



HUD's Age Friendly Community Resources

Presented by: Sharon Gordon-Ribeiro, Field Office Director

**U.S. Department of Housing and Urban Development
Oklahoma City and Tulsa Field Offices**



Overview of Age Friendly Community Resources



Mission and Programs



Overview of Section 202 / 811



Additional Resources



Q&A

Mission, Strategic Goals and Programs





Secretary Marcia Fudge



Our Mission

HUD's overarching goal is to pursue transformative housing and community-building policy and programs. The Department will ensure it centers its focus on people and their lived experiences, with policy and programs that are equity-focused, anti-discriminatory, and advance housing justice; so that everyone has an affordable, healthy place to live.

HUD's Strategic Goals

Access to Affordable Rental Homes

Programs to **grow, preserve, and fund affordable rental home access**, and provide supportive services to residents

Homeownership Opportunity & Housing Market Stability

Programs and lending/securities products that **facilitate equal opportunity homeownership** and **strengthen the market**

Housing Quality & Improved Living Conditions

Programs to **assess and mitigate hazards or deficiencies in housing**, and tools to facilitate asset management for HUD and **improved living conditions** for citizens

Economic Growth & Community Resilience

Grants and programs to **stimulate economic development** and grow **strong, resilient communities** or revitalize those in **disaster areas**

Fair Housing and Equal Opportunity Enforcement

Support to agencies and organizations **ensuring fair, safe, equitable housing practices** and channels for citizen reporting of **potential housing discrimination**

Community Outreach Partners



Leadership of HUD and Greenwood Rising

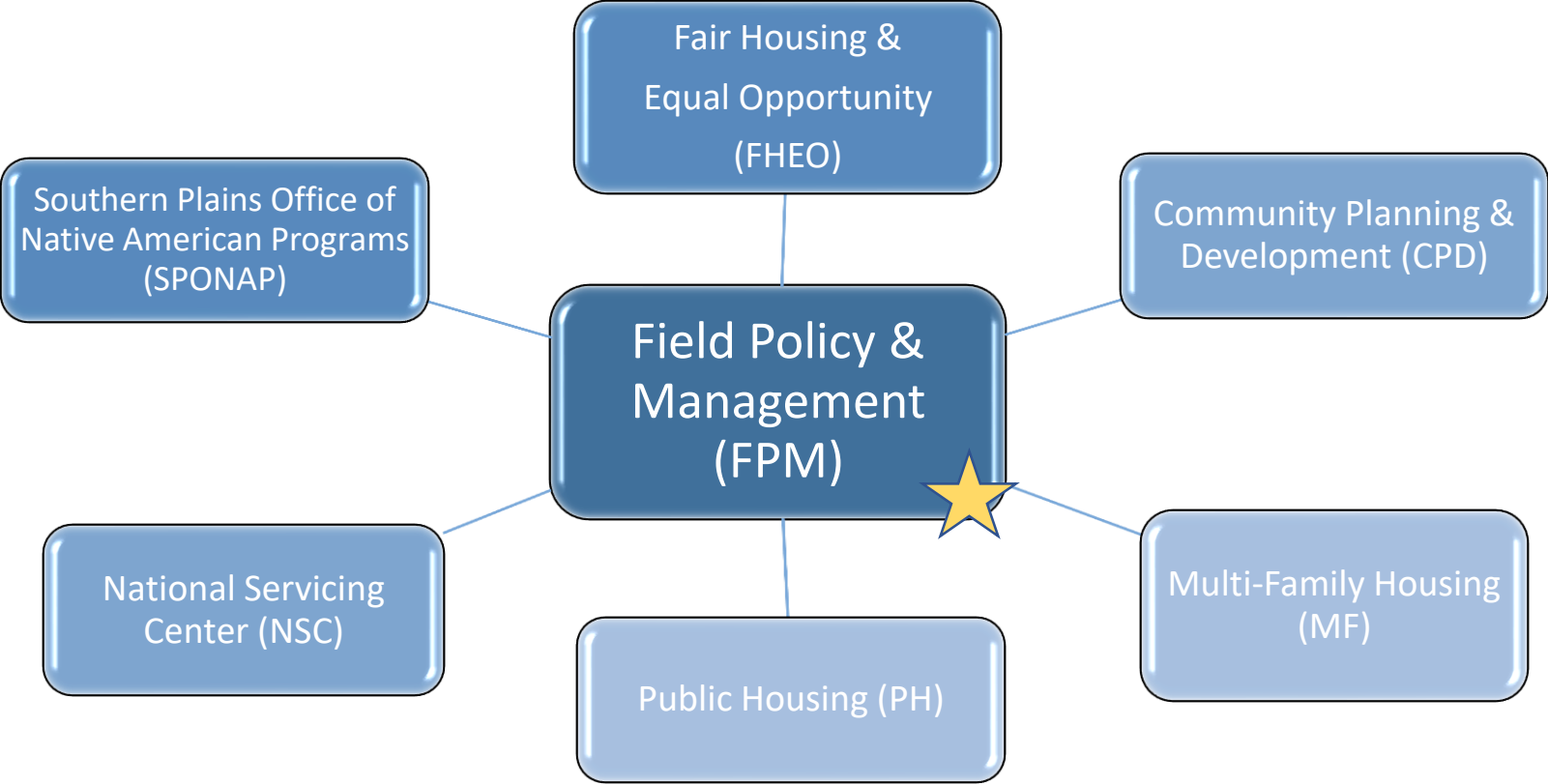


Section 3 Meeting with Federal Partners

Leadership and OHFA at Homeless Alliance



Our Programs



Community Planning Development (CPD)

- ***PURPOSE: Develop partnerships in the community that promote integrated approaches to provide expanded economic opportunities for low- and moderate-income persons.***
- **Provides assistance through competitive grants to specific groups**
 - Community Development Block Grant (CDBG)
 - CDBG-R (Recovery) Disaster Funding
 - Department of Commerce



Public Housing (PIH)

PURPOSE: Provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities.

Housing Choice Voucher Program

* Landlord participation



Southern Plains Office of Native American Programs (SPONAP)

Purpose: Ensuring that safe, decent and affordable housing is available to Native American families.

*48 Federally recognized Tribes:
OK - 38, KS - 4, LA - 4, TX - 2*



Fair Housing and Equal Opportunity (FHEO)

PURPOSE: To eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development and public understanding of federal fair housing policies and laws.

FAIR HOUSING ACT



Office of Housing Counseling

PURPOSE: providing insights and answers to help consumers across America make informed housing decisions

They can help with:

- *Rentals*
- *Buying a home*
- *Homeownership*
- *Reverse Mortgage*
- *Homelessness*
- *Foreclosure*
- *Disaster Assistance*



Multi-Family Housing (MF)

PURPOSE: Provide housing assistance payment (HAP) contracts with owners of multi-family rental housing

** Section 8 Project-based Rental Assistance (PBRA)*





OFFICE OF HOUSING

Section 202 and 811

OFFICE OF MULTIFAMILY HOUSING PROGRAMS

Section 202 and 811 Capital Advance Programs

Section 202
Supportive
Housing for the
Elderly Program

Section 811
Supportive
Housing for the
Disabled Program
• (Independent Living)

Capital Advances
Funds for project
development

Project Rental
Assistance
Contract
("PRAC")
Section 202 and
811 programs

Enhancing Livability and Independence



Amenities to Enhance Livability

- Comfortable Community Rooms
- Inner courtyards/patios
- Community gardens
- Senior center/adult day health center in building
- Cultural museums
- HUD Neighborhood Network Centers
- Multilingual Libraries
- Events, movie nights, holidays, birthdays
- Van/para-transit service
- Volunteer opportunities
- Physical therapy/exercise rooms, game rooms
- Café
- Offices for health and social service providers
- Nearby amenities in the surrounding community

Notices of Funding Opportunities (NOFOs)

Check this link: [Funding Opportunities | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

FY 2022 Section 202 NOFO

II. Award Information.

A. Available Funds

Funding of approximately **\$174,600,000** is available through this NOFO.

Of this funding, in accordance with the Consolidated Appropriations Act, 2021, and the Consolidated Appropriations Act, 2022, up to \$15 million is available to support the development of intergenerational dwelling units for elderly grandparents or relatives as defined in the LEGACY Act of 2003 (Title II of Pub. L. [108-186](#); 12 U.S.C. 1701q note).

B. Number of Awards.

HUD expects to make approximately 35 awards from the funds available under this NOFO.

The precise number of awards will depend on the nature of the applications reviewed and the total available funds.

C. Minimum/Maximum Award Information

Maximum Capital Advance Award Amount: The amount of the Capital Advance funds for each award may not exceed the Total Development Cost (TDC) of the project (as determined by HUD), less the incremental development cost(s) associated with excess amenities and design features to be paid for by other source(s).

Notices of Funding Opportunities (NOFOs)

Check this link: [Funding Opportunities | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/program_offices/development/foia/foia.cfm)

FY 2019 Section 811 NOFO

II. Award Information.

A. Available Funds.

Funding of up to **\$75,000,000** is available through this NOFA.

Additional funds may become available for award under this NOFA, because of HUD's efforts to recapture unused funds, use carryover funds, or because of the availability of additional appropriated funds. Use of these funds is subject to statutory constraints. All awards are subject to the applicable funding restrictions contained in this NOFA.

B. Number of Awards.

HUD expects to make approximately 30 awards from the funds available under this NOFA.

HUD expects to make approximately 25 -30 awards from the funds available under this NOFA. The precise number of awards will depend on the eligible proposals.

C. Minimum/Maximum Award Information.

1. Maximum Capital Advance Award Amount: Total Development Cost Limit for Project Type (Condominium, Group Home, or Integrated Housing) and Size. The award must not exceed the development cost limits.

2. Project Rental Assistance Contract (PRAC): In addition to the above capital advance amounts, HUD will award PRACs under this NOFA according to the current Operating Cost Standards. PRAC funds will cover the difference between the HUD approved operating costs of the project and the tenants' contributions toward rent (30 percent of their adjusted monthly income). HUD anticipates that at the end of the contract terms, renewals will be approved subject to the availability of annual appropriated funds. Except for projects assisted with low-income tax credits or tax-exempt bonds, the initial contract term will be 20 years. For projects that are assisted with low-income housing tax credits or tax-exempt bonds, the contract term will be 30 years. For PRACs awarded under this NOFA, HUD will initially reserve 5 years of funding for the PRAC and fund subsequent PRAC renewals from the Housing for Persons with Disabilities renewal account, subject to the availability of annual appropriations for such

HUD Production Deal Flow for Section 202/811

New Construction / Substantial Rehab

HUD 202/811 Funding Award Letter Accepted by Sponsor

Project Planning Conference with All Hands

Development Schedule Approved by HUD

Early Submission of Long Lead-time Items

Firm Commitment Application Submitted and Processing

Kick-off Meeting by HUD to Share Comments with Sponsor

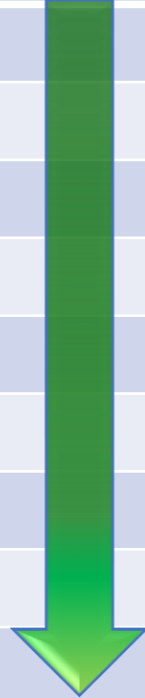
Issue Firm Commitment

Initial Closing or skip this (only if Capital Advance Upon Completion)

Handoff to Construction Processing Team (Technical Branch and UW)

Final Closing or Initial/Final Closing (if CAUC)

Hand-off to Asset Management



Selected Best Practices and Tips

Project Planning Conference Meeting:

Early Liaison/All Hands HUD PPC Meetings **Strongly** Encouraged after Award made

Get off to a good start and get to know all the players

Spot Key Underwriting, Programmatic, Legal, and other issues

“Warts and All” sharing for best advice and feedback/value

Local HUD office experience and mutual expectations

Develop Action Plan, including long lead-time items, and HUD AM coordination, if applicable

Getting into the Dirt at a Section 202 Groundbreaking!



National and SW Region Section 202-811 Production Pipeline

Dec 2022 - Total of 49 Section 202/811 Capital Advance Projects

Section 202		Section 202	
FY 2018		FY 2020	
Midwest	5	Midwest	8
NE	8	NE	10
SE	3	SE	6
*SW	1	SW	3
West	2	West	5
Total	19	Total	32
Section 811		202 to RAD (both FY 2018 and 2020)	
FY 2019		202 to RAD (both FY 2018 and 2020)	
Midwest	0	Midwest	5
NE	4	NE	4
SE	1	SE	5
SW	1	SW	3
West	2	West	1
Total	8	*Total	18
*1 project withdrawn		*3 projects plan to forgo this, so 15.	

Southwest Region 202/811 Capital Advance Projects

- AHEPA 192-IV Apartments, 074-EE056, Des Moines, IA
- Crossroads Senior Living at Bevo Mill, 085-EE114, St. Louis, MO
- La Vista de Lopez, 113-EE077, Austin, TX
- Oscar Eason Senior Apartments, 115-EE097, San Antonio, TX
- Eden Place, 115-EE099, Seguin, TX
- Christopher Homes of Jacksonville, 082-EE195, Jacksonville, AR
- Interfaith Residences d/b/a DOORWAYS, 085-HD066, St. Louis, MO

Section 202 Senior Housing

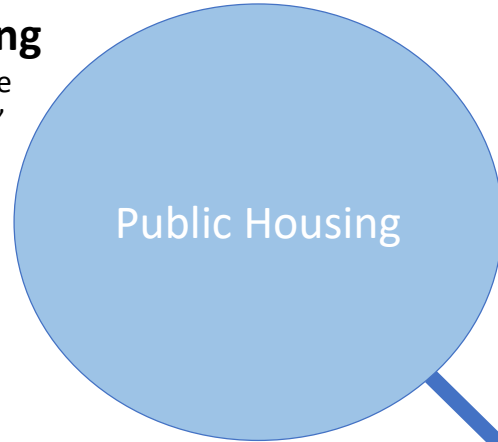
La Vista De Lopez – Austin, TX SW Region's Newest Section 202

- Funding Sources:
 - Section 202 Capital Advance funds
 - 4% LIHTC and tax-exempt bonds
 - Historic Tax Credits
 - 221(d)(4) financing
 - City of Austin RHDA Loan
 - RAD for PRAC conversion program
- Firm Commitment issued February 2023
- Initial Endorsement targeted for March 2023

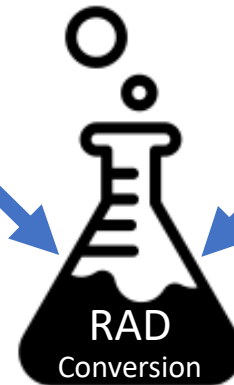


Structure of Rental Assistance Demonstration

**RAD for
Public Housing**
also known as the
"1st Component"



Public Housing

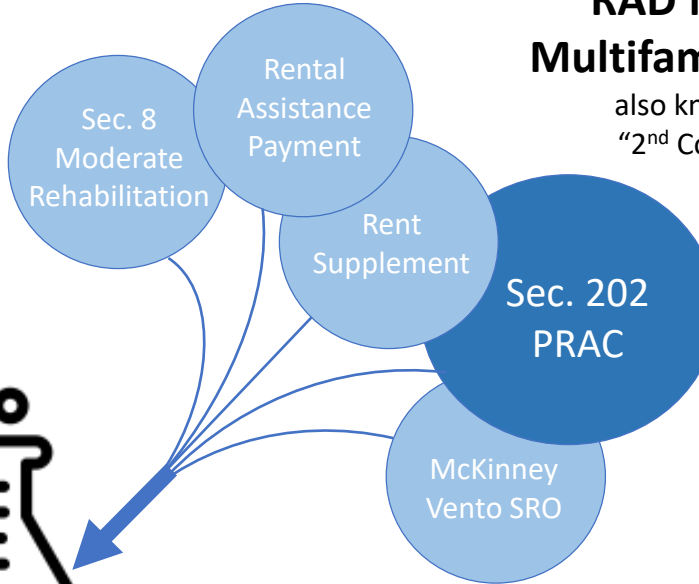


RAD
Conversion

Section 8
PBRA

Section 8
PBV

**RAD for Other
Multifamily Housing**
also known as the
"2nd Component"



Sec. 8
Moderate
Rehabilitation

Rental
Assistance
Payment

Rent
Supplement

Sec. 202
PRAC

McKinney
Vento SRO

References for Section 202/811/RAD Programs

- HUD SECTION 202 WEB PORTAL
- https://www.hud.gov/program_offices/housing/mfh/mfinfo/sec202ptl
- SECTION 202 PROCESSING HANDBOOKS (PRE-TRANSFORMATION):
- https://www.hud.gov/program_offices/administration/hudclips/handbooks/hsg/4571.3
- https://www.hud.gov/program_offices/administration/hudclips/handbooks/hsg/4571.5
- HUD SECTION 811 WEB PORTAL
- https://www.hud.gov/program_offices/housing/mfh/grants/section811ptl
- RAD information visit www.hud.gov/rad
- Join the [RAD LISTSERV](#) for news and updates
(link available at the bottom right of the www.hud.gov/rad webpage)
- All 202 NOFO questions to: 202CapitalAdvanceNOFO@hud.gov

For Additional Information on 202/811

Contact:

Jessie Villarreal

Branch Chief

HUD Multifamily Production – SW Region

Jessie.J.Villarreal@hud.gov

Larry Ferguson

Coordinator, Section 202-811 Capital Advance Programs

HUD Multifamily Production

Laurence.J.Ferguson@hud.gov

Housing Resources

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Welcome to the HUD Resource Locator

Find Affordable Housing Opportunities Near Me

Find a HUD Office Near Me

Find My Local Public Housing Authority/Agency (PHA)

Find Homeless Resources Near Me

Find Affordable Elderly and Special Needs Housing

View All Resources

Launch Tutorial

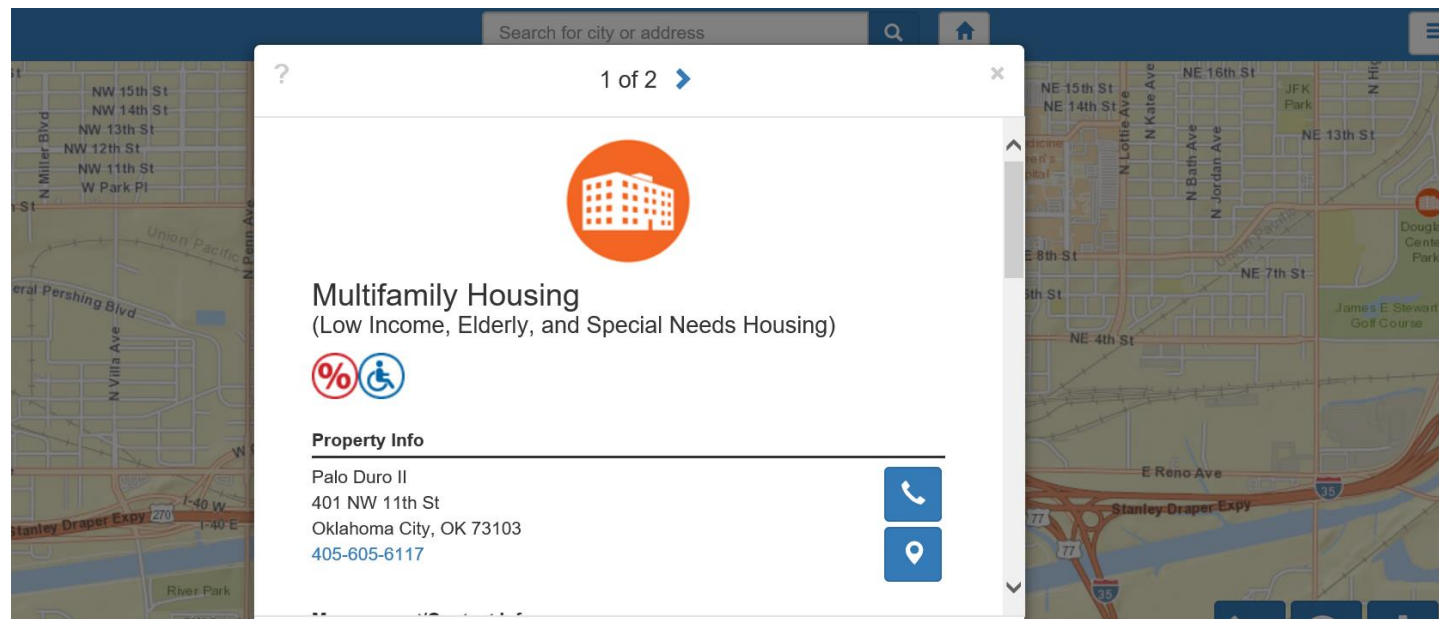
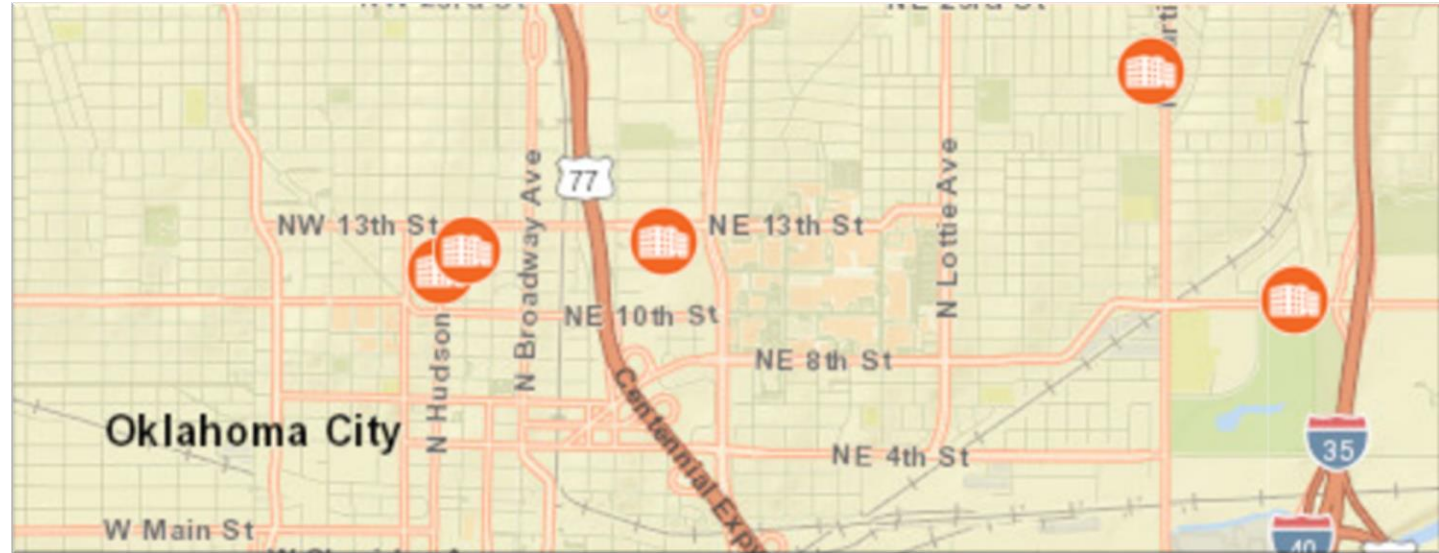
Disclaimer

- *Allow geolocation – click “ok”*
- *Use search bar at top for zip, city, etc.*

[VISIT RESOURCES.HUD.GOV](https://resources.hud.gov)

Housing Resources

- Selecting map location provides building info, contact, etc.





Questions?

- Sharon Gordon-Ribeiro
- Email: Sharon.GordonRibeiro@hud.gov
- Oklahoma City office: 405-609-8522
- Website: www.hud.gov

- OK Webmanager, 405-609-8400
- OKwebmanager@hud.gov