Agency Contact

1. Program and Application Requirements

Name: Marketta Morris

Phone: 202-708-3000

Email: 811PRANOFO@hud.gov

Note: HUD's assistance is limited by the standards at [24 CFR 4.26](#).

2. Paper Application Waiver Request

Name: 811 PRA Grant Team

Email: 811PRANOFO@HUD.GOV

Phone: Not Applicable

HUD Organization: OAM

Street: 451 7th St SW

City: Washington

DC DISTRICT OF COLUMBIA

20410

HUD Reform Act. HUD is prohibited from disclosing [covered selection information](#) during the selection process. The selection process includes NOFO development and publication, and concludes with the announcement of selected recipients of financial assistance. HUD will not assist you with completing your application.

B. Grants.gov

Grants.gov provides 24/7 support. You can call 800-518-4726 or email support@grants.gov. Hold on to your ticket number.

C. SAM.gov

If you need help, you can call 866-606-8220 or live chat with the [Federal Service Desk](#).

D. Debriefing

After public announcement of awards, HUD will debrief you on your application upon your written request. Submit your written request to the [agency contact for program and application requirements](#) in this NOFO. HUD may limit the information provided to protect the integrity of the competition.

For at least 120 days, starting 30 days after the public announcement of awards under this

NOFO, HUD will offer a debriefing about their application if requested. The AOR or the AOR's successor must submit a written request for debriefing via mail or email to the POC in [Section VIII.A](#), Agency Contact(s) of this NOFO. Information provided during a debriefing may include the applicant's final score for each rating factor, final evaluator comments for each rating factor, and the final assessment indicating the basis upon which funding was approved or denied.

E. Applicant Experience Survey

You are encouraged to provide feedback on your application experience by completing our [Applicant Experience Survey](#). Your feedback is optional; you are not required to provide personal information. HUD may use your feedback to improve future NOFOs. Your feedback has no impact on funding decisions.

F. Other Online Resources

You are encouraged to review the [online resources](#) to learn background on some of the NOFO requirements.

APPENDIX

[Appendix](#)

[Appendix I Definitions](#)

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APPENDIX

Appendix I. Definitions

1. Standard Definitions

For standard definitions not listed below, refer to [2 CFR 200.1](#).

Authorized Organization Representative (AOR) is the person with legal authority to: give assurances, make commitments, submit your application, and enter into agreements with HUD. They also have [special permissions](#) to act on behalf of their organization within the Grants.gov system.

Consolidated Plan has the same meaning as defined at [24 CFR part 91](#).

E-Business Point of Contact (E-Biz POC) is [defined at Grants.gov](#).

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

Grants.gov is the website serving as the Federal government's central portal for searching and applying for federal financial assistance.

Historically Black Colleges and Universities (HBCUs) are any historically Black college or university included on this [list of accredited HBCUs](#).

Minority-Serving Institutions (MSIs) are

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

Primary Point of Contact (PPOC) is the person HUD may contact with questions about the application submitted. The PPOC is listed in item 8F on the SF-424.

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

System for Award Management (SAM) has the same meaning as in [2 CFR 25.100\(b\)](#).

Threshold Requirements are eligibility requirements you must meet before HUD rates your

application for funding.

Unique Entity Identifier (UEI) has the same meaning as in [2 CFR 25.100\(a\)](#).

2. Program Definitions.

For purposes of the Section 811 PRA program, the following definitions apply. For more definitions, applicants should reference the governing statute (42 U.S.C. 8013) and [2 CFR Part 200](#).

Administrative Costs for Awardees are funds that may be provided at initial funding and subsequent annual funding renewals under this award. Administrative costs are allowable at a rate of up eight percent (8%) of the total project rental assistance awarded, at HUD's discretion. Awards are based on the range of tasks performed by the grantee. These funds may be used for planning and costs associated with developing and operating the Section 811 PRA program, including staffing and the technology needed to administer the program. The costs should include direct and indirect costs.

Applicant The Applicant will be the primary housing agency responsible for implementing the Section 811 PRA Program, sign the Cooperative Agreement and is the sole entity that will have access to HUD's Electronic Line of Credit Control System (eLOCCS) to drawdown PRA funding. "Applicant" and "Grantee" will be used interchangeably throughout this NOFO.

Co-Applicant When two applicants work together to submit a unified application, one applicant will be considered a Co-Applicant and the other will be the Lead Applicant. Both applicants will sign the Cooperative Agreement and will be responsible for implementing the activities identified in the approved Implementation Plan, however, the co-applicant will not have direct access to the grant funds via eLOCCS. The Lead Applicant must be identified in the Abstract and the Narrative response to the Rating Factors, and will be the only entity to have access to the grant funds. Applicants and Co-Applicants must meet the same eligibility requirements, as specified in this NOFO.

Cooperative Agreement is an agreement executed between HUD and the Grantee (and where applicable, Co-Applicant). HUD will be involved during the period of performance, including but not limited to: the development of the program; the oversight of the progress made on the proposed activities and results of those activities; and the monitoring of funds drawn, project deliverables and timelines. The terms of the Cooperative Agreement will include the work to be performed under the grant and any special conditions or requirements, including the extent of HUD involvement. The Implementation Plan is included with this Agreement.

Eligible Property means any new or existing property owned by a non-profit or a private entity. The property must contain at least five (5) units of housing. The cost to develop a new property must be paid with other public or private resources. **Section 811 and Section 202 Capital Advance funds may not be used to finance these properties.** Please see **Limitation of Units Assisted** in Section III.3.2 of this NOFO for more information on eligible properties.

Eligible Family (Tenants) are extremely low-income households comprised of a single individual or a group of persons residing together where at least one person is an individual with a disability. That person must be at least 18 years old, but less than 62 years old at the

time of admission into the property. The person with the disability must be eligible for community-based, long-term services as provided through Medicaid waivers, Medicaid state plan options, state-funded services or other appropriate services related to the target population (e.g., persons who are institutionalized, at serious risk of institutionalization, homeless, at risk of homelessness) under the Inter-Agency Partnership Agreement, as described in Section III.D.3

Extremely Low-Income Family means a family whose annual income does not exceed 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families. Only extremely low-income families are eligible to benefit from this rental assistance program. Both “annual income” and “extremely low-income family” are defined in 24 CFR 5.603. Federally mandated income exclusions defined by 24 CFR 5.609 must be applied in determining income eligibility at the time of admission and in calculating the Eligible Tenant’s income during the interim/annual re-certification stages.

Grantee means a successful eligible applicant selected under this NOFO that executes a Cooperative Agreement with HUD. In cases where a Co-Applicant also executes the Cooperative Agreement, the Co-Applicant would be referred to as the Co-Grantee. “Grantee” and “Applicant” are used interchangeably throughout the NOFO.

Implementation Plan means the applicant’s comprehensive strategy that will be used to develop and manage the state’s Section 811 PRA Program as presented in the Section 811 PRA application. The Implementation Plan will include the following sections:

- Process for Identification of Units
- Alignment of New or Existing Housing Initiatives or Strategies
- Calculation of PRA Funds
- Program Implementation Schedule
- Integration of Services (which includes the Inter-Agency Partnership Agreement)

The specific requirements are outlined in Rating Factor 3, Soundness of Approach/Implementation Plan. The HUD-approved Implementation Plan will be included with the executed Cooperative Agreement.

Lead Applicant. Lead Applicant is the primary housing agency responsible for implementing the HUD funded Section 811 PRA Program for applications involving a Co Applicant. The Lead Applicant must meet the definition of an Eligible Applicant. The Lead Applicant will sign the HUD Agreement and is the sole entity that will have access to HUD’s Electronic Line of Credit Control System (eLOCCS) to drawdown PRA funding.

Letter(s) of Intent are letters from one or more third party entities (such as Performance Based Contract Administrators [PBCAs], Public Housing Authorities [PHAs], or private contractors) that specialize in managing this specific type of housing and have an established, high-quality track record of administering and processing timely payments to property owners. Eligible applicants can contract with public or private entities to perform functions under this NOFO. Letters of Intent must be provided in those instances where the eligible applicant is using other entities to perform the requirements specified in this NOFO. To be acceptable to HUD, the letter of intent, whether from the one or more state agencies or

third-party entities must:

- Include the name of the entity agreeing to perform the activity specified in the application
- Include the name of the applicant
- Demonstrate the financial capacity to deliver the resources necessary to carry out the activity, expressed in dollar value, as it relates to the program activity, or commit to provide the specific supportive service(s)
- Specify the intent to commit the resources to the program if the application is funded
- Be written on the letterhead of the entity/agency and addressed to the applicant
- Be executed by an official of the organization who is legally authorized to make such commitments on behalf of the organization and,
- Be dated no earlier than nine months before the date of publication of this NOFO and must state how long the commitment remains valid should an award be granted.

NOTE: HUD understands the difficulties in obtaining new agreements for existing programs, however, existing agreements dated prior to nine months of the date of the publication of this NOFO need to be updated, ratified or confirmed by all signatories.

Persons with Disabilities has the meaning provided in Section 811 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013(k)(2), as implemented by 24 CFR 891.305.

National Standards for the Physical Inspection of Real Estate (NSPIRE) are uniform national standards established by HUD to determine the physical conditions of properties. To ensure that all residents live in safe, habitable dwellings, NSPIRE requires items and components located inside the building, outside the building, and within the units of HUD housing to be functionally adequate, operable, and free of health and safety hazards. More information regarding NSPIRE can be found at 24 CFR 5.703 and on HUD's website at [REAC/NSPIRE](#)

Section 811 Project Rental Assistance (PRA) is defined as funding made available by HUD to Grantees to provide long-term rental assistance for supportive housing for non-elderly, extremely low-income persons with disabilities, or extremely low-income households that include at least one non-elderly person with a disability. 811 PRA funds the difference between the tenant's portion of the rent and HUD's contribution to the contract rent for the approved Section 811 PRA unit.

Rental Assistance Contract (RAC) means the contract between the Grantee and the Owner of the Eligible Multifamily Property. The contract sets forth the rights and duties of the parties with respect to the Eligible Multifamily Property and the administration of the PRA program.