



PROPOSAL PACKAGE

Solicitation No. **FY2010-RFP-11**

March 23, 2011

REQUEST FOR PROPOSAL

CHOICE NEIGHBORHOODS PROGRAM

GRANT WRITER/CONSULTANT

SUBMISSION DEADLINE:

Time: 2:00 p.m. (prevailing Tampa time)

Date: Wednesday, April 6, 2011

Proposal Packages:

This package represents the complete proposal package.

Additional copies may be obtained by calling Mr. Nicholas Dickerson, Contracting Officer at 813/253-0551 ext. 390 or by visiting the contracting offices located at 1529 W. Main Street, Tampa, Florida 33607.

Questions:

Questions regarding this request for proposal may be directed to Mr. David Iloanya, Director of Real Estate Development at ext. 158.

Request For Proposals
For
CHOICE Neighborhoods Grant Writer/Consultant

Solicitation No. **FY2010-RFP-11**
March 23, 2011

The Housing Authority of the City of Tampa (Authority) is seeking proposals from qualified Grant Writers/Consultants to provide technical and professional services related to: Writing a Second Round Grant application for the CHOICE Neighborhoods Program, and providing related professional consultation services as needed and determined by the Authority.

The Authority is soliciting proposals from grant writers/consultants who can provide technical assistance to its staff related to the preparation, organization, writing, formatting, and submission of a professionally written detailed and comprehensive funding application in strict accordance with the Round 2 Notice of Funding Availability (NOFA) issued by U S Department of Housing and Urban Development. Tampa Housing Authority is 1 of 6 shortlisted applicants which is qualified to submit a Round 2 Application. The Grant Writer/Consultant will be responsible for preparation of the grant as directed by the Authority.

The Round 2 NOFA is attached as attachment “A” hereto and serves as the full scope of work for this contract. Also included as attachment “B” is a copy of the Authority’s Round 1 application. This Round 1 application spells out the project and the scope of the revitalization strategy. The successful applicant shall demonstrate a complete understanding of the project and strategies which will result in a successful Round 2 application and satisfy all the requirements of the Round 2 NOFA.

In addition to the grant writing services the Authority reserves the right, if funded under the CHOICE Neighborhood Program, to negotiate additional services under this contract for an array of professional consulting services related to the implementation and monitoring of the funded activities. The consultant shall therefore be experienced in working at the policy development and project levels and have an indebt experience and familiarization with U.S. Department of Housing and Urban Development’s programs such as the Community Development Block Grant Program (CDBG), Neighborhood Stabilization Programs (NSP), and HOPE VI. These additional services, if authorized by the Authority, at the sole discretion of the Authority, will be negotiated and awarded under a separate Part 2 “Consultant” contract.

The Consultant’s team shall be well versed in broader housing policy issues, and housing development finance including real estate market analysis. The consultant is expected to work with the Authority, and its Partners involved in the implementation of the CHOICE Neighborhood Program throughout the implementation period to perform services which may include but are not necessarily limited to the following:

- establish a programmatic and financial monitoring system that will be imposed on all sub-recipients of CHOICE Neighborhood funding;
- develop policies and procedures manuals for use in administering approved activities;
- aid in staff development;
- development of an initial program schedule and task tracking report of major planned activities;
- provide independent documentation of progress made throughout the implementation period;
- third-party monitoring of activities through quarterly visits to ensure accountability and transparency;
- aid in establishing and/or improve upon reporting formats, policies and procedures for various redevelopment activities;
- review any future HUD monitoring reports and audit reports to assist in ameliorating any issues outlined;
- development of comprehensive plans and planning documents required by the CHOICE Neighborhoods Program;
- provide assistance to staff as required, related to regulatory housing policies, regulations, and statutes including those managed or promulgated by Housing and Urban Development (HUD) and others involved in the administration and oversight of the CHOICE Neighborhood Program;
- periodic site and office visits not less than quarterly to provide a independent operational assessment of organization, plan, and execution of services related to the CHOICE Neighborhood Program grant administration; and,
- produce a comprehensive program evaluation at the conclusion of the program which documents stabilization efforts undertaken measured against baseline market data and compared with post development market data to chronicle activities, changes in neighborhoods impacted by NSP2 activity, and draw expert conclusions;

A formal agreement(s) will be negotiated and executed between the Authority and the Grant Writer/Consultant which shall contain a detailed scope of work and fee schedule. The services will be provided in two phases: the initial Part 1 “Grant Writer” contract will be devoted for the preparation of the CHOICE Neighborhoods Program Round 2 Application. A Part 2 “Consultant” contract may, at the sole discretion of the Authority, be negotiated and executed to cover implementation and monitoring phase services.

The Authority intends to award a contract to the most experienced and responsive individual or firm whose experience, capacity, and fee structure is most advantageous to the Authority.

Once proposals have been evaluated and ranked, the THA will use the competitive negotiation process to negotiate a contract with top qualified firm. Such negotiations must produce a fee and scope that is fair and reasonable and in the best interest of the Authority. The form of agreement will be the Authority’s Consulting Services Agreement and will contain a scope of services and fee schedule. The Authority reserves the right to negotiate a fee and contract with the second highest ranked (and so on) firm if negotiation success is not reached with the first ranked firm.

SUBMISSION REQUIREMENTS

Submit **one (1) original and three (3) copies of your proposal** submitted in accordance with this RFP and to the address listed below:

MAIL OR HAND DELIVER PROPOSALS TO:

Nicholas Dickerson, Contracting Officer
Housing Authority of the City of Tampa
1529 West Main Street
Tampa, Florida 33607

SUBMISSION DEADLINE:

Time: 2:00 p.m. (prevailing Tampa time)

Date: Wednesday, April 6, 2011

IMPORTANT:

Proposals received after this time will be subject to rejection by the Housing Authority of the City of Tampa. Also proposals which do not conform to the requirements, including organization of the proposal, will receive reduced scores in accordance with the evaluation criteria.

All proposals shall contain the following identification clearly marked on the outside of the sealed envelope:

**Request for Proposal for
NSP2 Consultant
Solicitation No. FY2009-RFP-16ORED**

Proposals shall be concise but comprehensive enough to convey the required experience and capabilities; and arranged in accordance with this request for proposal, tabbed in accordance with each of the below listed evaluation criteria and required components.

PROPOSAL EVALUATION:

No.	Criteria	Weight
1	Evidence of firm's ability to perform the work, as evidenced by profiles of the principles and staff's professional and technical competence, experience and facilities.	25%
2	Capability to provide professional service in a timely manner.	15%
3	Past performance in terms of quality of work, knowledge of Federal, State and local housing programs and regulations specific to CDBG, NSP, HOPE VI.	20%
4	Competitiveness and reasonableness of consultant's fee proposal.	15%
5	Proposed plan to comply with and incorporate MBE and Section 3 participation in the Contract.	15%
6	Completeness and general responsiveness to this Request for Proposal.	10%

PROPOSALS SHALL INCLUDE THE FOLLOWING REQUIRED COMPONENTS:

1. A Letter of Interest.
2. Evidence of the firm's efforts to encourage and utilize minorities, minority business enterprise firms, and section 3 businesses in its operations. Include specific areas or

- disciplines where minority sub-consultants or vendors are proposed to be utilized.
3. Documentation in sufficient detail to substantiate each of the above listed evaluation criteria.
 4. Not less than five recent references from clients that the Consultant has preformed services of a similar nature. Include project name, consultant fee, contact person name, address and telephone number along with a description of the work preformed and the date completed.
 5. Completed form HUD-5369-C "Certifications and Representations of Offerors."
 6. Completed Non-collusive Affidavit.

In accordance with Department of Housing and Urban Development regulations, there shall be a goal of not less than 20% for the purpose of awarding contracts to minority business enterprises (MBE's) or prime consultants with MBE participation of at least 20% of the total contract effort. **MBE** is defined as a business that is owned or controlled by one or more socially or economically disadvantaged persons. Such persons include African-Americans, Puerto Ricans, Spanish-Speaking Americans, Native Americans, Eskimos, Aleuts, Hasidic Jewish persons, Asian Pacific Americans, and Asian Indians.

Furthermore, in accordance with Section 3 of the U.S. Housing and Urban Development Act of 1968, as amended, the Housing Authority of the City of Tampa requires all contractors and consultants to adopt a goal of ensuring that 30% of all "new hires" are section 3 residents and that 10% of all subcontracts are considered for section 3 business concerns. Firms submitting proposals shall demonstrate in their proposals compliance with these contracting goals in sufficient detail and commitment.

The successful proposer shall be highly skilled and knowledgeable of the CHOICE Neighborhoods Program, the Authority's Round 1 application and thoroughly familiar with doing business in the State of Florida, City of Tampa, and with Tampa Housing Authority. The successful proposer will have 45 days or less to complete the Part 1 "Grant Writer" services under this contract, therefore only the most capable and qualified firms/individuals able to commence immediately with minimal acclimation need apply for this contract.

Questions:

Questions regarding this request for proposal may be directed to Mr. David Iloanya, Director of Real Estate Development at 813/253-0551 ext. 158.

Proposal Packages:

Copies of the RFP may be obtained by calling Mr. Nicholas Dickerson, Contracting Officer at 813/253-0551 ext. 390 or by visiting the contracting offices located at 1529 West Main Street Tampa, Florida 33607.

THE HOUSING AUTHORITY OF THE CITY OF TAMPA RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS AND TO WAIVE ANY INFORMALITIES IN THE SOLICITATION PROCESS.

THE HOUSING AUTHORITY OF THE CITY OF TAMPA IS AN EQUAL OPPORTUNITY EMPLOYER BY ORDER OF JEROME D. RYANS, PRESIDENT/CEO.

ATTACHMENT “A” – HUD ROUND 2 NOFA

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
[Docket No. FR-5473-N-01]
HUD's Fiscal Year (FY) 2010 NOFA for the Choice Neighborhoods Initiative –
Round 2 NOFA (for Implementation Grant Finalists Only)

AGENCY: Office of the Assistant Secretary for Public and Indian Housing and Office of Multifamily Housing Programs, HUD.

ACTION: Notice of HUD's Fiscal Year (FY) 2010 Notice of Funding Availability for HUD's Choice Neighborhoods Initiative, Round 2 for Implementation Grant Finalists.

SUMMARY: Today's publication is governed by the information and instructions found in the: (1) Notice of HUD's Fiscal Year 2010 Notice of Funding Availability (NOFA) Policy Requirements and General Section to HUD's FY 2010 NOFAs for Discretionary Programs, published on June 7, 2010 (General Section) and (2) Notice of HUD's Fiscal Year (FY) 2010 Notice of Funding Availability for HUD's Choice Neighborhoods Initiative for Round 1 (i.e., the Round 1 NOFA), unless otherwise indicated. HUD stated in the Round 1 NOFA that upon conclusion of its review of Implementation Grant applications submitted in response to the Round 1 NOFA, it would select Implementation Grant finalists. It also stated that HUD would then publish a second NOFA (i.e., the Round 2 NOFA) and that the Round 2 NOFA would give the Implementation Grant finalists an opportunity to assemble and submit a more detailed application. Today's publication is the Round 2 NOFA. Upon conclusion of its review of Implementation Grant applications submitted in response to this Round 2 NOFA, HUD will announce approximately 2-4 Implementation Grant awards. Through the Round 2 NOFA, HUD is making available only to Choice Neighborhoods Implementation Grant finalists approximately \$61 million for FY 2010 Choice Neighborhoods Implementation Grants. The selected finalists are:

Lead Applicant (and Co-Applicant, if applicable)	Project Location	Target Public/Assisted Housing Development	Neighborhood
City of Boston	Boston, MA	Woodledge/Morrant Bay	Dorchester
Housing Authority of New Orleans and City of New Orleans	New Orleans, LA	Iberville	Iberville/Treme
Housing Authority of the City of Seattle	Seattle, WA	Yesler Terrace	Yesler
Housing Authority of the City of Tampa	Tampa, FL	Central Park Village	Central Park
McCormack Baron Salazar, Inc. and San Francisco Housing Authority	San Francisco, CA	Alice Griffith	Eastern Bayview
Preservation of Affordable Housing, Inc. and City of Chicago	Chicago, IL	Grove Parc Apartments	Woodlawn

FOR FURTHER INFORMATION CONTACT: Questions regarding specific program requirements should be directed to the agency contact identified in this NOFA. Questions regarding the 2010 General Section should be directed to the Office of Departmental Grants Management and Oversight at (202) 708-0667 (this is not a toll-free number) or the NOFA Information Center at (800) HUD-8929 (toll-free). Persons with hearing or speech impairments may access these numbers via TTY by calling the Federal Information Relay Service at (800) 877-8339. The NOFA Information Center is open between the hours of 10:00 a.m. and 6:30 p.m. eastern time, Monday through Friday, except federal holidays.

SUPPLEMENTARY INFORMATION: The NOFA published today provides the statutory and regulatory requirements, threshold requirements, and rating factors applicable to funding being made available today (through the Choice Neighborhoods Round 2 NOFA). Applicants for the Choice Neighborhoods Round 2 NOFA must also refer to the 2010 General Section for important application information and requirements. Unless otherwise noted, citations refer to this Round 2 NOFA.

HUD is posting this NOFA on the Choice Neighborhoods website (www.hud.gov/cn). The Federal Register publication is merely a notice of where to find the NOFA and application forms.

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OVERVIEW INFORMATION:

A. Federal Agency Name. Department of Housing and Urban Development, Office of Public and Indian Housing.

B. Funding Opportunity Title. Choice Neighborhoods Initiative Grants Fiscal Year 2010, Round 2 for Implementation Grant finalists.

C. Announcement Type. Initial announcement.

D. Funding Opportunity Number. The Federal Register number for this NOFA is FR-5473-N-01. The OMB approval number for this program is 2577-0269.

E. Catalog of Federal Domestic Assistance (CFDA) Number. The CFDA number for this NOFA is 14.889, "Choice Neighborhoods."

F. Dates. Application Deadline Date: The application deadline date is **June 1, 2011**. Applications must be received at HUD Headquarters by 5:15 p.m. eastern time on the deadline date.

G. Additional Overview Content Information

1. Available Funds. Through the Round 2 NOFA, HUD is making available approximately \$61 million for FY 2010 Choice Neighborhoods Implementation Grants. HUD anticipates awarding two to four grants not to exceed \$30,500,000 each, or the sum of the amounts in Section IV.E.3 of the Round 1 NOFA, whichever is lower. At its discretion, HUD may use FY 2011 Choice Neighborhoods funding to make additional Implementation Grant awards to FY 2010 finalists under this NOFA. It is anticipated that up to 4 more grants could be awarded.

2. Eligible Applicants. The only eligible applicants are the entities that have been selected as Implementation Grant finalists following the FY 2010 Round 1 NOFA. If HUD did not notify you in writing that you were selected as a Choice Neighborhoods Implementation Grant finalist, then you are not eligible to apply for funds under this NOFA.

3. Application materials may be obtained from the Choice Neighborhoods website. Notification of any technical corrections will be published in the Federal Register and posted to the Choice Neighborhoods website. Responses to frequently asked questions will be posted on the FY 2010 NOFA page of the Choice Neighborhoods.

FULL TEXT OF ANNOUNCEMENT

I. Funding Opportunity Description

A. Program Description. The purpose of the Choice Neighborhoods grants is to:

1. Transform neighborhoods of concentrated poverty into mixed-income neighborhoods of long-term viability by revitalizing severely distressed housing; improving access to economic opportunities; and investing and leveraging investments in well-functioning services, effective schools and education programs, public assets, public transportation, and improved access to jobs;
2. Grow communities and metropolitan areas by concentrating, leveraging, and coordinating Federal, State, regional, local, and private funding for public transportation, education, housing, energy, health and mental health services, supportive services, public safety; and environmental programs and initiatives;

3. Support positive outcomes for all residents, including improvements in educational achievements and economic self-sufficiency; and
4. Ensure that current residents benefit from transformation by preserving affordable housing in the neighborhood or providing residents the choice to move to affordable housing in another neighborhood of opportunity.

B. Authority

1. The funding authority for Choice Neighborhoods grants under this NOFA is provided by the HUD Appropriations Act as part of the Consolidated Appropriations Act, 2010 (Public Law 111-117, approved December 16, 2009).
2. The program authority for Choice Neighborhoods is Section 24 of the United States Housing Act of 1937 (42 U.S.C. 1437v) (1937 Act), as amended by the Consolidated Appropriations Act, 2010 (Public Law 111-117, approved December 16, 2009).

C. Definitions. The definitions included in the Round 1 NOFA carry forward to this Round 2 NOFA. The following are new definitions used for terms included in some of the new rating factors. For purposes of the Choice Neighborhoods program, these definitions of key terms apply.

1. Anchor Institutions. Anchor institutions are place-based entities that have regional significance and are permanently rooted, economic drivers in specific locales – generating jobs, creating local business opportunities, and contributing in significant ways to the development of human, social and cultural capital. They include universities, hospitals, sports facilities, performing arts and other cultural facilities (like museums and libraries) public utilities and some large churches and corporations.

2. Case Management. Case Management is an individual- or family-centered approach to assisting people of all ages with accessing the services they want and need. It includes screening/assessment/risk management, individualized service planning based on resident needs and choices, provision of options and information, linkage/referral to formal and informal services and supports, service coordination at the client-level, crisis intervention, follow-up, advocacy, monitoring/evaluation of resident progress as well as timeliness and effectiveness of service delivery, and maintenance of records. Case management contributes to and benefits from well-coordinated services at the community level. The intensity and frequency of case management services should be tailored to the level of an individual's or family's needs.

3. Hard to house. Hard to house refers to a special population of residents who face multiple, persistent barriers to move toward self-sufficiency or maintain stable housing for reasons that go beyond affordability, such as long-term unemployment, substance use or mental health problems, and/or a criminal record. These vulnerable households may have trouble finding a unit in the private market and may face significant challenges meeting the screening requirements to return to a new mixed-income development.

4. Positive youth development. Positive youth development is an intentional, pro-social approach that: engages youth within their communities, schools, organizations, peer groups, and families in a manner that is productive and constructive; recognizes, utilizes, and enhances youths' strengths; and promotes positive outcomes for young people, including social skills, emotional competence, positive relationships with peers and adults, and civic and school engagement.

5. Service Coordination. Service Coordination is a systems-centered approach to coordinating multiple services across agencies within a community, based on the needs of the target resident population, in order to increase accessibility, utilization, and quality of services and to reduce fragmentation in service delivery systems. Service coordination often requires the negotiation of enhanced services to address unique needs and gaps in available services. Partnership- and network-building with community-based supportive and social service agencies are critical components of service coordination.

6. Transition age youth. Transition age youth are those aged 16 to 24 who experience a number of challenges on their path to a successful adulthood, including youth transitioning out of foster care or juvenile detention facilities, youth who have run away from home or dropped out of school, and youth with disabilities.

II. Award Information

A. Availability of Choice Neighborhoods Funds

1. Implementation Grants. Of the \$65 million total authorized for Choice Neighborhoods in FY 2010, approximately \$61 million is allocated to fund Choice Neighborhoods Implementation Grants and will be awarded in accordance with this NOFA. The table below indicates the amount of funds allocated between the two grant types, the maximum amount of funds that could be requested for each grant type, and the anticipated number of awards. Voucher assistance needed for relocation purposes in association with the Implementation Grants will be in addition to the amounts below.

Grant Type	Allocation of Funds (Approximate)	Maximum Grant Request	Anticipated Number of Grant Awards
Planning Grants	\$4,000,000	\$250,000	17 (completed in Round 1)
Implementation Grants	\$61,000,000	\$30,500,000 or the calculated amount described in Sections II.A.2, whichever is lower.	2 – 4
TOTAL	\$65,000,000		

2. Grant Sizing. For the purposes of establishing the maximum amount of Choice Neighborhoods Implementation Grant funding that you may request, you will calculate a development cost for the replacement housing units to be developed in the Transformation Plan and allow for additional funding to cover non-housing activities. See Section IV.E.3 of the Round 1 NOFA for detailed instructions on how to calculate this amount. You may request the lesser of this calculated amount or \$30,500,000. HUD will provide a grant sizing limitations worksheet which you must complete in order to determine the maximum amount you may request. This worksheet must be provided in the attachments section of your application.

3. Grant term. Grantees must proceed in a timely manner, as indicated by the timeframes established in this NOFA and Grant Agreement. See Section IV.E.1 of the Round 1 NOFA for statutory time limits related to the grant and expenditure of funds, including the requirement that all FY 2010 Choice Neighborhoods funds must be expended by September 30, 2016.

4. FY 2011 Funding. At its discretion, HUD may use FY 2011 Choice Neighborhoods funding to make additional Implementation Grant awards to FY 2010 finalists under this NOFA. It is anticipated that up to 4 more grants could be awarded.

III. Eligibility Information

A. Eligible Applicants

1. The only eligible applicants are the entities that have been selected as Implementation Grant finalists following the Round 1 NOFA. The selected finalists are:

Lead Applicant (and Co-Applicant, if applicable)	Project Location	Target Public/Assisted Housing Development	Neighborhood
City of Boston	Boston, MA	Woodledge/Morrant Bay	Dorchester
Housing Authority of New Orleans and City of New Orleans	New Orleans, LA	Iberville	Iberville/Treme
Housing Authority of the City of Seattle	Seattle, WA	Yesler Terrace	Yesler
Housing Authority of the City of Tampa	Tampa, FL	Central Park Village	Central Park
McCormack Baron Salazar, Inc. and San Francisco Housing Authority	San Francisco, CA	Alice Griffith	Eastern Bayview
Preservation of Affordable Housing, Inc. and City of Chicago	Chicago, IL	Grove Parc Apartments	Woodlawn

B. Match Requirements

1. Grant Match. HUD is required by the 1937 Act (42 U.S.C. 1437v(c)(1)(A)) to include the requirement for matching funds for all HOPE VI-related grants, which includes Choice Neighborhoods. You are required to have in place a match in the amount of 5 percent of the requested grant amount in cash or in-kind donations. Applications that do not demonstrate the minimum 5 percent match will not be considered for funding. In Round 1, applicants submitted a certification that such match was in place.

2. Additional Supportive Services Match. In accordance with the 1937 Act (42 U.S.C. 1437v(c)(1)(B)), in addition to the 5 percent overall grant match in III.B.1 above, you may be required to have in place a match for supportive services. Funds used for the overall grant match cannot be used for the supportive services match. If you are selected for funding through this NOFA, you may use up to 15 percent of your grant for supportive services activities. However, if you propose to use more than 5 percent of your grant for supportive services activities, you must have in place funds (cash or in-kind donations) from sources other than Choice Neighborhoods that match the amount between 5 and 15 percent of the grant that you will use for

supportive services activities. These resources must be NEW commitments in order to be counted for match.

C. Other

1. Program Activities. The Program Activities identified in the Round 1 NOFA, section III.C.1 are hereby incorporated.

2. Threshold Requirements. The application, and the Transformation Plan proposed in it, must meet all threshold requirements of this NOFA in order to be rated and ranked. Applicants must demonstrate compliance with the threshold requirements through the information provided in their application, unless instructed otherwise in this NOFA. The threshold requirements of this NOFA include certain threshold requirements of section III.C.2 of the General Section and threshold requirements specific to the Choice Neighborhoods program. If an application does not meet all threshold requirements, HUD will not consider the application as eligible for funding and will not rate and rank it. HUD will screen for technical (not substantive) deficiencies and administer a cure period. Examples of curable (correctable) technical deficiencies include, but are not limited to, inconsistencies in the funding request, failure to submit the proper certifications, and failure to submit a signature and/or date of signature on a certification. The subsection entitled, “Corrections to Deficient Applications,” in section V.B. of the General Section is incorporated by reference and applies to this NOFA unless otherwise stated. Clarifications or corrections of technical deficiencies in accordance with the information provided by HUD must be submitted within 5 business days of the date of receipt of the HUD notification. If an applicant does not cure all its technical deficiencies related to threshold requirements within the cure period, HUD will consider the threshold(s) in question to be failed, will not consider the application as eligible for funding, and will not rate and rank it. **Applicants must review and follow documentation requirements provided in this Thresholds Requirements Section and the instructions on application organization, content and submission provided in Section IV.B.**

a. Curable Thresholds. The following thresholds may be cured in accordance with the criteria above.

(1) Site Control for All Replacement Housing Sites. You must provide evidence in your application that you (as the Lead Applicant) or your Co-Applicant (if any) has site control as of the application deadline date for **all** parcels proposed for replacement housing under the Transformation Plan. This includes the target public and/or assisted housing property(ies) and any other parcel of land proposed to be part of the Transformation Plan for replacement housing, regardless of how it will be financed (i.e., whether with Choice Neighborhoods grant funds or leveraged funds). Site control held by a Principal Team Member (who is not also the Lead Applicant or a Co-Applicant) is not sufficient in Round 2. If you do not provide acceptable evidence of site control, your **entire** application will be disqualified from further consideration for funding. Evidence may include, but is not limited to a deed, title, binding contract of sale or option agreement, ground lease, or title opinion. If you demonstrate site control through a contract of sale or an option agreement, such contract or agreement must remain in effect for at least 180 days after the application deadline date and may include only commercially standard early termination clauses and conditions to closing. Site control may NOT be evidenced through a letter from the mayor or local government other official, letters of support from members of the

relevant municipal entities, a resolution evidencing the intent to exercise its power of eminent domain, or a memorandum of understanding (MOU).

(2) Other Sites for Transformation Plan Activities. Your application must also identify all other parcels of land that are proposed to be used in the Transformation Plan (whether for non-replacement housing, commercial, recreational, community, educational, or other uses) and provide documentation they are available for use consistent with the Plan. If you or a Co-Applicant (if any) has site control, you must provide appropriate site control evidence in your application. HUD will presume land under your control is available for use consistent with the Plan. For sites for which you or a Co-Applicant do not have site control, you must provide a letter of intent (LOI) from each owner of such land affirming its intended use consistent with the Plan (e.g. if the Plan includes retail development, the owner of the land on which it will be developed must provide an LOI indicating his/her commitment to that use). General letters of support are not acceptable for purposes of meeting this threshold. The owner(s) do not need to be a Principal Team Member; nor will they be required to transfer ownership at any time. The letter must be signed by the title-holder of the land. If the property is owned by an entity (rather than an individual), then it must be signed by an authorized executive of that entity. You must include this information in your attachments.

(3) Capital Fund Financing Program (CFFP). This threshold applies to applications that target severely distressed public housing from the inventory of any PHA with an approved CFFP proposal or CFFP proposal submitted and under review by HUD before the announcement of FY 2010 Choice Neighborhoods Implementation grant awards. As the pledges of public housing Capital Funds are general in nature and not project-specific, this threshold applies to **all** CFFP proposals approved or submitted and under review by HUD for the PHA's public housing portfolio, not just the public housing site targeted by this Choice Neighborhoods application. Choice Neighborhoods applications may not target public housing from PHAs that have CFFPs approved or in process, **unless**:

(a) You include in the application an opinion from (and signed by) the PHA's legal counsel that the activities proposed under the Choice Neighborhoods application are permitted under the financing documents (as approved or, if under review, as currently drafted), or to the extent required, any approvals required under the financing documents have been obtained; and

(b) You include in the application a certification from (and signed by) the PHA's Executive Director that, to the extent HUD determines that the Capital Fund projections in its CFFP Proposal did not accurately or completely incorporate the reduction in public housing units that would be caused by the Choice Neighborhoods activity, if you receive the Choice Neighborhoods grant, and prior to undertaking the Choice Neighborhoods activity, the PHA will use Capital Funds, or other eligible funds to defease, redeem, or otherwise prepay the CFFP financing. You **must** provide this certification even if the proposal has already been approved, or the PHA does not think they will have the need to defease, redeem, or otherwise prepay the CFFP financing, in the event HUD makes such a determination at a later time. This prepayment must be sufficient to maintain the same debt coverage ratio in the year immediately following any reduction in Annual Contribution Contract (ACC) Units related to the Choice Neighborhoods grant (based on the then-current year's capital fund allocation, but giving effect to the change in ACC Units in a manner acceptable to HUD) as existed prior to any reductions occurring as a result of the Choice Neighborhoods grant.

(c) HUD will consult internal CFFP records to verify which applicants have pending or approved CFFP proposals.

(4) Eligible Applicants – For-Profit Developer Applicant – Legal Contract. This Round 2 threshold requirement replaces the Round 1 threshold requirement Eligible Applicants – For-Profit Developer Applicant (Section III.C.2.b.(1)(a) in the Round 1 NOFA), which required an MOU to demonstrate the Co-Applicant partnership that is required between a for-profit developer and a public entity. A response to this Round 2 threshold requirement, “Eligible Applicants – For-Profit Developer Applicant – Legal Contract,” is required only when a for-profit developer is Lead Applicant. In order to meet this Round 2 threshold requirement, you must provide in your application a contractually binding agreement executed between the Co-Applicants detailing specific roles and responsibilities. The legal contract must be signed by the executive officers of each entity and demonstrate a commitment to work collaboratively throughout the entirety of the grant and identify which party will serve as the Lead Applicant.

(5) Partnership Legal Contract. This replaces the Round 1 threshold requirement Partnership MOU (Section III.C.2.b.(7) in the Round 1 NOFA), which required an MOU to demonstrate the partnership amongst the Lead Applicant, Co-Applicant(s) (if any), and Principal Team Members (if any). In order to meet this Round 2 threshold requirement, you must provide in your application a legal contract or contracts, such as a developer services and asset management agreement, joint venture agreement, or performance contract, between the parties that affirms the roles and responsibilities identified in the MOU from Round 1. The legal contract(s) must be signed by the executive officers of each entity, demonstrate a commitment to work collaboratively throughout the entirety of the grant, and identify which party will serve in which role(s) (including indicating who will implement the Housing, People and Neighborhood components of your proposed Transformation Plan). Concerning the roles, the MOU must indicate that the Housing Implementation Entity will be responsible for implementing day-to-day development and asset management activities associated with the Transformation Plan. If a Lead Applicant proposes to rely on a Principal Team Member for rating purposes under the NOFA, the applicant will be required to secure HUD’s approval, if funded, prior to effecting any material change to that contract or replacing the Principal Team Member.

(6) Location of Housing. You must provide a site map indicating both the original housing location and all proposed housing location(s). If housing is proposed outside the target neighborhood, it must be done in accordance with the one-for-one replacement requirements stated in section III.C.3.b of the Round 1 NOFA (i.e. within the metropolitan area up to 25 miles from the original project site as necessary to comply with fair housing requirements, deconcentrate poverty, or redevelop onsite with appropriate densities). Your application must include a justification of why it is necessary to locate this housing outside the target neighborhood and how doing so supports and enables the Transformation Plan. You must include this information in your attachments.

3. Program Requirements. The Program Requirements from Section III.C.3 of the Round 1 NOFA are hereby incorporated, which includes program requirements, administrative and national policy requirements, and other program priorities, except that the requirements in section III.C.3.n, Federal Labor Standards, paragraphs (1) and (2) are applicable to Choice Neighborhoods grants only where a public housing agency acquires the project involved under this NOFA or the U.S. Housing Act of 1937 (1937 Act), or provides assistance under this NOFA for the 1937 Act for its development or operation. Additionally the following program

requirements are added to those carried forward from the Round 1 NOFA. Applicants MUST review this section and ensure they comply with the requirements, as relevant.

a. Bedroom Mix. One element of the one-for-one replacement requirement (section III.C.3.b of the Round 1 NOFA) requires that units that will serve as replacement housing for public and/or assisted families of the targeted site(s), as of the date of the application for the grant, must be developed with the number of bedrooms that will meet the need to adequately house returning tenants, households currently on the waiting list, and those needed based on other market data. If you are designing the bedroom mix of the replacement housing based on the waiting list or other market data, you will need to explain why you have made this determination and how you will ensure there are viable housing options with the appropriate bedroom configurations to meet the needs of existing tenants. HUD will request this justification post-award.

b. Broadband Access. All FY 2010 grantees will be required, as part of their Transformation Plan, to include infrastructure that permits unit-based access to broadband Internet connectivity in all new units. Grantees may use Choice Neighborhoods funds to provide unit-based broadband Internet connectivity. Regular and informed Internet adoption can increase access to the job market, as well as health, education, financial and other services. Further, in-home broadband Internet access is an attractive, and in most cases, standard amenity that can be used to market the mixed-income community created through the Transformation Plan.

c. Relocation Requirements. You must carry out relocation activities in compliance with planning requirements in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA). If the project also utilizes Community Development Block Grant (CDBG) or HOME funds, section 104(d) of the Housing and Community Development Act of 1974 may also apply. Please refer to the Tenant Assistance Relocation and Real Property Acquisition Handbook (HUD Handbook 1378) for detailed information on these requirements, including applicable statutory and regulatory references. These relocation requirements cover any person who moves permanently or temporarily from real property or moves personal property from real property directly because of acquisition, rehabilitation, or demolition for a project undertaken with HUD assistance. Handbook 1378 is available on line at: www.hud.gov/relocation under Policy and Guidance.

d. Match Donations and Leverage Resources – Post Award. After award, during review of grantee mixed-finance, development, or homeownership proposals, HUD will evaluate the nature of Match and Leverage resources to assess whether the conditions precedent to the availability of the funds to the grantee are commercially reasonable or whether these preconditions provide the lender with too much unquantifiable discretion to withhold or withdraw the match. HUD will assess the availability of the participating party(ies)'s financing, the amount and source of financing committed to the proposal by the participating party(ies), and the firm commitment of those funds. HUD may require an opinion of the grantee's and the owner entity's counsel (or other party designated by HUD) attesting that counsel has examined the availability of the participating party's financing, and the amount and source of financing committed to the proposal by the participating party(ies), and has determined that such financing has been firmly committed by the participating party(ies) for use in carrying out the proposal, and that such commitment is in the amount required under the terms of the proposal and contains only commercially reasonable conditions precedents for release of the Match.

e. Program Requirements that Apply to Match and Leverage. Applicants must follow these requirements in compiling and documenting their match and leverage resources for

purposes of the NOFA. Otherwise, it may not be possible for HUD to count the commitment at the level claimed.

(1) HUD seeks to fund Choice Neighborhoods projects that leverage the maximum amount of other funds in support of the proposed Transformation Plan. You must actively enlist other stakeholders who are committed to improving the community and who can provide significant financial assistance to your transformation effort, both for match and leverage. Leveraged resources will be scored in five rating factors: Housing Development, Supportive Services, Neighborhood-Community Development Block Grant, Neighborhood-Anticipatory, and Neighborhood-New.

(2) **General Requirements.**

(a) **Firmly Committed.**

i. All resources for leverage must be firmly committed as of the application deadline date. “Firmly committed” means that the amount of the resource and its dedication to Choice Neighborhoods activities must be explicit, in writing, and signed by a person authorized to make the commitment [e.g., a PHA’s Executive Director cannot commit the funds of another agency, organization or government body (unless the applicant can demonstrate otherwise in the application)]. Funding may be contingent upon receipt of the Choice Neighborhoods grant.

ii. Examples of language that shows firm commitment: “X Agency commits to providing Y...” and “X Agency will provide....”

iii. Examples of language that does NOT show firm commitment: “X Agency is interested in providing Y resource...,” “X Agency will give strong consideration to providing Y resource...,” “X Agency commits funds subject to their availability from the city/state...,” “X Agency commits funds subject to their approval of ABC application/resolution/other process...,” and “This document does not constitute a binding commitment....”

(b) **Endorsements or general letters of support** from organizations or vendors alone **will not** count as resources and should not be included in the application or on a resources summary form in the attachments section of your application.

(c) **Content.** Commitment letters must represent valid and accurate commitments. Commitment letters must detail the dollar amount and term of the commitment. They must also indicate that the commitment is available to you for the relevant activities of the subject Transformation Plan. Otherwise, it may not be possible for HUD to count the commitment at the level claimed.

i. If a commitment letter is for more than one resource/amount (and in the case of Supportive Services, the derivation/calculation), they should be indicated individually in the letter rather than in one lump sum.

ii. Letters must indicate that the committed leverage funding is clearly dedicated to this Transformation Plan.

iii. For Supportive Services, letters must indicate whether the resource commitment is new, existing, or a combination of new and existing (i.e. an existing service that is also being increased to reach a larger number of targeted public and/or assisted housing residents). They must also commit the new or existing resource for the duration of the grant and explain how the resource commitment will be directly tied to and coordinated with the People component of your Transformation Plan, including how the resource

commitment will directly contribute to the impact of the People component of your Transformation Plan.

iv. Examples of good physical development commitments are: “X Agency commits to providing \$1,000,000 in funds for infrastructure over the life of the FY 2010 Choice Neighborhoods Implementation grant for ABC Transformation Plan” or “X Agency has committed to providing \$2,000,000 in funds toward the construction of units to replace the XYZ assisted housing development.”

(d) **Signature.** Resource commitments must be written and be signed by a person authorized to make the commitment. The Executive Director of one agency cannot commit the funds of another agency, organization or government body (unless the applicant can demonstrate otherwise in the application).

(e) **Letterhead.** Commitment letters must be on letterhead or they will not be accepted.

(f) If the commitment document for any leverage funds/in-kind services is not included in the application and provided before the NOFA deadline date, the related leverage will not be considered.

(g) The staff time and benefits of the applicant(s) is not an eligible leverage resource.

(h) Resource commitments may only be counted once.

(i) **In-kind contributions.**

i. In-kind contributions will only be evaluated for the Supportive Services leverage rating factor. They may be in the form of staff time, donated materials, or services. All assistance provided to meet this requirement must be identified by their dollar equivalent based upon accepted salary or regional dollar values. In-kind contributions can include physical items such as office supplies, computer equipment and supplies, materials for projects, and flyers and other marketing materials. They can also be in the form of office and meeting space, including allowed use of computers, phones, fax and copy machine, or the use of a vehicle, construction equipment and other project related items. In-kind contribution can also be contribution of professional time. When an individual donates his/her time in a professional capacity to supervise members, train or engage in member development, provide technical assistance on a project, evaluate a project, oversee project quality, or provide pro bono work as a member of the non-profit organization on a permanent or temporary basis, the time involved is an in-kind contribution.

ii. The commitment letter must indicate how the dollar amount of the in-kind resource commitment was **derived/calculated** (e.g., the cost of the service multiplied by the quantity/frequency of the service multiplied by the number of residents to receive that service). Resource commitment documents that simply give a dollar figure for proposed services will not be counted. An example of a good Supportive Services commitment: “X Agency commits to providing a total of \$4,500 to the residents of ABC public housing development for its FY 2010 Choice Neighborhoods Transformation Plan. This total amount covers 15 job readiness workshops over five years, at a cost of \$300 per workshop, benefiting an estimated 200 residents total.” Another example is: “W Agency will provide after school programming to X number of youth from the ABC neighborhood. The cost of this service is \$Y per day per youth, multiplied by the number of youth, multiplied by the number of days per year the service will be provided, multiplied by the number of years. This calculation results in a total commitment of \$W.” If an agency commits in the same letter to providing, for example, both a job readiness workshop and an afterschool program, both derivations/calculations should be present in the letter or detailed in your application.

(j) It is important to note that certain OMB circulars are applicable, and particular attention should be given to the provisions concerning the use of federal funds for matching requirements. See section III.B.1 of the Round 1 NOFA for information on these OMB circulars and administrative requirements.

(k) **Resource Commitments and HOPE VI Applications.** If you are applying for both a FY 2010 HOPE VI Revitalization grant and a FY 2010 Choice Neighborhoods grant (Planning or Implementation), you cannot use the same resource commitment(s) for both applications.

(3) **Physical Development Resources.**

(a) **Types of Development Resources.** Types of Development Resources may include but are not limited to:

i. **Permanent Phase Loans and Debt.** This includes private mortgage-secured loans, insured loans and other debt that can remain in place throughout the permanent phase of the project. HUD will not accept loan commitments that require take-out sources or have balloon payments which jeopardize the project's long-term financial feasibility, unless there is a permanent take-out loan that will replace a construction/bridge loan. If this is the case, you must provide documentation of both loans, but only the value of the permanent loan will be counted. Your application or commitment letters must include each loan's interest rate and term. Without this information, HUD will not be able to count the full amount of the commitment. For privately financed homeownership, acceptable documentation of construction loans only will be considered. Projected sales prices will not be counted as a development resource.

ii. **Bonds.** This includes tax-exempt bonds and private activity revenue bonds. Your application should include the dollar amount, a description of the use and term, and how the bonds will be repaid. Otherwise, it may not be possible for HUD to count the commitment at the level claimed. HUD will NOT accept a bond commitment where you plan to pay that bond off with Choice Neighborhoods or other public housing or other HUD funds. If you have documentation of funding that will repay the bond, this will be counted instead of the bond.

iii. **Low-Income Housing Tax Credits (LIHTC).**

(a) Only LIHTC allocations that have been secured as of the application deadline date will be considered for leverage scoring under this NOFA. LIHTC allocations that are not secured (i.e., documentation in the application does not demonstrate they have been reserved by the state or local housing finance agency) will not be counted for leverage scoring. Only tax credits that have been reserved specifically for revitalization performed through this NOFA will be counted. HUD acknowledges that, depending on the housing finance agency, documentation for 4 percent tax credits may be included with a tax-exempt bond award letter.

(b) In addition, in order to have the tax credit amounts counted in leverage scoring, you must provide a commitment letter from a syndicator or equity investor indicating the pricing and general terms of their LIHTC equity investment. **This letter must constitute a firm commitment and have only commercially reasonable conditions to closing.**

(c) Other resource commitments that are contingent on the receipt of tax credits that have not yet been secured **cannot** be counted.

iv. **Donations and contributions of funds.**

v. Sale of Land and Buildings. Cash proceeds realized as of the application deadline date from the sale of land and/or buildings may be included as a resource. Absent a completed sales transaction, the value of land will not be counted.

vi. Donations of Land and Buildings. Donations of land and/or buildings may be counted as a resource, only if the donating entity owns the land/buildings to be donated. Donating entities may include a city, county/parish, church, community organization, etc. The application must include documentation of this ownership, and the donation of land, signed by the appropriate authorizing official. The dollar amount attributed to the donated land and/or buildings should have been verified through an appraisal by an independent, state-certified appraiser, or other appropriate means, the documentation of which should be kept in the applicant's records. (Please note that acquisitions of real property via donation are subject to the URA's acquisition policies. See section III.C.5.h of the General Section (Real Property Acquisition).

vii. Housing trust funds.

viii. Program income from previous HOPE VI or other public housing must be already earned. Projected program income will not be counted.

ix. Waived government fees. The value of fees for services/activities necessary to the revitalization effort may be counted if they have been waived by the authorizing government entity and documented in writing by the local government.

x. Developer fees. Projected developer fees to be waived or put back into the project may be counted.

xi. Homeownership down payments from homebuyers will *not* be counted. Down payment assistance may be counted as a physical development resource if it is provided by a third-party entity not related to the homebuyer.

xii. Equity or permanent financing committed to build private sector housing in direct connection with the Choice Neighborhoods Transformation Plan may be counted.

xiii. Tax Increment Financing (TIF). A TIF will only be considered for leverage scoring under this NOFA if, as documented in a letter from the unit of local government responsible for approving the TIF: the TIF district has been formally created; the unit of local government responsible for approving the TIF has issued a commitment letter (as of the application deadline) reserving all or a portion of the TIF to benefit the Choice Neighborhoods Transformation Plan; and the letter includes an estimate of the amount of resources anticipated to be generated by the TIF in relation to the Choice Neighborhoods Transformation Plan.

xiv. Other Public Housing Funds. Other public housing funds will NOT be counted for points under the leverage rating factors.

xv. Other Federal Funds. Other federal sources (e.g. non-public housing funds provided by HUD as well as funds from other federal agencies) may be counted provided the funds are permitted to be used as for leverage by the statute or regulation governing the funds, in accordance with Section III.B.

(4) Supportive Services Resources.

(a) **General.** HUD seeks to fund mixed-finance developments that leverage other resources to ensure the successful transformation of the lives of residents and the sustainability of the neighborhood. Leveraging other funds and services is critical to the sustainability of Supportive Services activities so that they will continue after the Choice Neighborhoods grant funds have been expended. Commitments of funding or in-kind services related to the provision

of supportive service activities may be counted toward the calculation of Supportive Services leverage, in accordance with the requirements below. These resources must be for supportive services purposes and be **directly applicable** to the Transformation Plan proposed in the Choice Neighborhoods application. Resources that are committed to individuals other than those targeted in the application cannot be counted.

(b) **Supportive Services Leverage.** In order to count toward Supportive Services leverage rating factor points, resources can be existing and new commitments.

i. In order to count as a new commitment, the financial and in-kind resources must be newly generated for the FY 2010 Choice Neighborhoods grant. New commitments mean that commitments by service providers to continue services they already provide will not be counted. However, if an existing service provider increases the level of financial or in-kind commitment directed to the residents of the target public and/or assisted housing, the **increased amount commitment** may be counted, unless otherwise noted in this section [e.g., Temporary Assistance for Needy Families (TANF) cash benefits (for individuals)]. HUD will not count any commitments as “new” that have already been provided on a routine basis, such as in-kind services that have been supporting ongoing Supportive Services -type activities.

ii. In order to count as existing leverage, previously committed financial and in-kind sources must be recommitted for the duration of the Choice Neighborhoods grant and must be directly tied to and coordinated with the People component of your proposed Transformation Plan.

(d) **Types of Community and Supportive Services Resources.** Types of Community and Supportive Services resources may include, but are not limited to the following. All must be related to the Supportive Services activities of the proposed Choice Neighborhoods grant.

- i. Materials;
- ii. The value of a building or space in a building donated for Supportive Services purposes;
- iii. The value of a lease on a building or space in a building donated for Supportive Services purposes;
- iv. Other infrastructure for Supportive Services purposes;
- v. Time and services contributed by volunteers;
- vi. Staff salaries and benefits of service providers (PHA and/or applicant staff time may not be counted);
- vii. Supplies;
- viii. The value of supportive services provided by a partner agency, in accordance with the eligible Supportive Services activities described in section III.C.1.
- ix. TANF.

(a) Existing and newly generated TANF **cash benefits** (for individuals) will not be accepted as a resource for leverage.

(b) Existing and newly generated **non-cash services** provided by TANF agencies may be accepted as a resource for leverage.

x. Wages projected to be paid to residents through jobs or projected benefits (e.g., health/insurance/retirement benefits) related to projected resources to be provided by Supportive Services partners may not be counted.

xi. Even though an in-kind Supportive Services contribution may count as a resource, it may not be appropriate to include on the sources and uses attachment. Each source on the

sources and uses attachment must be matched by a specific and appropriate use. For example, donations of staff time may not be used to offset costs for infrastructure.

IV. Application, Submission, and Timely Receipt Information.

Applicants **MUST** follow the directions and guidance provided in this NOFA, which incorporates criteria from the Notice of HUD's Fiscal Year 2010 Notice of Funding Availability (NOFA), Policy Requirements and General Section (General Section) to HUD's FY 2010 NOFAs for Discretionary Programs, published on June 7, 2010. Relevant sections of Section IV of the General Section are incorporated into the FY 2010 Choice Neighborhoods NOFA, as indicated herein. **Applicants MUST follow the directions and guidance provided in these sections from Section IV of the General Section, unless otherwise noted in this Choice Neighborhoods NOFA.**

A. Application Package. The published NOFA and application forms are made available at the Choice Neighborhoods website.

1. Technical Assistance and Resources for Grant Applications

a. **HUD's NOFA Information Center.** Applicants that do not have Internet access and need to obtain a copy of a NOFA can contact HUD's NOFA Information Center toll-free at (800) HUD-8929. Persons with hearing or speech impairments may access this number via TTY by calling the Federal Information Relay Service at (800) 877-8339. The NOFA Information Center is open between the hours of 10:00 a.m. and 6:30 p.m. eastern time, Monday through Friday, except federal holidays.

b. **HUD Staff.** HUD staff will be available to provide you with general guidance and technical assistance about this NOFA. However, HUD staff is not permitted to help prepare your application. Following selection of applicants, but before announcement of awards, HUD staff is available to assist in clarifying or confirming information that is a prerequisite to the offer of an award or Annual Contributions Contract (ACC) by HUD. If you have program-related questions, follow the instructions in Section VII of this NOFA entitled "Agency Contact(s)."

B. Content and Form of Application Submission.

1. Application and Submission Information. Applicants must follow the instructions below on content and form of the application submission. These criteria apply to all Choice Neighborhoods grant applicants and applications, unless otherwise noted.

a. Application Layout.

(1) Double-space your narrative pages for the exhibits. **Single-spaced pages will be counted as two pages.**

(2) Use 8½ x 11-inch paper.

(3) All margins should be approximately one inch. If any margin is smaller than ½ inch, the page will be counted as two pages.

(4) Use 12-point, Times New Roman font.

(5) The applications (original and copies) should each be packaged in a three-ring binder.

(6) Mark each Exhibit and Attachment with the appropriate tab listed below in subsection c. No material on the tab will be considered for review purposes.

(7) Any pages marked as sub-pages (e.g., with numbers and letters such as 15A, 15B, 15C), will be treated as separate pages.

(8) If a section is not applicable, indicate “N/A” so that there is a clear indication to HUD (do not just leave the section blank).

(9) Mark each Exhibit and Attachment with the appropriate tab/title page, as listed below. No material on the tab/title page will be considered for review purposes.

(10) No more than one page of text may be placed on one sheet of paper; i.e., you may not shrink pages to get two or more on a page. Shrunken pages, or pages where a minimized/reduced font are used, will be counted as multiple pages.

(11) Do not format your narrative in columns. Pages with text in columns will be counted as two pages.

(12) Any tables included in the narrative sections of the application must also be double spaced or they will be counted twice.

(13) Narrative pages must be numbered. HUD recommends that applicants consecutively number the pages of the Attachments section to ensure proper assembly of their application if submitted.

b. Application Page Count. These criteria apply to all applicants.

(1) Narrative Exhibits.

(a) The first part of your application will be comprised of narrative exhibits. Your narratives will respond to thresholds, rating factors, and other criteria in the NOFA.

(b) Each Choice Neighborhoods application must contain **no more than 65 pages** of narrative exhibits. Any pages beyond the page limit **will not be reviewed**. Although submitting pages in excess of the page limitations will not disqualify an application, **HUD will not consider the information on any excess pages, which may result in a lower score or failure of a threshold.**

(2) Attachments.

(a) The second part of your application will be comprised of Attachments. These documents will also respond to the rating factors in the NOFA, as well as threshold and mandatory documentation requirements. They will include documents such as maps, photographs, application data forms, and various certifications.

(b) Each Choice Neighborhoods application must contain **no more than 60 pages** of attachments. Any pages after the first 60 pages of attachments **will not be considered**.

Although submitting pages in excess of the page limit will not disqualify an application, **HUD will not consider the information on any excess pages, which may result in a lower score or failure to meet a threshold.**

(3) Exceptions to page limits. The documents listed below constitute the **only** exceptions and are not counted in the page limits listed in Sections (1) and (2) above:

- (a) Additional pages submitted at the request of HUD in response to a technical deficiency.
- (b) Blank/extra pages generated as part of standard forms.
- (c) Tabs/title pages that are blank or display a title/header/“n/a” indication.
- (d) Documentation required for thresholds in Attachments 10, 11, 12, 14, 15, and 16.
- (e) Leverage documentation (including the cover sheet provided) required for Attachments 17, 18, 19, 20 and 21.
- (f) Section 3 Report and Housing Choice Voucher application (Attachments 24, and 29).

c. **Documentation Requirements.** Documentation requirements are provided throughout the “Threshold Requirements” section (III.C.2), “Program Requirements” section (III.C.3), and “Rating Factors” section (V.A) of this NOFA, as relevant. **Applicants must carefully review and follow documentation requirements.**

d. **Instructions on Application Organization and Content.** The following provides instructions on the organization and content of your application. It lists the narrative exhibits, attachments, and instructions for each, that are required as part of the application. All narrative exhibits, attachments, and forms are required to be submitted in your application unless otherwise indicated. Non-submission of any of the items below may lower your rating score or make you ineligible for award under this NOFA. Review the threshold requirements in III.C.2 and the Rating Factors of V.A for the criteria and to ascertain the effects of non-submission. **Please be advised that not providing information clearly and consistently, and/or not providing exhibits and attachments in accordance with the instructions and documentation requirements in this NOFA, may negatively impact HUD’s ability to determine if your application meets threshold requirements or to score your application. This could result in a determination of threshold non-compliance or a lower score.** HUD forms required by this NOFA will be made available on the Choice Neighborhoods website. The narrative exhibits, attachments, and instructions for each are as follows:

(1) **Table of Contents.** Use the form provided.

(2) **Narrative Exhibits.** The narrative exhibits required in your application are as follows:

(a) **Exhibit A – Executive Summary.** Provide an overall summary of the Transformation Plan proposed in your application, including summarizing the Housing, People, and Neighborhood components of your Transformation Plan. Identify the Lead Applicant, Co-Applicant(s) (if any), and Principal Team Members (specifying the Housing Implementation Entity, People Implementation Entity, Education Implementation Entity, and Neighborhood Implementation Entity) and indicate how they will work together. Identify the amount of Choice Neighborhoods grant funding you are requesting, the targeted public and/or assisted housing sites targeted and the neighborhood. (suggested 3 pages maximum).

(b) **Exhibit B – Vision for Housing.** Review and provide a narrative response to V.A.1.a (suggested 10 pages maximum)

- B.1 Overall Vision
- B.2 Access to Opportunity
- B.3 Replacement Housing

- B.4 Mixed-Income Development
- B.5 Long-term Affordability
- B.6 Green Building

(c) Exhibit C – Vision for People. Review and provide a narrative response to V.A.1.b (suggested 32 pages maximum)

- C.1 Resident Needs Assessment and Results
- C.2 Supportive Services Strategy
- C.3 Education Strategy
- C.4 Relocation and Reoccupancy
- C.5 Economic Opportunities for Low- and Very Low-Income Persons

(d) Exhibit D – Vision for Neighborhood. Review and provide a narrative response to V.A.1.c (suggested 10 pages maximum)

- D.1 Goals and Outcomes
- D.2 Alignment with Existing Efforts
- D.3 Access to Amenities
- D.4 Anchor Institution Engagement
- D.5 Design

(e) Exhibit E – Soundness of Approach (suggested 10 pages maximum).

- E.1 Organizational Framework for Implementation. Review and provide a narrative response to V.A.2.a
- E.2 Resident and Community Involvement. Review and provide a narrative response to V.A.2.b
- E.3 Collection and Use of Data to Achieve Core Goals of the Transformation Plan. Review and provide a narrative response to V.A.2.e
- E.4 Affirmatively Furthering Fair Housing. Review and provide a narrative response to V.A.2.f.

(3) **Attachments.** The attachments required in your application, unless otherwise noted, are as follows:

(a) Attachment 1: Application Data Form: Cover Sheet. Complete the form provided.

(b) Attachment 2: Application Data Form: Existing Units, Occupancy, Vacancy.

Complete the form provided.

(c) Attachment 3: Application Data Form: Planned Units. Complete the form provided.

(d) Attachment 4: Grant Sizing Worksheet. Review the Program Requirements in III.C.3 and Funding Restrictions in IV.E. Complete the form provided.

(e) Attachment 5: Extraordinary Site Costs Certification. Review III.C.3 and Funding Restrictions in IV.E to determine if this attachment applies to you. If applicable, complete the form provided.

(f) Attachment 6: Choice Neighborhoods Budget form. Complete the form provided.

(g) Attachment 7: Sources and Uses. Include an overall Sources and Uses for the whole Transformation Plan as well as a phase-by-phase break out. If there is both construction period financing and permanent financing, submit the sources and uses for both. The chart should show the intended use for each source (e.g. have separate columns for each source). It should also indicate (e.g. by highlighting, underlining or putting in bold font) which funding is firmly committed (i.e. the funding for which you have included documentation for the leverage rating

factors). The budget should be based upon a construction cost estimate performed by a general contractor or professional cost estimator with itemized sources of funds to cover costs.

(h) Attachment 8: Operating Proforma. Include a 30-year operating proforma for the first housing development phase. It should clearly identify the expected sources of income (including by unit type) and detailed expenses.

(i) Attachment 9: City and Neighborhood Maps. You may either resubmit the maps provided in Round 1 or replace them with updated maps.

(j) Attachment 10: Location of Housing documentation/map. Review and respond to the threshold requirement in III.C.2.a.6 by providing the documentation required by that section. The map required can either be a map provided in Attachment 9 (if it clearly labels each housing site) or a separate map that only highlights the target neighborhood boundaries and housing location(s).

(k) Attachment 11: Site Control for All Replacement Housing documentation. Review and respond to the threshold requirement in III.C.2.a.1 by providing the documentation required by that section. You must include a cover sheet with your documented evidence of site control. This cover sheet must provide a list that matches the replacement housing site(s) targeted in your application. Specifically, this table should provide in one column the name of each project, as identified in your application. A second column should contain the name of the documented evidence corresponding to each parcel. A third column should provide the location of the documented evidence in the attachment (page number, etc.) and any other necessary detail about the evidence documenting site control.

(l) Attachment 12: Other Sites for Transformation Plan Activities documentation. Review and respond to the threshold requirement in III.C.2.a.2 by providing the documentation required by that section. You must include a cover sheet with a list that matches the site(s) targeted in your application with its intended use. Specifically, this table should provide in one column the name of each property, as identified in your application. A second column should contain the name of the documented evidence corresponding to each parcel. A third column should provide the location of the documented evidence in the attachment (page number, etc.) and any other necessary detail about the evidence documenting site control.

(m) Attachment 13: Land Use Approvals. Review and respond to Rating Factor V.A.1.a.8.

(n) Attachment 14: Capital Fund Financing Program (CFFP) documentation. Review and respond to the threshold requirement in III.C.2.a.3 by providing the documentation required in that section.

(o) Attachment 15: Legal Contract for For-Profit Developer Applicant, if applicable. Review and respond to the threshold requirement in III.C.2.a.4 by providing the documentation required in that section.

(p) Attachment 16: Partnership Legal Contract. Review and respond to the threshold requirement in III.C.2.a.5 by providing the documentation required in that section.

(q) Attachment 17: Housing Leverage documentation. Review and respond to Rating Factor V.A.1.a.9.

(r) Attachment 18: People Leverage documentation. Review and respond to Rating Factor V.A.1.b.6.

(s) Attachment 19: Neighborhood Leverage – Community Development Block Grant Leverage documentation. Review and respond to Rating Factor V.A.1.c.8.a.

(t) Attachment 20: Neighborhood Leverage – Anticipatory Leverage documentation. Review and respond to Rating Factor V.A.1.c.8.b.

(u) Attachment 21: Neighborhood Leverage documentation. Review and respond to Rating Factor V.A.1.c.8.c.

(v) Attachment 22: Certification of Accessibility, Adaptability and Visitability. Review and respond to Rating Factor V.A.1.a.6 by providing a certification and description.

(w) Attachment 23: Documentation for Green Development and Energy Efficiency Strategies, if any. Provide any necessary documents in response to Rating Factor V.A.1.a.7.

(x) Attachment 24: If applicable, Section 3 Annual Summary Report (Form HUD 60002), in response to Rating Factor V.A.1.b.5.b.

(y) Attachment 25: Access to Amenities documentation. Review and respond to Rating Factors at V.A.1.c.3. You should include a list of the amenities that satisfy the criteria in the rating factors and provide a map indicating their location relative to the geographic center of the largest target housing project.

(z) Attachment 26: Design. Review and respond to Rating Factor V.A.1.c.5.

(aa) Attachment 27: Transit-Served Location documentation. Review and respond to Rating Factor V.A.1.c.6.

(bb) Attachment 28: Program Schedule. Review and respond to Rating Factor V.A.2.d.

(cc) Attachment 29: Housing Choice Voucher application. Housing Choice Voucher (HCV) assistance is available from the tenant protection voucher fund to successful applicants that receive the Revitalization grant awards. The dollar amount of HCV assistance is in addition to the \$30.5 million maximum award amount and will be based upon resident relocation needs. Applicants must prepare their HCV assistance applications for the targeted project in accordance with the requirements of Notice PIH 2007-10 (and any reinstatement of or successor to that Notice) and submit it in its entirety (not just form HUD- 52515) with this Choice Neighborhoods Application. HUD will process the HCV assistance applications for funded Choice Neighborhoods applicants. If you are not funded by this NOFA, the HCV application will not be processed. The notice can be found on the Internet at <http://www.hud.gov/offices/adm/hudclips/notices/pih/07-10PIH.doc>.

C. Submission Information. For this NOFA, HUD is not using the Grants.gov system. Applications must be submitted in hard copy directly to HUD Headquarters.

1. Receipt Due Date and Time. The deadline for HUD's receipt of applications is 5:15p.m. eastern time **June 1, 2011**.

2. Delivery Information.

a. The mailing address is: Ms. Caroline Clayton, Office of Public Housing Investments, Department of Housing and Urban Development, 451 Seventh Street, SW, Room 4130, Washington, DC 20410-5000. Please make sure that you note the room number. The correct room number is important to ensure that your application is not misdirected. It is strongly recommended that you send your application by an overnight carrier at least two days before the application due date. You should use DHL, Falcon Carrier, FedEx, United Parcel Service (UPS) or the U.S. Postal Service, as they are the only carriers accepted into the HUD building without an escort. Due to security procedures HUD **will not** accept hand-carried applications.

b. Your application must arrive at HUD by 5:15 p.m. on the due date. If you mail or give your application to an overnight carrier on the due date and it does not arrive by 5:15 p.m. on the due date, your application will not be considered. Submit your application early to avoid missing the deadline and being disqualified by unanticipated delays or other related problems.

c. Send the original and two printed copies plus an electronic copy indexed on a CD. HUD will not accept for review and evaluation any applications sent by facsimile (fax). Also, do not submit resumes or videos.

D. Intergovernmental Review/State Points of Contact (SPOC). Section IV.D of the Round 1 NOFA is hereby incorporated.

E. Funding Restrictions. Section IV.E of the Round 1 NOFA is hereby incorporated.

F. Other Submission Requirements.

1. Section IV.F of the Round 1 NOFA is hereby incorporated.

V. Application Review Information

A. Criteria.

An application, and the Transformation Plan proposed in it, must respond to the rating factor criteria of the NOFA as the basis to be rated and ranked. Applicants must review and follow any documentation requirements provided in this Rating Factor Section and the instructions on application organization, content and submission provided in IV.B.

Choice Neighborhoods Implementation Round 2 Scoring			
Category	Rating Factor	Points	Totals
Vision			
Housing	Access to Opportunity	4	
	Replacement Housing	2	
	Mixed-income development	6	
	Long-term affordability	2	
	Accessibility, adaptability, visitability	1	
	Green Building	3	
	Land Use Approvals	3	
	Leverage	10	
			31
People	Resident Needs Assessment and Results	3	
	Supportive Services Strategy	7	
	Education - early learning	3	
	Education - schools	3	
	Education - education programs	1	
	Relocation and Reoccupancy	3	
	Section 3 - Plan	1	
	Section 3 - Compliance	1	
	Leverage	5	
			27

Neighborhood	Goals and Outcomes	5	
	Alignment with Existing Efforts	2	
	Access to Amenities	4	
	Anchor Institution Engagement	3	
	Design	5	
	Transit-Served Location	5	
	LEED-ND	2	
	Leverage - CDBG	2	
	Leverage - Anticipatory	2	
	Leverage - Neighborhood	4	
			34
Soundness of Approach	Organizational Framework for Implementation	3	
	Resident and Community Involvement	3	
	Project Readiness	3	
	Program Schedule	1	
	Collection and Use of Data	4	
	Affirmatively Furthering Fair Housing	2	
	Impact of the Transformation Plan	12	
			28
ROUND 2 TOTAL			120

1. RATING FACTOR – VISION

a. HOUSING – 31 POINTS TOTAL. The purpose of this rating factor is to provide detail about the Housing component of your Transformation Plan. You may receive up to 31 points if you demonstrate a well-defined, high quality, and sound plan to achieve the housing goals defined in the Round 1 NOFA. In its evaluation of how **well-defined** your housing plan is, HUD will consider the extent to which you thoroughly describe the key activities, staff, partnerships, and leverage required to achieve the goals of your plan. In its evaluation of the **quality** of your housing plan, HUD will consider the extent to which you demonstrate that your plan will improve key measurable outcomes. You must also identify the metrics you will use to measure and track these outcomes. In its evaluation of the **soundness** of your housing plan, HUD will consider the extent to which you demonstrate that your plan addresses the needs identified through your housing needs assessment, builds on relevant neighborhood assets and local efforts, and is informed by market need and sustainable design principles for revitalization.

(1) Overall Vision. Provide a detailed description of your vision for the Housing component of your Transformation Plan, both in the neighborhood (on- and/or off-site) and, if applicable to your Plan, outside the neighborhood (see one-for-one replacement requirements in section III.C.3 of the Round 1 NOFA for guidance). Your description should include or update information from your Round 1 application about the housing you plan to demolish, develop, rehabilitate, and/or acquire including the number of units, income mix, and type (such as public housing,

LIHTC, Project-based Section 8, market rate, homeownership etc.). Describe: (a) replacement units being funded with Choice Neighborhoods, (b) non-replacement units funded with Choice Neighborhoods, and (c) other units not funded with Choice Neighborhoods.

(2) Access to Opportunity – 4 points. For projects that propose to locate replacement housing outside the target neighborhood, the locations should provide access to opportunity, low poverty and low minority concentration. You must identify and discuss how the housing will offer residents access to economic opportunities and public transportation and be accessible (i.e. within one mile) to high-quality social, recreational, educational (including high-quality schools and early learning programs when family housing is proposed), commercial (including fresh food grocery retailers), and health facilities and services, and other high-quality municipal services and facilities. You must demonstrate using data from the U.S. Census that the housing will be in areas with low poverty and low minority concentration.

(a) You will receive 4 points if you plan to provide all replacement housing within the target neighborhood or demonstrate that replacement housing will

- i. provide residents with access to opportunities as described above and
- ii. be located in an area where the poverty rate is less than 15 percent and

(a) the neighborhood's total percentage of racial and ethnic minority persons is less than the total percentage of all minorities for the MSA as a whole, and

(b) the neighborhood's percentage of a particular racial or ethnic minority group with a history of de jure segregation in the MSA is less than the percentage of that particular racial or ethnic minority group in the MSA;

(b) You will receive 2 points if you demonstrate that the replacement housing will

- i. provide residents with access to opportunities as described above and
- ii. be located in an area where the poverty rate is less than 20 percent and
- iii. the neighborhood's total percentage of minority persons is less than 20 percentage points higher than the total percentage of all minorities for the MSA as a whole.

(c) Zero points will be awarded if your application does not address this factor to an extent that makes HUD's rating of this factor possible and/or replacement housing outside the target neighborhood is in areas that have a poverty rate between 20 percent and 40 percent. (Replacement housing outside the neighborhood in areas that have a poverty rate above 40 percent is not permitted in accordance with the Program Requirement identified in section III.C.3.b of the Round 1 NOFA.)

(3) Replacement Housing – 2 points. This rating factor only applies to applications that target public and/or assisted housing that was already demolished as of the Round 1 application due date (December 9, 2010). Applicants that are subject to the one-for-one replacement requirement will automatically receive 2 points.

(a) You will receive 2 points if you are proposing to replace 80 percent or more of the public housing and/or assisted units demolished or disposed with a replacement unit.

(b) You will receive 1 point if you are proposing to replace between 60 and 80 percent of the public housing and/or assisted units demolished or disposed with a hard unit.

(c) You will receive 0 points if you are proposing to replace less than 60 percent of the public housing and/or assisted units demolished or disposed with a replacement unit.

(4) Mixed-Income Development – 6 points. Given that the goal of Choice Neighborhoods is to go beyond the revitalized public and/or assisted properties to create communities of opportunity, this factor examines the extent to which you promote a mix of housing in the

targeted neighborhood. HUD's expectation is that "choice neighborhoods" provide housing to households at a mix of incomes, including extremely and very low-income (i.e. 0-50% of AMI and/or rents determined in accordance with section 3 of the US Housing Act of 1937, as amended), low-income (i.e. 50-80% of AMI without rents determined in accordance with section 3 of the US Housing Act of 1937, as amended), and, as appropriate, middle income to market rate (i.e. above 80% AMI and/or no restrictions on rent and income). For purposes of this rating factor, HUD will compare the number of units serving households at 50% of AMI or higher (exclusive of public or assisted housing units) to the total number of units you are proposing to develop or rehabilitate as part of your Transformation Plan. This includes all units in the Transformation Plan, including those being developed without Choice Neighborhoods funds (i.e. other affordable, private, or market-rate units).

Units serving households at 50% of AMI and above (exclusive of public or assisted housing units) as a percentage of total units acquired, developed or rehabilitated	Points
More than 50 percent	6
Between 42 and 50 percent	5
Between 35 and 42 percent	4
Between 27 and 35 percent	3
Between 19 and 27 percent	2
Between 10 and 19 percent	1
Less than 10 percent	0

For example, an application proposes to develop a total of 200 units: 80 public housing/LIHTC units, 30 project-based section 8 units, 40 LITHC-only (no PBVs attached) units, and 50 market-rate units. In this case, 45 percent (90/200) of the units will serve households at 50% of AMI and above and are not public or assisted housing. Thus, this application earns 5 points.

(5) Long-term affordability – 2 points. Housing assisted with Choice Neighborhoods funds must be affordable, from the date of initial occupancy, for not less than the period of affordability to which the property is already subject and remains subject, or 20 years, whichever is greater. However, longer affordability periods ensure a greater benefit to current and future residents and a more effective use of the Choice Neighborhoods investment. Describe how you will ensure, to the maximum extent practicable and for the longest feasible term that all affordable rental housing funded by Choice Neighborhoods will remain affordable to persons whose income do not exceed 120 percent of AMI.

(a) You will receive 2 points if you certify that you will maintain a long-term affordability restriction on title of 40 years or more from the date of initial occupancy for all affordable rental housing funded by Choice Neighborhoods.

(b) You will receive 1 point if you certify that you will maintain a long-term affordability restriction on title between 30 and 40 years from the date of initial occupancy for all affordable rental housing funded by Choice Neighborhoods, or if only a majority of units (not all units) will be restricted to 40 years or more.

(c) Zero points will be awarded if you do not certify that you can exceed the 20-year affordability requirement, if you will only exceed it for less than half the units, or if the response does not address this factor to an extent that makes HUD's rating of this factor possible.

(6) Accessibility, Adaptability and Visitability – 1 point.

(a) Over and above the accessibility and adaptability requirements listed in section III.C.3 of the Round 1 NOFA, you will receive 1 point if you certify to the following and describe how you will:

- i. If homeownership units are planned, provide accessibility in homeownership units by setting a goal of constructing a percentage of the homeownership units as accessible units for persons with mobility impairments;
- ii. Provide and/or pay for accessibility modifications, where necessary, to HCV-assisted units of residents who relocate from the targeted project to private housing due to revitalization activities;
- iii. Where playgrounds are planned, to make them accessible to children with disabilities, over and above statutory and regulatory requirements;
- iv. Comply with the adaptability standards adopted by HUD at 24 CFR 8.3 that apply to those units not otherwise covered by the accessibility requirements (e.g. homeownership units, market rate units, etc.); and
- v. Provide a percentage of newly constructed units that have the visitability features recommended by HUD that apply to units not otherwise covered by the accessibility requirements. The visitability features are: (a) at least one entrance at grade (no steps) approached by a sidewalk and (b) an entrance door and all interior passage doors on the entrance level are at least 2 feet, 10 inches wide, allowing 32 inches of clear passage space.

(7) Green Building - 3 points. HUD encourages housing development and rehabilitation that increases resource efficiency, reduces greenhouse gas emissions and promotes healthy living environments for residents. You may earn points under either paragraph (a) or (b). You will receive zero points if your application does not demonstrate either of these criteria, or if your application does not address this factor to an extent that makes HUD's rating of this factor possible.

(a) *Green Development (3 points).* Applicants that certify and demonstrate that they will meet one of the following green building standards in the construction of **all** new units and/or substantial rehabilitation of **all** existing units are eligible to receive 3 points. These points are available to applicants who certify and describe how they will fulfill the requirements of one of several recognized green rating programs, including: Enterprise Green Communities; the National Green Building Standards; Leadership in Energy and Environmental Design (LEED) for Homes (for single family) or LEED New Construction (for multifamily); or such local or regionally preferred standards as Earthcraft, Built Green, Green Point Rated Homes, or Earth Advantage, in the design and construction of their project. If funded, you must provide evidence of such certification after construction of the units. For green programs that require only self-certification, the applicant, if funded, must provide independent third party certification of compliance with program requirements to be performed by a third party consultant experienced in the installation of green, energy-efficient systems such as a licensed engineer who is a certified Home Energy Rater, BOP Inspector, or an equivalent designation as determined by a Verification Oversight Organization such as RESNET.

(b) *Energy Star Indoor Air Package (2 points).* If you are not able to commit to Green Development as described in (a) above, you will earn 2 points for adopting the Energy Star Indoor Air Package and commit to certification by an independent Home Energy Rater upon completion as outlined at www.energystar.gov/homes.

(8) Land Use Approvals – 3 points. You will receive up to 3 points if your application includes a certification that all required discretionary land use approvals, other than any required design review, have been secured for the developed and undeveloped land. Building permits are not considered part of land use approvals. You must include a certification from the appropriate local official (i.e., that has the necessary authority) in your attachments.

(a) You will receive 3 points if the certification includes the first phase of development and all phases that include replacement housing. This certification must cover the first phase of development regardless of the proposed use of the land (i.e., housing, commercial, etc.) and all phases that include replacement housing or how they will be financed (i.e., whether with Choice Neighborhoods grant funds or leveraged funds).

(b) You will receive 1 point if the certification only includes the first housing phase that has not yet started construction.

(c) You will receive 0 points if your application does not meet either of the above criteria.

(9) Housing Development Leveraging – 10 points. An essential element of the Choice Neighborhoods program is that the Choice Neighborhoods grant dollars leverage other resources. In order to count as development leveraging for purposes of this NOFA, resource commitments must be firmly committed for the future or in the process of being used as of the application deadline. For this rating factor, the resource commitments must be for housing development included in the Transformation Plan. Resource commitments being used for activities completed in the past will not be counted as Housing Development Leveraging. **Applicants must follow the Program Requirements for Match and Leverage section of Section III.C.3.e when preparing their leverage documentation.** If leverage sources and amounts are not documented in accordance with these requirements, they will not be counted toward your leverage amounts. For each commitment document, HUD will evaluate the strength of commitment and add the amounts that are acceptably documented. HUD will calculate the ratio of 70 percent of the Choice Neighborhoods grant amount requested to the dollar value of documented, committed Housing resources leveraged from other sources. HUD will round figures to two decimal points, using standard rounding rules.

Leverage Ratio (70% of Choice Neighborhoods grant to other Housing resources)	Points Awarded
1:3.0 or higher	10
1:2.70 and 1:2.99	9
1:2.40 and 1:2.69	8
1:2.10 and 1:2.39	7
1:1.80 and 1:2.09	6
1:1.50 and 1:1.79	5
1:1.20 and 1:1.49	4
1:0.90 and 1:1.19	3
1:0.60 and 1:0.89	2
1:0.30 and 1:0.59	1
Less than 1:0.30	0

b. PEOPLE – 27 POINTS TOTAL. The purpose of this rating factor is to provide detail about the People component of your Transformation Plan, which aims to improve outcomes

related to education, employment, health, safety, and relocation and reoccupancy of households – including children, transition age youth, adults, and seniors – living in the target development(s) before and after revitalization. You may receive up to a total of 27 points if you demonstrate a well-defined, sound and results-oriented plan to achieve the People goals of your Transformation Plan. In its evaluation of the **definition** of each component of your People plan, HUD will consider the extent to which you thoroughly describe the key activities, partnerships, staffing and resources required to achieve the goals of your plan. In its evaluation of the **soundness** of each component of your People plan, HUD will consider the extent to which you demonstrate that your plan addresses the resident needs identified through your comprehensive resident needs assessment; builds on relevant, existing neighborhood assets; and is informed by at least one evidence-based practice (as defined in the Round 1 NOFA) or an existing intervention that may not yet have been studied but has produced significant and comparable improvements in the outcomes your plan aims to achieve. In its evaluation of the **results orientation** of each component of your people plan, HUD will consider the extent to which you demonstrate that your People plan will improve key measurable outcomes. You must identify the specific outcomes your plan will improve and the metrics you will use to measure and track these outcomes. Your plan will be evaluated in terms of how successful your strategies will be – as indicated by the evidence base and responsiveness to your residents’ needs – at improving priority outcomes identified by HUD and by you. These three key evaluation criteria– definition, soundness and results orientation of your People plan – apply to all of the People rating subfactors below, as indicated.

(1) Resident Needs Assessment and Results – 3 points. The results of a comprehensive needs assessment of residents in the target neighborhood, including the affected public and/or assisted housing site(s), must guide your People strategy. Your comprehensive resident needs assessment should analyze both neighborhood-wide data and survey data collected specifically from the current or most recent residents of the public and/or assisted housing targeted in this grant. The needs assessment should serve as the baseline from which the expected outcomes and associated metrics for each component of your People strategy are developed. As part of HUD’s evaluation of your responses to the People rating factors that follow, you will be expected to demonstrate that findings from your comprehensive resident needs assessment serve as the foundation for your proposed activities and the metrics you will use to measure progress towards key outcomes.

(a) You may receive up to 3 points if you demonstrate that you have conducted a comprehensive resident needs assessment that describes and quantifies (provide numbers and percentages): (1) demographics of affected residents in the target neighborhood, including the residents currently or most recently living in the target public and/or assisted housing site(s), across all age groups (young children ages 0-5, school-aged children, transition age youth ages 16-24, working-age adults, and seniors), including those with unique circumstances such as the elderly, disabled, and hard-to-house, as relevant to the target development(s) and neighborhood; (2) key data in the areas of health, education, employment, safety, and relocation and reoccupancy of affected residents across all age groups, including those with unique circumstances, as relevant to the target development(s) and neighborhood, and (3) resident satisfaction with the quality and accessibility of existing services and resident preferences for improved and new services. You may identify research and data (e.g. from reports, public meetings, partner organizations) that apply in general to residents in the target neighborhood, but you must also include administrative and survey data gathered specifically from public and/or

assisted households targeted for this grant. The resident survey does not need to have been conducted in response to this NOFA; it may have been done for other purposes as long as the information was gathered within the past 24 months of the publication of this NOFA and satisfies the criteria required for this NOFA. In order to achieve full points, you must include the number and percentage of public and/or assisted households that completed the survey and you must describe and quantify (provide numbers and percentages) key findings from the resident survey and overall resident needs assessment. The resident survey and overall needs assessment must be representative of the resident population and comprehensive, providing a thorough analysis of the demographics, current conditions, service participation, needs, and preferences of affected residents across age groups, including those with unique circumstances. You should include, to the extent practicable, data that shows risks relevant to children and youth in the targeted development(s) and neighborhood.

(b) You will receive fewer points if you demonstrate that a resident needs assessment, including a survey of affected public and/or assisted housing residents, has been completed as of the application deadline date, but fail to demonstrate that the needs assessment: (1) is comprehensive; (2) describes key results for all age groups and types of affected residents; and/or (3) describes and quantifies these results. Points may be deducted for failure to address all of the above criteria in a sufficient manner and for lack of specificity.

(c) You will receive zero points if you do not demonstrate any of the above criteria, or if your application does not address this factor to an extent that makes HUD's rating of this factor possible.

(2) Supportive Services Strategy – 7 points. Stable housing is an important platform for delivering supportive services that improve resident health, education, employment and safety. Your Supportive Services strategy should use housing as a platform to coordinate and improve access to high-quality services to improve the quality of life of residents of all ages affected by your Transformation Plan. In turn, your Supportive Services strategy should incorporate comprehensive relocation and reoccupancy supports to ensure that residents who relocate as a result of revitalization are able to maintain stable housing and access high-quality services in their new locations. When possible, your strategy should leverage and build on high-quality services that are already provided to the neighborhood.

(a) You may receive up to 7 points if you demonstrate a well-defined, sound and results-oriented Supportive Services strategy to achieve the outcomes identified in the charts below, as well as additional outcomes and associated metrics (if any) you have identified through your resident needs assessment as a priority for affected residents. To receive full points, you must address all of the following criteria:

- i. Supportive Services and Programs. You should (1) identify the priority services and programs based on successful models that will serve as the foundation of your Supportive Services strategy and that will be coordinated to meet the priority resident needs identified in your needs assessment, paying particular attention to the public and/or assisted households of the target development; (2) explain the evidence base supporting the use of these strategies; (3) describe how you are leveraging and building on high-quality services and programs that are already in the neighborhood; (4) explain how these services and programs will be made available to affected residents either prior to or within 30 days of grant award; (5) explain how you will integrate services and programs targeted at children and youth with your Education strategy; (6) demonstrate an understanding of positive youth development and an approach to incorporating positive youth development into your

Supportive Services strategy; and (7) identify and describe the metrics you will use to assess progress towards your priority outcomes. Your plan will be evaluated in part in terms of how successful your strategies will be – as indicated by the evidence base and responsiveness to your residents’ needs – at improving the following priority outcomes, as well as any additional outcomes and associated metrics (if any) in the areas of health, education, employment, safety, and relocation and reoccupancy you have identified in your needs assessment as a priority for affected residents:

Health, Education and Economic Self-Sufficiency Outcomes and Metrics

Outcome	Metrics
Children, youth and adults are physically and mentally healthy	<ul style="list-style-type: none"> • Number and percentage who have a place where they regularly go (often referred to as a medical home), other than an emergency room, when they are sick or in need of advice about their health • Number and percentage reporting good physical health • Number and percentage reporting low psychological distress • Number and percentage reporting healthy weight
Children enter Kindergarten ready to learn	<ul style="list-style-type: none"> • Number and percentage of children in kindergarten who are assessed as developmentally ready at the beginning of the school year
Children are proficient in core academic subjects	<ul style="list-style-type: none"> • Number and percentage of students at or above grade level according to state mathematics and English language arts assessments in 3rd through 8th grade
Youth graduate from high school college- and career-ready	<ul style="list-style-type: none"> • Number and percentage of youth who graduate from high school
Households are economically stable and self-sufficient	<ul style="list-style-type: none"> • Number and percentage of working-age adults meeting proficient literacy standards • Number and percentage of working-age adults working at least 30 hours per week • Average earned income of HUD-assisted households (excluding those who cannot work due to being elderly or disabled)
Residents feel safe in their neighborhood	<ul style="list-style-type: none"> • Part I violent crime rates (per 1,000 residents) • Number and percentage reporting feeling safe in their neighborhood

ii. Service Coordination and Case Management. Service coordination (as defined in this notice) should be available to all original residents of the target public and/or assisted housing site(s) as well as to all residents who occupy the revitalized public and/or assisted housing units. You should (1) describe how your service coordination strategy will improve access to existing high-quality services for HUD- assisted as well as other low-

income residents in the neighborhood; (2) explain how service coordination will begin either prior to or within 30 days of grant award; (3) describe, per the results of your needs assessment, how your overall Supportive Services framework will support hard to house residents, as well as households with children ages 0-5, school-aged children, transition age youth, and elderly or disabled members. Case management (as defined in this notice) should be provided to individuals and families that are hard to house or high need throughout the grant period. These households will require sustained and intensive supportive services to successfully relocate to the revitalized housing or maintain stability in other housing of their choice, as well as to improve self-sufficiency; (4) explain how you are leveraging and building on high-quality service coordination and case management services that are already in the neighborhood. You will be evaluated in part in terms of how successful your strategies will be – as indicated by the evidence base and responsiveness to your residents’ needs – at effectively connecting residents to high-quality, results-oriented supportive services, as relevant to your needs assessment, and ensuring these services are delivered on a regular, ongoing, and satisfactory basis throughout the grant period.

(b) You will receive fewer points if you do not address all of the criteria above as well as all of the criteria for a well-defined, sound and results-oriented plan described at the beginning of the People rating factor and/or if you do not address these criteria in sufficient detail.

(c) You will receive zero points if you do not demonstrate any of the criteria, or if your application does not address this factor to an extent that makes HUD’s rating of this factor possible.

(3) Education Strategy. Your Education strategy should ensure that neighborhood residents between the ages of 0-18 will have access to high-quality early learning programs, schools, and education programs that will improve key measurable outcomes for HUD-assisted and other school-aged children and youth in the neighborhood. HUD encourages participation in these education opportunities by all children in the neighborhood, though the Choice Neighborhoods grant funds must be used for the primary benefit of the public and/or assisted housing residents.

(a) You may receive up to 7 points if you demonstrate a well-defined, sound and results-oriented Education strategy to achieve the priority outcomes, which addresses all of the criteria in each of the following rating factors:

i. **Early Learning – 3 points.** You should (1) describe the specific activities that will be undertaken during the grant period and sustained after implementation of your Transformation Plan to ensure that HUD-assisted and other neighborhood children ages zero to five have access to high-quality early learning programs and services that are evidence-based and that lead to significant improvements in child health, social-emotional and educational outcomes; (2) describe how you and/or your partner(s) will continue to provide access to these consistently high-quality early learning programs and services to children of the community beyond the period of the grant; and (3) identify and describe the metrics you will use to assess progress towards your priority outcomes. You will be evaluated in part in terms of how successful your early learning strategy will be – as indicated by the evidence base and responsiveness to your residents’ needs – at improving the priority outcome that children enter Kindergarten ready to learn (see outcomes and metrics table above), as well as additional outcomes and associated metrics (if any) in the area of early learning you have identified in your needs assessment as a priority for affected residents. You are encouraged to consider accreditation by the National Association of

Education of Young Children (NAEYC) as an indicator of program quality. The targeted early learning program(s) may, but are not required to be, housed within or run by a local school. The identified early learning program(s) must include a parental involvement component; parental supports either on-site, through partners, or in the homes of participating families; and other learning supports, such as connections to health and nutrition programs, to address relevant needs identified in your resident needs assessment. The early learning program(s) must also include intensive community outreach and enrollment. You must commit to a goal of enrolling, tracking and supporting the attendance of the affected public and/or assisted housing families with children ages zero to five in high-quality early learning programs located either in the receiving neighborhoods and/or in the original neighborhood during the grant period. Arrangements must be made for appropriate transportation to ensure HUD-assisted families can access the program(s). You must commit to a post-revitalization goal of enrolling at least 65 percent of the families with children ages zero to five that will occupy the revitalized site in high-quality early learning programs. HUD encourages enrollment of all children across income levels in the revitalized community, though the Choice Neighborhoods grant funds must be used for the primary benefit of the public and assisted housing residents.

ii. **School – 3 points.** You should (1) describe specific activities that will be undertaken to ensure that young neighborhood residents have access to high-quality schools after the implementation of your Transformation Plan, by either providing them access to existing high-quality schools or making school improvements, which may include (A) significant improvements to the programs, policies and personnel of an elementary, middle/junior high and/or high school to improve academic outcomes; or (B) establishing a new high-quality school serving your target population; (2) explain the student outreach plan, enrollment policies, and parent involvement strategies for the school(s); (3) describe how you and/or your partner(s) will continue to provide access to consistently high-quality schools to children and youth of the community beyond the period of the grant; and (4) identify and describe the metrics you will use to assess progress towards your priority outcomes. You will be evaluated in part in terms of how successful your school strategy will be – as indicated by the evidence base and responsiveness to your residents’ needs – at improving the priority outcomes that children are achieving academically and children are graduating from high school college- and career-ready (see outcomes and metrics table above), as well as additional outcomes and associated metrics in the area of education you have identified in your needs assessment as a priority for affected residents. You are encouraged to consider one of the four rigorous interventions identified by the Department of Education’s Title I School Improvement grant program as an indicator of the quality of a school improvement strategy. You must commit to a goal of enrolling, tracking and supporting the attendance of the public and/or assisted households with school-aged children in high-quality and/or improving schools located either in the receiving neighborhoods and/or in the original neighborhood during the grant period. Arrangements must be made for appropriate transportation to ensure HUD-assisted families can access the school(s). You must commit to a post-revitalization goal of enrolling at least 65 percent of the families with school-aged children that will occupy the revitalized site in high-quality schools and schools that are undergoing significant improvements. HUD encourages enrollment of all children across income levels in the revitalized community, though the Choice

Neighborhoods grant funds must be used for the primary benefit of the public and assisted housing residents.

iii. **Education Programs – 1 point.** Describe specific activities that will be undertaken and coordinated to provide HUD-assisted and other children in the target neighborhood access to high-quality education programs based on successful models, which may include: (A) programs that increase learning time, which may include high-quality after-school, summer school, and expanded-learning-time programs designed to improve student outcomes; and (B) evidence-based programs that prepare students for college and career success. These programs may be connected to schools or provided outside of schools and should include elements of positive youth development.

(b) You will receive fewer points if you do not address all of the criteria above for each component of your Education strategy, as well as all of the criteria for a well-defined, sound and results-oriented plan described at the beginning of the People rating factor and/or if you do not address these criteria in sufficient detail.

(c) You will receive zero points if you do not demonstrate any of the above criteria, or if your application does not address this factor to an extent that makes HUD's rating of this factor possible.

(4) Relocation and Reoccupancy – 3 points. See section III.C of this NOFA for relocation requirements. Your Relocation and Reoccupancy strategy must ensure that all residents benefit from revitalization, whether they choose to return to the revitalized neighborhood or permanently relocate. Moreover, this component advances HUD's Strategic Plan goal to increase the proportion of HUD-assisted families in low-poverty and racially diverse communities.

(a) You may receive up to 3 points if you demonstrate that you have a well-defined, high-quality and sound Relocation and Reoccupancy strategy, which addresses the following criteria:

i. You should (1) provide an overall description of your Relocation and Reoccupancy strategy based on resident relocation and reoccupancy preferences (provide numbers and percentages) identified through your needs assessment, including the specific activities that have or will be undertaken to inform residents of the target public and/or assisted housing of their right to return, and the specific counseling and supports that have been or will be provided prior to and up to 3 years after initial relocation to ensure that all residents can maintain lease compliance and eligibility for units in the new development(s), including effectively handling landlord disputes, in order to make a successful transition back to the revitalized neighborhood; (2) explain how you will integrate comprehensive relocation and reoccupancy counseling and supports with your Supportive Services strategy, so that residents of the target public and/or assisted housing receive the array of services they need to return to the revitalized housing or maintain stability in other housing of their choice; (3) describe how you are leveraging and building on high-quality service relocation and reoccupancy services that are already in the neighborhood; and (4) identify and describe the metrics you will use to assess progress towards your priority outcomes. You will be evaluated in part in terms of how successful your Relocation and Reoccupancy strategy will be – as indicated by the evidence base and responsiveness to your residents' needs – at improving the following priority outcomes and metrics, as well as additional outcomes and associated metrics (if any) in the area of relocation and reoccupancy you have identified in your needs assessment as a priority for affected residents:

Relocation and Reoccupancy Outcomes and Metrics

Outcome	Metrics
Residents have choices about where to live	<ul style="list-style-type: none"> • Number and percentage who want to return to site and actually do return by household type (e.g., elderly, families with children) • Number and percentage living in a lower-poverty and higher-opportunity neighborhood than pre-transformation by household type
Vulnerable populations are supported during relocation	<ul style="list-style-type: none"> • Number and percentage of children and youth enrolled in a new school due to relocation • Number and percentage of school moves during the school year due to relocation • Quality of new schools
Residents are stably housed during relocation	<ul style="list-style-type: none"> • Number of moves between first move and site completion date by household type • Number and percentage of involuntary termination (evictions) during relocation/redevelopment period by household type

ii. Describe specific activities that have minimized, or will minimize, disruption to and negative impacts on the education of school-aged children and negative impacts on the well-being of elderly, disabled or other vulnerable populations;

iii. Describe your strategy for a regional mobility counseling program for any tenant-based voucher assistance provided in connection with the Choice Neighborhoods grant. The regional mobility counseling program must have a regional focus (i.e., it must provide counseling to voucher holders seeking to live outside of neighborhoods of minority concentration and/or poverty concentration anywhere within the MSA of the revitalizing neighborhood; it must identify housing opportunities in neighborhoods that are not minority-concentrated or poverty-concentrated and that have high-quality schools and early learning programs; and provide transportation assistance for voucher holders to visit identified housing opportunities); and

iv. Explain your system for effectively tracking 100 percent of the original residents of the target public and/or assisted housing for at least five years after their initial move. Identify and describe specific, measurable relocation and mobility outcomes that will be tracked and analyzed. You must collect data for the metrics included in the table above. You may also choose to collect additional metrics for relocation and reoccupancy outcomes, as relevant to the findings of your needs assessment.

(b) You will earn fewer points for failure to address all of the criteria above, as well as all of the criteria for a well-defined, sound and results-oriented plan described at the beginning of the People rating factor, for failure to address these criteria in a sufficient manner, and for lack of specificity.

(c) You will receive zero points if you do not demonstrate any of the above criteria, or if your application does not address this factor to an extent that makes HUD's rating of this factor possible.

(5) Economic Opportunities for Low- and Very Low-Income Persons (Section 3).

Choice Neighborhoods grantees must comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and its implementing regulations at 24 CFR part 135. Specifically, Choice Neighborhoods grantees are required to ensure, to the greatest extent feasible, that training, employment, and other economic opportunities (including contracting) will be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business entities that provide economic opportunities to low- and very low-income persons in the area in which the project is located. Information about Section 3 can be found at HUD's Section 3 website at <http://www.hud.gov/section3>.

(a) Section 3 Plan – 1 point. You will receive 1 point if your application demonstrates that you have a feasible plan for directing training, employment and contracting opportunities generated by the expenditure of covered financial assistance (your grant award) to Section 3 residents and Section 3 business entities. To earn the point, your application must demonstrate that your Section 3 Plan addresses a majority of the items listed below in paragraphs (i)-(vii). You will receive zero points if your application does not adequately demonstrate that your Section 3 Plan addresses four or more of the items listed below in paragraphs (i)-(vii), or if your application does not address this factor to an extent that makes HUD's rating of this factor possible.

- i. Types and amounts of employment, training, and contracting opportunities to be generated as a result of proposed project activities;
- ii. Specific actions that will be taken to ensure that low- and very low-income persons and the business entities that substantially employ these persons will be given priority consideration for employment, training, and contracting opportunities in accordance with 24 CFR Part 135.34 and Part 135.36;
- iii. Criteria to be used for certifying the eligibility of Section 3 residents and business entities;
- iv. Process to be used for notifying Section 3 residents and business entities about the availability of training, employment, and contracting opportunities;
- v. Methodology to be used for monitoring developers/contractors and subcontractors that are awarded covered contracts to ensure their compliance with the requirements of Section 3;
- vi. Strategies for meeting the Section 3 minimum numerical goals for employment and contracting opportunities found at 24 CFR Part 135.30; and
- vii. Contact information and qualifications for staff persons that will be responsible for the day-to-day implementation of Section 3.

(b) Section 3 Compliance – 1 point. You will receive 1 point if your application demonstrates either the Lead Applicant's or the Co-Applicant's (if any) compliance with the requirements of Section 3 during the most recent fiscal or calendar year. You will receive zero points if your application does not demonstrate compliance with the requirements of Section 3 during the most recent fiscal or calendar year, or if your application does not address this factor to an extent that makes HUD's rating of this factor possible. Evidence that demonstrates the applicant's current compliance with the requirements of Section 3 may only include a copy of the applicant's most recent Section 3 Annual Summary Report (Form HUD 60002), to be provided in the attachments section. If neither you nor your Co-Applicant (if any) are subject to the requirements of Section 3, the Section 3 Plan rating factor (above) will be worth 2 points.

(6) People Leverage – 5 points. Leverage – both financial and in-kind – is an essential element of Choice Neighborhoods. Choice Neighborhoods grant dollars enable grantees to leverage other local, state and federal resources to catalyze comprehensive transformation of the neighborhood environment to benefit HUD-assisted and other neighborhood residents. HUD encourages applicants to create a comprehensive continuum of committed resources that support your People plan. To receive points under this rating factor, leveraged resource commitments must directly contribute to your People plan. See section III.C.3.e, Program Requirements, “Program Requirements that Apply to Match and Leverage” for eligible resources, ineligible resources, and leverage documentation requirements. These requirements **MUST** be followed in order to earn points under this rating factor. Both existing resources and new commitments will be counted, but new commitments must be at least half of the leveraged amount. HUD will calculate the ratio of the total allowable Choice Neighborhoods funds that can be requested for supportive services activities (15 percent of the total Choice Neighborhoods grant amount requested) to the dollar value of documented, committed People resources leveraged from other sources.

Leverage Ratio (15% of Choice Neighborhoods grant vs. non-Choice Neighborhoods funds)	Points Awarded
1:3.00 or higher	5
1:2.50 and 1:2.99	4
1:2.00 and 1:2.49	3
1:1.50 and 1:1.99	2
1:1.00 and 1:1.49	1
Less than 1:1.00	0

c. NEIGHBORHOOD- 34 POINTS TOTAL. The purpose of this rating factor is to provide greater detail about the Neighborhood component of your Transformation Plan, which aims to improve outcomes related to access to opportunity and amenities for neighborhood residents and ensure the impact and sustainability of your plan. You may receive up to **34** points if you demonstrate a well-defined, sound and results-oriented plan to achieve the Neighborhood goals. In its evaluation of the **definition** of your Neighborhood plan, HUD will consider the extent to which you thoroughly describe the key activities, partnerships, staffing and resources required to achieve the goals of your plan. In its evaluation of the **soundness** of your Neighborhood plan, HUD will consider the extent to which you demonstrate that your plan addresses the distress and deficiencies identified in the Round 1 Needs scoring criteria and builds on relevant, existing neighborhood assets. In its evaluation of the **results orientation** of your people plan, HUD will consider the extent to which you demonstrate that your plan will improve key measurable outcomes. You must identify the specific outcomes your plan will improve and the metrics you will use to measure and track these outcomes. These evaluation criteria apply to all of the Neighborhood rating subfactors below.

(1) Goals and Outcomes - 5 points. You will receive up to 5 points if you clearly identify the outcomes desired for the Neighborhood component of your Transformation Plan, the strategies chosen to achieve those outcomes, and the metrics you will be using to assess them. Short-term and long-term outcomes should be stated. Your description should also include an explanation of the evidence base supporting the use of these strategies. Fewer points will be awarded for failure to provide outcomes and metrics appropriate to your vision, and/or for

identifying outcomes that are not commensurate with the need identified. Zero points will be awarded if your narrative does not address this factor to an extent that makes HUD's rating of this factor possible.

(2) Alignment with Existing Efforts – 2 points. Describe how the Neighborhood component of the Transformation Plan aligns with and builds on existing efforts to improve the neighborhood. Such efforts may be fully funded by private investments and initiated outside the context of the comprehensive neighborhood planning process that has taken place to establish the Transformation Plan, yet will address some of the challenges identified in the neighborhood. Any efforts described must currently be underway and not just in the planning stage. Fewer points will be awarded for failure to address the above criteria in a sufficient manner and/or for general lack of specificity. Zero points will be awarded if your narrative does not address this factor to an extent that makes HUD's rating of this factor possible.

(3) Access to Amenities – 4 points total. For these rating factors you will be evaluated on the neighborhood's existing and planned access to a variety of amenities, which can be grouped as described in the table below:

Amenity Groupings	
Fresh Food Retail <ul style="list-style-type: none"> • Supermarket • Other food store with produce 	Civic and Community Facilities <ul style="list-style-type: none"> • Adult or senior care (licensed) • Child care (licensed) • Community or recreation center • Cultural arts facility (museum, performing arts) • Educational facility (including K–12 school, university, adult education center, vocational school, community college) • Family entertainment venue (theater, sports) • Government office that serves public on-site • Medical clinic or office that treats patients • Police or fire station • Post office • Public library • Public park • Social services center
Community-Serving Retail <ul style="list-style-type: none"> • Clothing store or department store selling clothes • Convenience store • Farmer's market • Hardware store • Pharmacy • Other retail 	
Services <ul style="list-style-type: none"> • Bank • Gym, health club, exercise studio • Hair care • Laundry, dry cleaner • Restaurant, café, diner (excluding establishments with only a drive-through) 	

(a) You will receive 2 points if there are at least five existing amenities in at least three groupings within one mile of the geographic center of the target housing project with the most units.

(b) You will receive 1 point for existing and/or planned access to at least seven amenities in at least three groupings within one mile of the geographic center of the target housing project with the most units.

(c) You will receive 1 point for existing and/or planned access to a fresh food retail establishment within one mile of the geographic center of the target housing project with the most units.

(d) You will receive 0 points for any of the above rating factors for which your application does not demonstrate it has met the stated criteria.

(4) Anchor Institution Engagement – 3 points. Effectively facilitating neighborhood change beyond the footprint of distressed public or HUD-assisted housing requires engaging anchor institutions noted in your Round 1 neighborhood asset assessment in which you catalogued institutions that contribute to the Neighborhood Assets. You will receive up to 3 points if your application describes how your strategy engages anchor institutions for the targeted neighborhood and will result in a revitalized neighborhood that builds on the existing strengths of the anchor institutions as cited above. Anchor institutions will not be counted for rating purposes unless evidence is provided that they meet the definition provided in section I.C. In order to receive full points the anchor institution must be located in the target neighborhood. You may receive 1 point if it is not physically located in the target neighborhood, but you have adequately described its relationship to and demonstrated its impact on the neighborhood. You will receive zero points for failure to address the mandatory criteria of this rating factor, for lack of specificity, or if justification for designation as an anchor institution is weak.

(5) Design – 5 points. HUD is seeking excellence in design. Your proposed site plan, new units, and other buildings must be designed to blend into and enrich the surrounding neighborhood and promote mixed-income, mixed-use communities. High-quality residential and mixed-use architecture should be incorporated into the new neighborhood so that the revitalized sites and structures blend into the broader community and appeal to the market segments for which they are intended. Housing, community facilities, and economic development space must be well integrated. Site plans, building sections and elevations, and pictures of the adjoining neighborhood should be submitted in the attachments to support your narrative.

(a) Your application should demonstrate the following elements:

- i. You have proposed a plan that incorporates design elements and amenities into the revitalized homes that will enable them to blend into and enrich the neighborhood and appeal to intended market segments;
- ii. A compact, pedestrian-friendly and mixed-use neighborhood through the use of an interconnected network of sidewalks, streets and open space;
- iii. For applicable projects, regional- or metropolitan-level strategies are employed to increase location efficiency and disaster resiliency.
- iv. Opportunities for recreation and appropriate settings for community gathering spaces;
- v. Defensible space and “eyes on the street” with building entrances fronting on the street and housing overlooking common areas, including clearly defined public and private spaces, helping the community watch over itself and providing a sense of safety; and
- vi. Landscape elements that are appropriate to each site’s soils and microclimate and provide shade trees for streets and parking.

(b) You will receive full points for thoroughly and specifically addressing each element. Fewer points will be awarded if your plan addresses some, but not all, of the elements or does not address each element with sufficient detail. Zero points will be awarded for lack of specificity.

(6) Transit-Served Location – 5 points. You will receive up to 5 points if your target neighborhood is currently well-served by public transit. To receive points, you must demonstrate that the location of at least 50 percent of the newly constructed or rehabilitated dwelling units in the target neighborhood is within a 1/4-mile of bus or streetcar stops and/or within a 1/2-mile of bus rapid transit stops, light or heavy rail stations, or ferry terminals, and that the transit service at those stops in aggregate meets the minimum daily service for both weekdays and weekends listed in the table below. Trips may be counted in both directions (i.e. the northbound leg and southbound leg of a route count as 2 trips). Weekend daily trips must include service on both Saturday and Sunday; if there is a different number of trips per day, the lesser number will be considered. Projects where existing transit service is temporarily rerouted outside the required distances for less than two years may meet the requirements if the local transit agency has committed, as evidenced by a letter or published document, to restoring the compliant routes with service at or above the prior level.

Minimum daily transit service serving proposed housing		
Weekday trips	Weekend Trips	Points
Less than 30	Less than 15	0
30	15	1
60	30	2
90	45	3
120	60	4
150+	75+	5

For example, a neighborhood has three bus lines that serve the neighborhood and among them there are a total of 175 trips each weekday, 75 trips on Saturday and 65 trips on Sunday. In this case, the number of daily weekday trips and Saturday trips meet the minimum to score 5 points and the number of Sunday trips meets the minimum number to score 4 points. Thus, the application would earn 4 points.

To demonstrate that at least 50 percent of the newly constructed or rehabilitated units are located near transit, your application must include a scaled map clearly showing the location of the housing and the transit stops. To document the frequency of the transit service, you must identify each bus route/transit line that qualifies and state the number of trips per day each route provides to your neighborhood. As backup documentation, include one photo of a stop from each bus route/transit line and the timetable. All of this information should be provided in your attachments.

(7) HUD Policy Priority: Sustainability through LEED for Neighborhood Development (LEED-ND) – 2 points. You will receive 2 points for developing a project that satisfies all the basic prerequisites and point requirements consistent with achieving at least the Certified level of the LEED-ND rating system, or similar neighborhood sustainability standard. Your intention to achieve this goal must be demonstrated by a letter of Conditional Approval (Stage 1 certification) of your LEED-ND Plan from the United States Green Building Council (USGBC) or an attestation from an appropriately licensed or accredited member of the development and design team that your project has been designed to comply with the goal of achieving at a minimum, LEED-ND Certification. Appropriate accreditations include a Civil Professional

Engineer (PE), Planner (AICP), or Architect (AIA) experienced in LEED-ND or similar neighborhood sustainability standards.

(8) Leverage. Leverage is a critical element of Choice Neighborhoods, enabling grantees to leverage other local, state and federal resources to catalyze comprehensive transformation of the neighborhood environment to benefit residents. Leveraged resource commitments for these rating factors must be for your Neighborhood purposes only. See section III.C.3.e, Program Requirements, “Program Requirements that Apply to Match and Leverage” for eligible resources and leverage documentation requirements. These requirements **MUST** be followed in order to earn points under these rating factors.

(a) Community Development Block Grant Leverage – 2 points. You will receive 2 points if the local jurisdiction in which the target neighborhood is located commits at least \$500,000 or 5 percent of its annual CDBG allocation, whichever is greater, to the activities in the Transformation Plan. You will receive 1 point if one or both of the following are committed by the local jurisdiction in which the target neighborhood is located: (1) a minimum of \$100,000 or 3 percent of the CDBG grantee’s annual allocation, whichever is greater, committed to activities in the Transformation Plan (projects in non-entitlement areas only must meet the \$100,000 commitment) or (2) Section 108 financing committed by the local jurisdiction to support an economic development project in the Transformation Plan. Provide the commitment letter from the local jurisdiction in your attachments.

(b) Anticipatory Leverage – 2 points. These resources are pre-existing physical redevelopment activities that have taken place in the neighborhood in the past or which are currently underway and that were conducted in **direct relation to** your proposed Transformation Plan. This relationship must be demonstrated in your application. These must be funds for projects that have been completed within the past 5 years or are currently underway and will be completed within the next 2 years. HUD will award points based on the ratio of the total amount of Choice Neighborhoods funds requested to the total documented, committed resources leveraged from other sources for Neighborhood purposes.

Leverage Ratio (Choice Neighborhoods grant vs. Neighborhood Anticipatory funds)	Points Awarded
1:0.50 or higher	2
1:0.25 and 1:0.49	1
Less than 1:0.25	0

(c) Neighborhood Leverage – 4 points. This rating factor includes all funding sources of leverage with documented commitment to the neighborhood transformation activities included in the Transformation Plan relative to the Choice Neighborhoods funding award requested. These must be funds for projects that are new commitments leveraged by Choice Neighborhoods funding. HUD will award points based on the ratio of Choice Neighborhoods that can be requested for part b critical community improvements (15 percent of the total Choice Neighborhoods grant amount requested) to the dollar value of documented, committed resources leveraged from other sources.

Leverage Ratio (15% of Choice Neighborhoods grant vs. non-Choice Neighborhoods funds)	Points Awarded
1:0.70 or higher	4
1:0.55 and 1:0.69	3
1:0.40 and 1:0.54	2
1:0.25 and 1:0.39	1
less than 1:0.25	0

2. RATING FACTOR – SOUNDNESS OF APPROACH – 28 POINTS TOTAL

a. Organizational Framework for Implementation – 3 points. This description should address how you, the Lead Applicant, plans to coordinate the implementation process across any Co-Applicants and Principal Team Members. HUD will evaluate the legal contracts provided, such as a developer services and asset management agreement, joint venture agreement, or performance contract submitted as a threshold for this application (see Thresholds 4 and 5 of this NOFA). You may also provide a supplemental narrative description.

(1) You will receive up to 2 points if the contracts provide for clear assignment of specific roles and responsibilities for the proposed activities in your Transformation Plan and include information about the process for decision-making and settling disputes.

(2) Fewer points will be awarded if the accountability structure and roles and responsibilities are not clearly defined for each member within the contracts themselves. Fewer points will also be awarded for failure to address all of the above criteria in a sufficient manner, and general lack of specificity.

(3) Zero points will be awarded if your response does not address this factor to an extent that makes HUD's rating of this factor possible.

b. Resident and Community Engagement– 3 points. For this rating factor, you will be evaluated based on the extent to which you demonstrate that you have involved and will continue to involve neighborhood residents (including residents of the targeted public and/or assisted housing), local businesses, and community organizations in a sustained, informed and substantive way in the development and implementation of the Transformation Plan. Your application should demonstrate the impact of their involvement in shaping the vision for the neighborhood.

(1) Points will be awarded to the extent that your application:

(a) Describes how residents of all ages as well as community-based organizations and local businesses are, and will continue to be, well informed and substantively engaged in the neighborhood transformation planning and implementation process. Explains key roles these interested parties have played in shaping the development of the Transformation Plan, and how you will ensure that local stakeholders' concerns remain at the forefront of decision-making moving forward;

(b) Includes a summary of representative resident and community recommendations and concerns from meetings and other forms of communication and an explanation of how this resident and community input has been addressed through the components of your proposed Transformation Plan;

(c) Describes the capacity building, training, and other supports that have been and/or will be provided to residents and the community in order to increase informed, substantive, and

sustained participation in the development and implementation of the Transformation Plan and ensure long-term accountability to the proposed vision; and

(d) Describes your system for tracking and monitoring local stakeholder satisfaction and how this has aided and will aid you in assessing and adapting your ongoing Resident and Community Engagement strategy.

(2) You will receive up to 3 points if you demonstrate that you have a feasible, well-defined, and high-quality Resident and Community Engagement strategy, which addresses all of the above criteria.

(3) You will receive fewer points for failure to address all of the above criteria, failure to address the criteria in a sufficient manner, and for lack of specificity.

(4) You will receive zero points for failure to demonstrate that your Resident and Community Engagement strategy addresses any of the above criteria or your application does not address this factor to an extent that makes HUD's rating of this factor possible.

c. Project Readiness—3 points. HUD seeks to fund projects that will be able to commence immediately after grant award. HUD will evaluate your application for this rating factor based on the Sources and Uses and other information provided in the attachments.

(1) You will receive 3 points if the funding for the first housing phase of development is firmly committed. You should provide a detailed budget identifying sources and uses which indicates that all the construction and permanent period sources necessary to cover the cost of the phase (including any required infrastructure costs) have been committed (other than Choice Neighborhoods funding, if applicable).

(2) You will receive 1 point if some, but not all, of the funding for the first housing phase of development is firmly committed.

(3) You will receive 0 points if none of the funding for the first housing phase of development is firmly committed or if your response lacks specificity.

d. Program Schedule – 1 point. Grantees must proceed in a timely manner, as indicated by the timeframes below. Grantees should also refer to section IV.E, Funding Restrictions, for the required expenditure date for FY 2010 Choice Neighborhoods grant funds, which is **September 30, 2016**. The timeframes below apply to applicant's ENTIRE Transformation Plan, including ALL phases, unit types, and activities whether or not they are funded by Choice Neighborhoods grant dollars.

- The closing of the first housing phase of development must take place within 15 months of the date the grant agreement is executed. For this purpose, "closing" means all financial and legal arrangements have been executed and actual activities (construction, etc.) are ready to commence.
- Grantees must start housing rehabilitation/construction within 18 months of the date the grant agreement is executed.
- Grantees must complete housing rehabilitation/construction within 54 months of the date the grant agreement is executed.
- If awarded grant funds, all other required components of the Transformation Plan and any other submissions not identified above must be submitted in accordance with requirements HUD identifies.

(1) You will receive 1 point if the program schedule provided in your application incorporates the timelines/milestones.

(2) If your schedule does not incorporate all the timelines/milestones for your entire Transformation Plan or is not deemed to be feasible, you will earn zero points.

e. Collection and Use of Data to Achieve Core Goals of the Transformation Plan - 4 points. To ensure the maximum impact in transforming the neighborhood with Choice Neighborhoods funds, your application must demonstrate a clear connection between the needs identified in your neighborhood, desired improvements, expected measurable outcomes, the strategy proposed to achieve those outcomes through the Transformation Plan and the metrics you will be using to assess those outcomes. You have been asked to demonstrate this results-focused connection in the Vision section of this application. For this rating factor, HUD will evaluate your plan to collect, use, and share quantitative and qualitative data to affect sustainable improvements in the core goals of your Transformation Plan.

(1) You will earn 4 points if you describe a comprehensive plan for collecting, analyzing, and sharing data to evaluate and improve your Transformation Plan strategies and programs. You must describe the processes that will be established in order to integrate data analysis into the development and updating of your Transformation Plan. Explain and provide specific examples of how you will collect data relevant to the Housing, People and Neighborhood components of your Transformation Plan, maximizing collaboration with partners and minimizing redundant surveying of participants; how this data will be shared across agencies/actors in the Transformation Plan; and how data will be discussed within your organization and with partners to continuously improve ongoing operations by identifying measurable progress, needed improvements or new program components or partners, and necessary adjustments in actions, outcomes, or milestones.

(2) Fewer points will be awarded for lacking a well-defined and comprehensive plan for collecting, analyzing and sharing data; for failure to address the above criteria in a sufficient manner; and general lack of specificity.

(3) Zero points will be awarded if you do not include measurable indicators or a clear plan for collecting and tracking the data for measurement. No points will be awarded if your narrative does not address this factor to an extent that makes HUD rating of this factor possible.

f. Affirmatively Furthering Fair Housing – 2 points. Pursuant to section 808(e)(5) of the Fair Housing Act, HUD requires applicants to affirmatively further fair housing. Your application must discuss how you are going to carry out your proposed activities in a manner that affirmatively furthers fair housing. You will receive up to 2 points based on the substance and specificity of your proposal to do this, including by at least two of the following means:

- (1) Increasing economic and racial and ethnic diversity within the neighborhood;
- (2) Providing existing residents with the choice to pursue housing choices in areas of greater racial, ethnic and income or diversity;
- (3) Ensuring that replacement housing is sited in a manner to enhance racial and ethnic diversity;
- (4) Ensuring that buildings and housing units are accessible and visitable by persons with disabilities.

g. Impact of the Transformation Plan - 12 points. To ensure the maximum impact in transforming the neighborhood with Choice Neighborhoods funds, your plan must demonstrate a clear connection between the needs identified in your neighborhood, desired improvements, and the strategy proposed to achieve those outcomes. As described throughout the rating factors,

your application should provide adequate reasoning and justification for the proposed transformational activities to affect sustainable improvements in the core goals and how progress will be measured. A strong explanation will also include an evidence base for the strategy being used, such as a proven industry practice. It should also demonstrate that the plan is financially feasible, as reflected in the budgets and operating pro forma. Successful Transformation Plans will spur outside investment into the surrounding community, enhance economic and education opportunities for residents, remove impediments to continued redevelopment, and sustain the revitalization effort for the long-term. The application itself must be well organized, well written and internally consistent. For this rating factor, HUD will evaluate your overall Transformation Plan and rate it based on the extent to which the approach described in the Vision section of your application achieves the core goals of the program and addresses the key needs of the targeted neighborhood; the degree of impact your Plan will have on the neighborhood; and the likelihood of success (including sustainability and financial feasibility).

(1) You will receive full points if your application demonstrates that you have devised a Transformation Plan that will accomplish the core goals of the program, have significant impact on the neighborhood, and is likely to succeed.

(2) Fewer points will be awarded if your application demonstrates that your Transformation Plan will accomplish some of the core goals of the program, have a less significant impact on the neighborhood, and/or is less likely to succeed.

3. SITE VISITS. As a part of HUD's application review process for Round 2, site visits may be conducted so that HUD may gain a better understanding of the Transformation Plan. Information gained during these visits will be taken into consideration while assigning scores in response to the rating factors. HUD expects to meet with the Lead Applicant, Co-Applicant (if any), Principal Team Members and other key partners that HUD will identify to ensure that they are committed to and able to implement the Transformation Plan described in the Choice Neighborhoods grant application. These meetings are being conducted as part of a competition covered by the HUD Reform Act and thus will not be open to the public. HUD anticipates that all site visits will be conducted June 13 – July 1, 2011. HUD encourages you to ensure that all of the key members of the team are available during these dates and to avoid scheduling conflicts. Given the short time frame for conducting these visits, HUD will determine the schedule of site visits and notify you in advance. Please do not indicate to HUD your scheduling preferences.

4. RATING FACTORS CARRIED FORWARD FROM ROUND 1. The points assigned by HUD from the Round 1 application will be carried forward for the following rating factors. You should not submit additional information pertaining to these rating factors in Round 2 and scores will not be adjusted.

- a. Capacity. All rating factors in section V.A.1 of the Round 1 NOFA (maximum 51 points).
- b. Need. All rating factors in section V.A.2 of the Round 1 NOFA (maximum 25 points).
- c. Consistency with Other Planning Documents. Rating Factor V.A.3.e of the Round 1 NOFA (maximum 2 points).

Rating Factors Carried Forward from Round 1			
Need			
Unit distress	REAC physical inspection	3	
	infrastructure and site deficiencies	5	
	design deficiencies	4	
Neighborhood distress	poverty/ELI	5	
	vacancy	1	
	crime	3	
	schools	3	
Need for affordable housing in the community		1	
			25
Capacity			
Overall Project Leadership Capacity	manage contracts/partnerships	4	
	secured leverage	4	
	achieved outcomes	7	
Housing	housing experience	10	
	leverage	3	
People	supportive services experience and leverage	5	
	results oriented	2	
	educational outcomes	3	
Neighborhood	neighborhood transformation experience	7	
	leverage	3	
		3	
Community Involvement			
			51
Consistency w/ Planning documents	PHA/Consolidated Plan	1	
	regional sustainability plan	1	
			2
Total			78

B. Review and Selection Process.

HUD's selection process is designed to ensure that grants are awarded to eligible applicants that submit the most meritorious applications. HUD will consider the information you submit by the application deadline date. After the application deadline date, HUD may 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.

1. Application Screening.

- a. HUD will screen each application to determine if:
 - (1) It is deficient, i.e., contains any Technical Deficiencies; and
 - (2) It meets the threshold criteria listed in III.C.2 of this NOFA.
- b. See III.C.2 of this NOFA for information regarding thresholds and technical deficiencies.
- c. **Corrections to Deficient Applications – Cure Period.** The subsection entitled, "Corrections to Deficient Applications," in V.B of the General Section is incorporated by reference and applies to this NOFA, except that clarifications or corrections of technical deficiencies in accordance with the information provided by HUD must be submitted within 5 business days of the date of receipt of the HUD notification.
- d. **Applications that will not be rated or ranked.** HUD will not rate or rank applications that are deficient at the end of the cure period stated in V.B of the General Section or that have not met the thresholds described in III.C of this NOFA. Such applications will not be eligible for funding.

2. Preliminary Rating and Ranking.

- a. Rating.
 - (1) Reviewers will preliminarily rate each eligible application, SOLELY on the basis of the rating factors described in V.A of this NOFA.
 - (2) HUD will assign a preliminary score for each rating factor and a preliminary total score for each eligible application.
 - (3) The maximum number of points is 198. This includes 78 points carried forward from the Round 1 NOFA rating factors and 120 points associated with the rating factors in this Round 2 NOFA.
- b. Ranking. After preliminary review, applications will be ranked in score order.

3. Final Panel Review.

- a. A Final Review Panel will:
 - (1) Review the Preliminary Rating and Ranking documentation to ensure that the Preliminary Rating and Ranking documentation accurately reflects the contents of the application.
 - (2) Assign a final score to each application and rank them in score order; and
 - (3) Recommend for selection **the most highly rated applications**, subject to the amount of available funding, in accordance with the allocation of funds described in section II of this NOFA.

4. Grant Sizing. HUD will only fund grant awards that are in accordance with the Grant Sizing criteria of II.A and IV.E.

5. Reductions to Amount Requested. If you are selected for funding, HUD may delete any unallowable items from your budget and may reduce your grant amount accordingly. HUD will not fund any portion of an application that: (1) is not eligible for funding under specific HUD program statutory or regulatory requirements; (2) does not meet the requirements of this notice;

or (3) is duplicative of other funded programs or activities from prior year awards or other selected applicants. Only the eligible portions of an application (excluding duplicative portions) may be funded.

6. In accordance with the FY 2010 HOPE VI appropriation, HUD may not use HOPE VI funds, which includes Choice Neighborhoods, to grant competitive advantage in awards to settle litigation or pay judgments.

7. **Tie Scores.** If two or more applications have the same score and there are insufficient funds to select all of them, HUD will select for funding the application with the highest score for the overall Capacity Rating Factor. If a tie remains, HUD will select for funding the application with the highest score for the Vision Rating Factor. HUD will select further tied applications with the highest score for the Soundness of Approach Rating Factor.

8. **Remaining Funds.** HUD reserves the right to reallocate remaining funds from this NOFA to other eligible activities under section 24 of the 1937 Act, including FY 2010 Choice Neighborhoods Planning Grant applications that were not selected under the Round 1 NOFA.

a. If the total amount of funds requested by all applications found eligible for funding under V.B of this NOFA is less than the amount of funds available from this NOFA, all eligible applications will be funded and those funds in excess of the total requested amount will be considered remaining funds.

b. If the total amount of funds requested by all applications found eligible for funding under this NOFA is greater than the amount of funds available from this NOFA, eligible applications will be funded until the amount of non-awarded funds is less than the amount required to feasibly fund the next eligible application. In this case, the funds that have not been awarded will be considered remaining funds.

9. **Review and Selection Process References from the General Section.** The following subsections of V.B of the General Section are hereby incorporated into this NOFA:

- a. Threshold Compliance (V.B.1);
- b. Corrections to Deficient Applications (V.B.2);
- c. Rating Panels (V.B.3);
- d. Rating (V.B.4); and
- e. Ranking (V.B.5).

VI. Award Administration Information. Section VI of the Round 1 NOFA is hereby incorporated.

VII. Agency Contacts.

A. Technical Assistance.

1. Before the application deadline date, HUD staff will be available to provide you with general guidance and technical assistance. However, HUD staff is not permitted to assist in preparing your application. If you have a question or need a clarification, you may call or send an e-mail message to the Office of Public Housing Investments, Attention: Ms. Caroline Clayton, at Caroline.C.Clayton@hud.gov or at (202) 402-5461 (this is not a toll-free number). The mailing address is: Office of Public Housing Investments, Department of Housing and Urban Development, 451 Seventh Street, SW, Room 4130, Washington, DC 20410-5000; telephone

numbers (202) 401-8812; fax (202) 401-2370 (these are not toll-free numbers). Persons with hearing or speech impairments may access these telephone numbers through a text telephone (TTY) by calling the toll-free Federal Information Relay Service at (800) 877-8339.

2. Frequently Asked Questions and General Choice Neighborhoods Information. Before the application deadline date, frequently asked questions (FAQs) on the NOFA will be posted to the FY 2010 NOFA page of the Choice Neighborhoods website at <http://www.hud.gov/cn/>.

3. You may obtain general information about HUD's Choice Neighborhoods program from HUD's Choice Neighborhoods website at <http://www.hud.gov/cn/>.

B. Technical Corrections to the NOFA.

1. Technical corrections to this NOFA will be posted to the Choice Neighborhoods webpage at <http://www.hud.gov/cn/>. You are responsible for monitoring the website during the application preparation period.

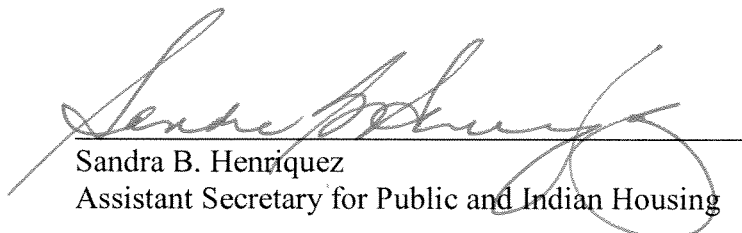
VIII. Other Information.

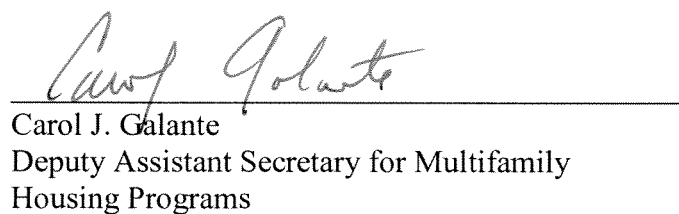
A. Waivers. Any Choice Neighborhoods-funded activities at public housing projects are subject to statutory requirements applicable to public housing projects under the 1937 Act, other statutes, and the Annual Contributions Contract (ACC). Within such restrictions, HUD seeks innovative solutions to the long-standing problems of severely distressed public housing projects. You may request, for the revitalized project, a waiver of HUD regulations, subject to statutory limitations and a finding of good cause under 24 CFR 5.110, if the waiver will permit you to undertake measures that enhance the long-term viability of a project revitalized under this program. HUD will assess each request to determine whether good cause is established to grant the waiver.

B. Environmental Impact. A Finding of No Significant Impact with respect to the environment has been made for this notice, in accordance with HUD regulations at 24 CFR part 50 that implement section 102(2)(C) of the National Environmental Policy Act of 1969 (42 U.S.C. 4332(2)(C)). The Finding of No Significant Impact is available for public inspection between 8:00 a.m. and 5:00 p.m. eastern time, Monday through Friday, except federal holidays, in the Office of General Counsel, Regulations Division, Department of Housing and Urban Development, 451 Seventh Street, SW, Room 10276, Washington, DC 20410-0500. Due to security measures at the HUD Headquarters building, please schedule an appointment to review the finding by calling the Regulations Division at (202) 708-3055 (this is not a toll-free number).

IX. Paperwork Reduction Act Statement. The information collected in this document is not subject to the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) since there are fewer than nine respondents.

Dated: 3/22/11


Sandra B. Henriquez
Assistant Secretary for Public and Indian Housing


Carol J. Galante
Deputy Assistant Secretary for Multifamily
Housing Programs

[FR-5473-N-01]

VI. APPENDIX A

Supportive Services Partnerships and Resources

The following are examples of the kinds of organizations and agencies (local, state, and federal) that can collaborate with you and offer resources necessary to carry out and sustain your Supportive Services activities.

- (1) Local Boards of Education, K-12 schools, early learning programs, public libraries, local community colleges, institutions of higher learning, nonprofit or for-profit educational institutions, and public/private mentoring programs that will lead to new or improved educational facilities and improved educational achievement of young people in the revitalized neighborhood, from birth through higher education.
- (2) Health care providers, such as Community Health Centers, dental clinics, hospitals, and other organizations promoting health, including access to fresh foods, and addressing health disparities.
- (3) Temporary Assistance for Needy Families (TANF) agencies/welfare departments for TANF and non-TANF in-kind services, and non-TANF cash donations, e.g., donation of TANF agency staff time for case management.
- (4) Job development organizations that link private sector or nonprofit employers with low-income prospective employees.
- (5) Workforce Investment Boards (WIBs) and Workforce Development Agencies.
- (6) Organizations that provide residents with job readiness and retention training and support.
- (7) Economic development agencies such as the Small Business Administration, which provide entrepreneurial training and small business development centers, and organizations that promote asset-building and financial literacy.
- (8) National corporations, local businesses, and other large institutions such as hospitals that can commit to provide entry-level jobs. Employers may agree to train residents or commit to hire residents after they complete jobs preparedness or training programs that are provided by you, other partners, or the employer itself.
- (9) Programs that integrate employment training, education, and counseling, and where creative partnerships with local boards of education, state charter schools, TANF agencies, foundations, and private funding sources have been or could be established.
- (10) Sources of capital such as foundations, banks, credit unions, Community Development Financial Institutions (CDFIs), and charitable, fraternal, and business organizations.
- (11) Nonprofit organizations.
- (12) Civil rights and fair housing organizations.
- (13) Local area agencies on aging.
- (14) Local agencies and organizations serving persons with disabilities.
- (15) Community- and faith-based organizations.
- (16) Federal agencies and their community and supportive service-related programs, including youth-related programs and health-related programs. For example, many federal agencies have youth-related programs such as the Department of Justice's Weed and Seed program; the Department of Education's Promise Neighborhoods program; the Department of Agriculture's 4-H program; the Department of Labor's Youthbuild program; and programs within the Department of Health and Human Services, such as Head Start. Findyouthinfo.gov is a federal website that provides interactive tools and other resources to help organizations plan,

implement, and participate in effective programs for youth, including information on the positive youth development approach, transition age youth, afterschool programs, etc. Applicants are also encouraged to engage children, youth and adults in the National Heart, Lung, and Blood Institute (NHLBI) program “With Every Heartbeat is Life (WEHL)” as the foundation for their health strategy. WEHL grew out of NHLBI’s mandate to address health disparities between whites and blacks, Hispanics and Native Americans (<http://www.nhlbi.nih.gov/health/healthdisp/index.htm>). Some housing providers have found that WEHL is also an effective workforce development tool.

**ATTACHMENT “B” – TAMPA HOUSING AUTHORITY’S ROUND 1
CHOICE NEIGHBORHOODS APPLICATION**

EXHIBIT A:

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY: The Housing Authority of the City of Tampa (as the Lead Applicant, Housing and People Implementation Entity) has partnered with Banc of America Community Development Corporation (BACDC) and created a 50/50 development partnership called Central Park Development Group LLC (CPDGLLC) through which all Housing revitalization will be conducted. The City of Tampa (Neighborhood Implementation Entity) has entered into a Development Agreement with THA and CPDGLLC to construct public infrastructure for the 28 acre Encore site and develop housing and other uses in accordance with the Choice Neighborhood Transformation Plan. This partnership which was officially executed earlier this year memorializes the partnership for the redevelopment of this blighted area of downtown Tampa formally called Central Park Village (CPV). The partnership has also created a Community Revitalization Area (CRA), Community Development District (CDD) and other legal entities to implement the project. Partnerships have been created through extensive community involvement over the past 5 years and included former residents from the relocated and demolished public housing development, the general public, city and county officials, Florida Department of Transportation, Hartline our regional bus service, the School District of Hillsborough County (Education Implementation Entity), and numerous other partners. The Encore District CHOICE Neighborhood Transformation Plan in essence has existed since May 2006 with the establishment of the CRA.

Central Park is a 114 acre area immediately north of Tampa's central business district (downtown). The public housing property land, formerly known as CPV, is located in the southern most part of the district and comprises 28 acres. The Transformation Plan directly addresses the core goals of the CHOICE Neighborhood program. **HOUSING:** The Plan includes the redevelopment of the 28 acre demolished and cleared public housing site into a mixed-use/mixed-income community of affordable, workforce and market rate housing and other market uses. The former public housing site has already been cleared and infrastructure development is fully funded and currently underway to create 12 developable pads of mixed-use product. The Housing focus of this grant application includes the transformation of distressed

public housing into mixed-income, *LEED Silver* housing in a sustainable community setting near Tampa's largest employment center, in a transit oriented community which boasts Florida's most diverse public transit options. The Housing element includes the development of over 1,100 units of mixed-income housing on site. The specific focus of this application seeks funding for the 156 unit rental apartment building to be named *The Reed* (Lot #4) for seniors, as well as gap financing for ground floor retail shell in a 143 unit multifamily rental building called *The Trio* (Lot #7). These are two of five mixed-income buildings to be developed within the Encore district through a partnership between the THA and our developer partner BACDC which will at full build-out of commercial and residential uses to create over \$425,000,000 in property value. The total funds we are seeking under this request total **\$18,050,000.**

The **People** focus of this grant application is designed to provide cohesive and positive outcomes for the relocated families as well as the families who will occupy the site and surrounding neighborhood post development. The Plan addresses the educational needs of families in the neighborhood from early preschool through high school and beyond, as well as health, safety, mobility and employment needs of the community. For 4 years the THA has provided a comprehensive program of supportive services to the relocated families which began prior to relocation and continues through the end of 2011 to complete a 5 year commitment of intense case management services. Under this application we will be able to extend that existing commitment by an additional 3 years and establish an endowment trust to provide a resource to ensure that these much needed services are available to future neighborhood residents in perpetuity. Working in partnership with the School District of Hillsborough County we have been able to convey a 2 acre site in The Encore district for the construction of the new 800 student Christina Meacham Middle School on site. And we have partnered with local daycare provider Precious Bundles to commit to opening an onsite daycare facility to serve the working families of the site and surrounding community. An independent Jobs Study shows a total of 4,103 jobs would have been created of which

955 will be permanent local jobs post development. Former residents have preference in competing for jobs created through our very aggressive Section 3 Resident Employment program.

The **Neighborhood** focus of this grant application represent one of the most comprehensive planning processes ever undertaken for the redevelopment of a former public housing site. Because the Transformation Plan does not just stop at the redevelopment of the 28 acre former public housing site but extends to the entire neighborhood encompassing 158 contiguous acres, containing such neighborhood assets as libraries, museums, an existing elementary school and a new middle school, churches, restaurants and other retail, a grocery store, a city park, existing national passenger rail line and station, a funded and under construction regional hi-speed rail station linking Tampa to Orlando and eventually Miami, and a proposed light rail system, jobs and entertainment venues both onsite and within walking distance from the neighborhood. This Plan is specifically designed to eradicate all vestiges of poverty and disinvestment, and create a long term viable mixed-income and mixed-use neighborhood with superior public schools, daycare and early preschool programs specifically designed for the future needs of children. The Plan additionally calls for preserving and rehabilitating our community assets including a 100 year old historic church building which will serve the community as a hi-tech library and depository of the rich history of the area for future generations to learn and enjoy; an 11 acre Park will become the neighborhood gathering place for social, recreational and other Place-making events year round.

The team will work cooperatively together under a mix of already existing development agreements, legal partnerships, and MOU's. The THA is the lead entity responsible for coordinating all the other partners under this collaborative effort. Since we have been underway with our partnership with the various team members since 2004 we have established a well tested routine of coordinating activities through a variety of systems including regular weekly team meetings, monthly written activity reporting, as well as quarterly resident workshops and newsletters.

EXHIBIT B:

THRESHOLD REQUIREMENTS

B.1. Partnership MOU Narrative

The Central Park Choice Neighborhood partnership between the THA, BACDC, School District of Hillsborough County, and City of Tampa exists in the form of executed developer agreements, joint venture partnership agreements and other legal documents. For purposes of this grant we have executed a Memorandum of Understanding specific to the Choice Neighborhoods Application although formal partnership vehicles are much further along. THA as the Housing Implementation Entity is responsible for implementing day-to-day development and asset management activities associated with the Transformation Plan. The Central Park Choice Neighborhood has in excess of **70%** of its residents living in poverty as determined by the U.S. Census Bureau; per capita Part I violent crimes rates over the past 3 years are more than 1.5 times the rates of the City of Tampa as reported by Tampa Police Department (TPD); and the Central Park Village public housing site has been declared a severely distressed public housing community as certified to by a licensed architect in this application. The partnership in place for implementation of the activities included in this Choice Neighborhood application has been in existence since 2006 with its original members (THA and BACDC). The lead member of the partnership is the Tampa Housing Authority. THA is the largest landowner in the CRA and have primary responsibility for coordinating with other members to ensure overall goals are achieved. THA will specifically act as the Housing and People Implementation Entity under this Choice Neighborhood initiative. In strong partnership with the City of Tampa (the Neighborhood Implementation Entity), and THA's development partner Banc of America CDC (BACDC) we have jointly spearheaded the planning efforts to create establish this Choice Neighborhood area as a Community Revitalization Area (CRA) which targets tax incentives, grants and other resources to promote investment in the area. The School District of Hillsborough County will design, build and operate a new 800+ student middle school on site, create extended day educational programs at the existing BTW Elementary School and support tutorial programs in the neighborhood and serves as

Educational Entity under the grant. In addition to the primary team members our consortium will also include: WeCare Healthcare Services, Inc., who will open and operate an onsite medical clinic in the Reed building to provide health education and screening, preventative and basic medical services; Precious Bundles Childcare Centers, Inc. will open and operate an onsite full service daycare in the Trio building; Tampa Park Apartments will undertake delivery of supportive services to families occupying the assisted housing community within the Neighborhood to achieve and provide career counseling, domestic abuse counseling, and programs and services to achieve self-sufficiency; STC Partners, LLC will provide high quality after school tutorial programs for Neighborhood residents within Encore.

To garner continuing community support for this project, THA scheduled and conducted a number of meetings specific to the Choice Neighborhood initiative. We held one resident meeting and 2 public meetings during the application development phase and elicited input throughout the process. Information on the meetings were posted and advertised in English as well as Spanish because portions of our population have limited English proficiency. And a Spanish interpreter was present at the meetings to interpret for those needing assistance. THA also contracts with Codetalker Services, Inc. to provide interpreter services for other languages on an as needed basis but languages other than Spanish were not requested or found necessary for our population. THA has held in excess of 200 targeted meetings and 30 public meetings over the 6 year planning process involving relocation, planning, demolition, conceptual design, asset mapping, and community building all related to keeping the community well appraised and actively involved in strategy development and implementation of the revitalization activities. Our meetings are well attended and participation is always described as valuable.

The requirement under III.C.3.b of the NOFA pertaining to one for one replacement is not applicable because as of the date of this application demolition and relocation had already been completed under a HUD approved Demo/Dispo application back in 2006. Demolition was completed in June 2007.

B.2. Appropriateness of the Proposal.

The former central park village public housing development was demolished because it could no longer provide decent safe and sanitary housing for the City's population in need. The families were all relocated to better quality housing and provided supportive services to enable them to move to a higher level of self sufficiency in the process. The redevelopment of this site was carefully planned as part of a community approach which included local government, private and public schools in the area, surrounding neighbors, business owners, and relocated residents. The result of this extensive multiyear planning process is a CRA Plan for not just the 28 acre public housing site but for the total community comprising 158 acres. The Plan for Encore specifically is to create Tampa's first master planned Green/Sustainable walk-able community located immediately adjacent to the largest employment center in Tampa, and served by the most diverse mass transit options in the State of Florida. The plan calls for appropriate densities because of its close proximity to downtown. Therefore the urban plan reflects 4, 5, and 6 story midrise apartment buildings blending with the surrounding midrise and high-rise market rate condos, office buildings and other planned uses on site. Whereas the THA and BACDC will be developer of record for 5 of the 12 lots reserved for mixed-income rental housing on site, it is more appropriate for private sector developers to acquire the other lots on site reserved for office buildings, grocery store, hotel, and market rate residential. The Plan appropriately calls for affordable and workforce rental housing and a mix of other market uses which are supportive of a well planned Community of Opportunity. As a result, this Plan addresses the community's needs from a holistic point of view. It was quite encouraging when the New HUD boldly stepped forward with the Choice Neighborhood Program, and we say the comprehensiveness of the vision was right on target with what we have been developing since 2006.

B.3. Separability. N/A

EXHIBIT C:

CAPACITY

C. 1 Overall Leadership Capacity of Lead Applicant.

THA is a large public housing agency with broad based experience in mixed finance/mixed income affordable housing development and revitalization is the lead applicant for this Choice Neighborhood Transformation Plan and as demonstrated below has the ability to effectively lead complex endeavors to achieve desired results in Housing, People and Neighborhood revitalization. Simply put, we have effectively done it before.

Building on the capacity of its internal organization and history of building partnerships with local government, residents and private sector THA has earned its reputation of being the most experienced developer of affordable housing and integrated communities in Florida. THA, a **high performing public housing agency, currently manages 4,899 rental housing units (public, affordable, market rate) and 5,209 Housing Choice Vouchers**. Additionally, THA is one of only a dozen public housing authorities nation-wide which manages a state-wide portfolio of project-based rental assistance on behalf of the U.S. Department of HUD. Currently that state-wide portfolio consists of 472 contracts totaling 42,520 units under management.

Consistent with being the lead applicant we have demonstrated the ability to lead complex multi-faceted coordinated community revitalization efforts on numerous projects. Specific to this application, we will profile several such projects of similar scope and scale, namely Belmont Heights Estates HOPE VI Revitalization (was three distinct projects all completed as part of one neighborhood revitalization), Oaks at Riverview Revitalization was our second HOPE VI revitalization, and Gardens at SouthBay was a tax exempt bond new construction neighborhood revitalization in which we partnered with the School District of Hillsborough County. These are three of our most similar examples of completed projects but the Encore District is yet a forth ongoing project which has already seen success utilizing many of the same partners included in this application.

Consistent with becoming a top provider of affordable and workforce housing in the City of Tampa and an efficient asset manager, THA has built capacity internally and externally in five key areas:

- **Sustainable Asset Management Organization:** THA has adopted an asset management approach to its public housing operations in order to reposition its current portfolio of properties in the context of the local real estate market and demand for affordable housing. *The agency maintains a wait list of 6,000 public housing residents and 4,100 Section 8 recipients;*
- **Sustainable Partnerships.** THA has formed strong, sustainable partnerships with local governmental entities including the City of Tampa, Hillsborough County, the State of Florida and HUD to significantly increase its capacity to manage and redevelop THA communities;
- **Development of Sustainable Communities.** THA has made significant progress in the rehabilitation and redevelopment of its distressed *public housing developments;*
- **Participation as Credible Development Partner:** To date, THA has successfully developed and closed a total of (7) seven mixed-finance transactions creating 1,328 units of new mixed-income *housing in the City all since 2004; and,*
- **Demonstrated Management of Federal Funds and Sub recipients** – Beyond the THA's local assisted housing efforts, almost unique among public housing agencies in the nation, THA's financial oversight systems and team of professionals, program management capacity and monitoring systems go well beyond most housing authorities in the nation.

In recognition of its achievement, HUD has awarded THA a total of \$10.54 million in Capital Fund Recovery Formula funding and \$13.55 Million in Capital Fund Recovery Competitive Funds to date. And THA as the lead entity was also awarded \$38 Million in competitive Neighborhood Stabilization Program II Funding of which 100% has been obligated and is under contract (\$28 Million of which is being used on the Encore site within the Central Park Choice Neighborhood for the master plan infrastructure development to permit the start of vertical development early 2011). Finally, a total of

\$55.80 million was awarded in HOPE VI revitalization fund competitions to revitalize the former Riverview Terrace, Tom Dyer Homes, Ponce de Leon Courts, and College Hill Homes public housing properties. These HOPE VI projects have been completed and closed out leaving excellent examples of sustainable mixed-income communities created through extensive partnerships, coordination, and excellence in management.

THA as the lead applicant is especially well positioned and almost unique among public housing agencies in its ability to manage the financial, program monitoring and reporting aspects of performing under Choice Neighborhoods. Beyond financially and programmatically managing its traditional public housing and Tenant Based Section 8 programs of nearly \$75 million annually, the THA manages on behalf of HUD the entire State of Florida's Section 8 program. Since 2004 THA has been monitoring, auditing and distributing funds associated with over 42,520 Section 8 vouchers and certificates statewide. This translates into total annual funds under THA management of **\$361.8 million**.

THA's dual role as lead applicant as well as Housing and People Implementation Entity is a role we have performed on numerous other projects and in which we have performed during the planning and development process on this project since 2006. THA will take the lead in management and oversight of program and financial monitoring of the development activities. As a 50/50 partner with Banc of America CDC in the horizontal development entity (Central Park Development Group LLC) as well as vertical development entities (The Reed and The Trio), THA will develop these currently vacant properties for mixed income rental housing for families and elderly individuals. The Authority has demonstrated recent and deep experience in both of these areas managing in excess of \$360 million in federal funds each year with numerous sub-recipients and having developed a series of mixed finance/mixed income properties throughout the City. The existing roles are already in motion on the

Encore site in implementing \$28 Million in master infrastructure which is 100% awarded and fully under construction to prepare the site for vertical development to commence 1st quarter of 2011.

As is demonstrated below, THA as the lead applicant has extensive experience and capacity to successfully manage the Central Park Choice Neighborhoods Transformation Plan. The following table highlights the local projects completed in the past 6 years in the Tampa market.

Project	Lead	Type	Units	Skills/Resources	Years
Encore Site Infrastructure	THA	A	28 ac	(1), (3), (5), (6)	2010/11
Moses White Estates	THA	B	70	(1), (3), (4), (5), (6)	2010
Belmont I (HOPE VI)	THA	B	358	(1), (3), (4), (5), (6)	2005
Belmont II (HOPE VI)	THA	B	201	(1), (3), (4), (5), (6)	2003
Belmont III (HOPE VI)	THA	B	266	(1), (3), (4), (5), (6)	2007
Oaks (HOPE VI)	THA	B	346	(1), (3), (4), (5), (6)	2007
Gardens at South Bay	THA	B	216	(1), (3), (4), (5), (6)	2007
Palm Terrace ALF	THA	C	74	(2), (2), (5), (6)	2006
Osborne Landing	THA	C	43	(2), (3), (5), (6)	2007
The Arbors	THA	A	119	(3), (5), (6)	2005
The Sanctuary	THA	A	78	(3), (5), (6)	2007

Type: (A) Rehabilitation, (B) Vacant Property Redevelopment, (C) Acquisition and Project Financing.

Skills/Resources: (1) city planning and development, (2) rehabilitation of housing, (3) redevelopment of vacant property, (4) program marketing and management of waiting lists for potential residents, (5) accessing operating and investment capital and (6) working productively with other organizations to successfully manage the revitalization activities proposed in the Transformation Plan.

C.2. Housing Implementation Capacity of Lead Applicant/Co-Applicant/Principal Team Members.

The Housing Implementation Entity is the THA working in a 50/50 partnership with Banc of America CDC called Central Park Development Group, LLC. The two principals in this partnership have extensive experience implementing complex integrated Housing plans which include collaborating with stakeholders, successfully acquiring debt and equity sources for developing affordable and workforce housing and most importantly completing every project it closed on with no defaults on record.

THA will be Lead on Housing Implementation. For the two Housing development projects to be funded under Choice Neighborhoods (The Reed and The Trio buildings) a partnership has been formed with Banc of America CDC which constitutes a public/private collaboration in redevelopment of affordable and workforce housing at the Encore. Our partnership with Banc of America CDC includes a total of 5 vertical residential mixed income buildings. This application will effectively provide primary funding for The Reed building as well as gap financing for The Trio building. Banc of America CDC has committed to provide member loans, financial guarantees, completion guarantees and other resources including private management of the completed developments.

BACDC is a wholly owned subsidiary of Banc of America. In addition to its broad equity investment capabilities, BACDC includes a for-profit real estate development practice, dedicated to the revitalization of urban communities. BACDC's Real Estate Development practice is the first, largest, and most productive community real estate development entity among U.S. financial institutions. BACDC is an innovative source of equity, concept, design, marketing and project management for residential and mixed-use developments in American cities. With over 25 years of experience in community redevelopment projects, and the financial backing of Banc of America, BACDC is a proven, capable developer of complex, challenging projects ranging from acquisition and rehabilitation, new construction, and master planned sustainable communities.

BACDC's mission is to be a major participant in the redevelopment of Tampa's urban neighborhoods where access to opportunity and investment has been absent for many years. BACDC seeks to and has been successful in rejuvenating neighborhoods with investments that promote opportunities for existing residents, attract economically and racially diverse households, and are sustainable for many years to come.

BACDC currently has active development projects in 12 major US cities and has a highly qualified development and asset management staff that has successfully developed and rehabilitated more than 25,600 affordable and mixed-income housing units. This has included a variety of housing types and projects in a range of scale from \$5 million to \$100 million, from 40 to 600 units, and a mix of rental, for-sale, and mixed-use projects. BACDC's real estate development experience of rental housing projects focus on four primary areas including:

- **Acquisition/Rehabilitation:** acquisition/redevelopment of distressed affordable rental properties to high quality housing;
- **Urban Infill New Construction:** development of new construction affordable and mixed-income rental housing, including mixed-use projects;
- **Adaptive Re-Use:** redevelopment of existing buildings/sites from former uses into mixed-income housing; and
- **Mixed-Use Master Development:** BACDC acts as master site developer on large mixed-use projects with partners bringing specific component expertise

In addition to the successfully planned and implemented **Centro Place Apartments, a multi-family 160-unit development located in the City of Tampa and completed in 2007**, BACDC has been the lead developer and financial planner behind a number of other mixed-income and affordable developments throughout Tampa including mixed-income single family and condominium

developments. Those projects include the Tampa Riverfront development project located in downtown Tampa, which was completed in 2006 and totals over 325 units of for-sale townhomes and condominiums, and the Belmont Heights Redevelopment which included a total of 25 new infill housing units completed in 2004. BACDC is one of the nation's most prolific utilizers of low income housing tax credits and has a ready partner in the Banc of America which continues to provide BACDC tax credit equity and despite the current economic and financial challenges of late.

To plan and implement the redevelopment of THA's former Central Park Village and now vacant 28-acre site into a new mixed-income, mixed-finance community, the THA and the BACDC formed the Central Park Development Group, LLC. (CPDG) in July 2006. The CPDG, LLC. is a special purpose entity formed specifically, and solely to serve as Master Developer for the redevelopment of the Central Park Village / Encore site and additional residential and commercial development adjacent to the vacant site. The capabilities and resources of CPDG, LLC come from the THA and the Banc of America CDC who have joined in equal partnership to provide the personnel, financial and management resources necessary to plan, finance, construct and manage the redevelopment of vacant property into a new mixed-income development. To date, THA and Banc of America CDC have already invested over \$7.0 million in the Central Park property for predevelopment, land assemblage, rezoning, relocation, demolition, master planning and civil design to take the project through the approval process, as well as partnership, CRA and CDD creation. Not only has demolition and land clearing been accomplished, but the team has also successfully rezoned the site, entered in a master development services agreement, and successfully completed, secured and put under construction \$28 Million in infrastructure to support the 12 city block master planned community. Progressive cutting edge sustainable development features such as historic preservation, Brownfield redevelopment, transit oriented development, mixed-use/mixed-income housing, renewable energy, a district cooling plant, parks, museums, schools, job creation, to name a few are all uniquely integrated within the Encore redevelopment plan and will usher in a new era of smart

growth practices. A vast mix of socio-economic groups will come together in a walk-able community near transit and employment centers. The population to be served includes public housing, assisted housing, and market rate renters as well as owners.

Collectively, these two organizations have extensive, recent and successful experience in planning, implementing and managing physical development, tax credit and for-sale development, financing, leveraging and partnership activities in mixed-finance, mixed-income developments within the Tampa area and nationwide, representing over 90 years of development and construction experience and several billion dollars worth of residential housing.

In addition to the THA's specific project level experience undertaking complex development in recent year, below you will find a complementing table like that under the previous section but specific to BACDC's recent local Housing experience. For brevity purposes we have only listed local projects and not listed BACDC's billions of dollars in housing activities nationwide.

Project	Lead	Type	Units	Skills /Resources	Years
Osborne Landing	BACDC	B	43	(4), (5), (6)	2001
Centro Place Apts.	BACDC	B	160	(1), (2), (4), (5), (6)	2007
Mobley Park Apts.	BACDC	B	240	(4), (5), (6)	2005
Central Park-Encore	BACDC/THA	B	1,500	(1), (4), (5), (6)	ongoing

Type: (B) Vacant Property Redevelopment. **Skills/Resources:** (1) city planning and development, (2) rehabilitation of housing, (4) program marketing and management of waiting lists for potential residents, (5) accessing operating and investment capital and (6) working productively with other organizations to successfully manage the revitalization activities proposed in the Transformation Plan.

C.3. People Implementation Capacity of Lead Applicant/Co-Applicant/Principal Team Members.

The THA will assume the role of People Implementation Entity as it is a role we are exceptionally suited for with our years of proven success in designing targeted programs and services for clients of public and assisted housing.

THA has been a leader in the provision of supportive services for residents seeking to move to higher levels of self sufficiency and has designed and managed comprehensive programs addressing the needs of People in our communities including but not limited to the 2 HOPE VI revitalizations (Belmont Heights Estates, and Oaks at Riverview), as well as the current Encore project where we provided and are continuing to provide extensive services to the relocated residents.

On the Belmont Heights HOPE VI the THA contracted with the Hillsborough County Urban League to provide direct support services to the residents of the old Ponce de Leon and College Hill Homes. Under that contract THA worked with the Urban League to design the comprehensive program, provide staffing for service delivery and create a system of monitoring and reporting to continually improve upon the quality of the program and services in need and desired. The result was the provision of comprehensive services to a population of over 3,000 residents occupying 1,300 units of housing.

The Authority commissioned an independent study by The University Partnership for Community & Economic Development - a joint initiative of the Shimberg Center for Affordable Housing at University of Florida in Gainesville and the Jim Walter Partnership Center at University of South Florida in Tampa, to study and report on the outcomes of the revitalization with special emphasis on the social programs and services provided. Below is an excerpt from this independent report pointing to the success of the comprehensive programs and services offered and the impact on the sustaining condition of the community and its residents post revitalization.

Conclusion

“It is clear that the Belmont Heights Estates redevelopment has had a significant impact on both crime rates and social service and recreational usage. Crime rates decreased at a faster pace in the new Belmont Heights community than in the surrounding East Tampa neighborhood or in the City of Tampa as a whole. Moreover, serious crimes such as rape, auto theft, robbery, aggravated assault and larceny all decreased by more than 50%. Further, BHE residents have access to a much wider array of on-site services and recreational activities than had been present prior to demolition of College Hill and Ponce de Leon.”

And under the second HOPE VI Revitalization (Oaks at Riverview) THA assumed the full role of Community and Supportive Services (CSS) Program Manager. We again completed a needs assessment of the families pre-relocation to identify not just relocation needs but supportive services needed to allow the family to live more independent from public subsidies. The result was a comprehensive client specific case management plan for every family to be relocated. THA funded a 4 year program of service delivery to the families of Riverview Terrace that included a wide array of programs and services including day care assistance, job and career counseling, job training, business development training and counseling, domestic and substance abuse counseling, transportation assistance including bus passes to attend training, school, work and job interviews, and several other individualized program services such as life-skills programs, housekeeping training, family counseling, etc., needed to restore confidence and ability to achieve individual goals. The result was again independently chronicled in a report developed by our two State Universities working collaboratively as the University Collaborative. Briefly below are excerpts from the report prepared by the University Collaborative:

Conclusion

“The evaluation of the redevelopment of Riverview Terrace and Tom Dyer Homes shows significant improvement in numerous facets of social, neighborhood and economic conditions...

significant positive changes from the profile of residents at the time of relocation... racial, ethnic, age, and gender composition is more diverse and the income levels of residents have increased... greater diversity and self-sufficiency than before HOPE VI... Crime levels have dramatically decreased... The Tampa Housing Authority's dedication to the redevelopment of Riverview Terrace and Tom Dyer Homes shows a sincere desire to improve the quality of life for residents and the community."

For relocated residents of Central Park Village, THA again took the lead role in designing and delivering the comprehensive case management services to residents. Although the relocation and demolition of Central Park Village was never part of a HOPE VI initiative the Authority decided to offer similar comprehensive services to the families as we had done so in the two past comprehensive HOPE VI revitalization efforts. THA committed to a 5 year supportive services plan for the relocated families. The overall goal as always is to provide a similar level of high quality services for the target population of 483 families to help them achieve work, self-sufficiency and personal responsibility.

Quality, Results Oriented CSS Program. CSS case managers already provide referral/coordination of supportive services, including child care, transportation, education and training, tools, clothing, program fees, therapy, counseling, or anything else that enables the clients to gain sustainable employment at the living wage (a wage in excess of the poverty level for a family of three using the poverty level as set by the federal government) thus increasing their earnings, employability skills and decreasing welfare dependency. The CSS Plan was developed to provide a comprehensive, holistic and family-based approach to address the long-term needs of challenged families. By using the current CSS capability in a team approach linked with relocation staff, THA's excellent record in providing CSS services was further enhanced at Central Park as a result of improving upon techniques from past revitalizations.

THA's CSS Program has extensive collaborations with a large array of non-profit, Federal, State, and local community providers for all services needed to successfully move residents from welfare to work and to reach gainful, sustainable employment at or above the living wage. The following is a list of partners already providing services to the families from Central Park and who are committed to continue.

Precious Bundles Day Care; Tampa Community Health Centers, Inc.; School District of Hillsborough County; Tampa Bay Workforce Alliance; Hillsborough County Department of Adult Technical Education; CDC of Tampa, Inc.; University of South Florida Small Business; Tampa Housing Authority Case Management; Center for Affordable Homeownership; The Center for Women for family support, life skills, domestic violence counseling and services; Hartline for local bus service; DACCO for substance abuse counseling; and STC Partners, LLC for afterschool tutorial programs.

The THA's CSS Plan is consistent with State and local welfare reform requirements and goals and the agency has a cooperation agreement with the county welfare agency. THA has an active partnership with Tampa Bay Workforce Alliance, which serves as the Workforce Investment Board (WIB) in Hillsborough County.

C.4. Education Implementation Capacity of Lead Applicant/Principal Education Partner.

The School District of Hillsborough County (SDHC) will be Lead Education Implementation Entity for this Choice Neighborhoods application. The SDHC operates 243 public schools in and throughout Hillsborough County and has had a long and mutually beneficial collaboration with THA. A focus in revitalizing communities must be to consider the educational needs of the current and future residents of the community. As such THA and SDHC have collaborated on a number of revitalization projects. Most notably in 2006 we entered into a partnership with SDHC which included a land swap which allowed THA to construct a new 216 unit affordable housing community just one block to the south of where we operated a 143 unit severely distressed public housing community known as Rembrandt Gardens, thereby freeing up the Rembrandt land which was located immediately adjacent to Robertson High School, for the SDHC to expand their recreational fields and other school facilities. This was a win/win for both entities as we were able to support each other's capital improvement plans with positive results for both entities.

Specific to the Choice Neighborhood Transformation Plan the SDHC operates an existing elementary school (Booker T. Washington) within the neighborhood. They have also placed into their school capital plan a program to develop a new high quality, an 800+ student urban middle school on a 2 acre parcel of land which the THA conveyed to them for that purpose. At its existing elementary school BTW Elementary School located in the Transformation Neighborhood, SDHC will offer extended day program activities and expanded tutorial programs to better engage the local parenting community more in their children's educational needs. THA and SDHC continues to partner on numerous initiatives involving promoting more engagement of parents in the educational needs of their children.

The construction of the new 800 student Meacham Middle school within the Encore development will ensure high quality educational services to future residents of Encore. This school will engage the

community at a higher level by promoting parent involvement, community support and through the strengthened partnership which exists with the THA because of the revitalization of the Encore development. This new Urban School will provide fresh ground to conduct new strategies and realize a higher achievement level from students through direct engagement exercises, business and corporate partnerships.

In 2009 the SDHC was one of a few recipients nationwide for The Intensive Partnerships for Effective Teaching grant from the Bill & Melinda Gates Foundation which results in major investments in K-12 education reform. During the course of the seven-year initiative, Hillsborough County Public Schools will be committing to accomplishing several goals. The SDHC intends to use the funds to develop a quality new-teacher induction program that would include true mentoring relationships; improve teacher and principal evaluation systems; enhance professional development systems; provide effective incentives for teachers who work with the highest needs students; and improve the entire compensation plan for teachers in the public school system.

C.5. Neighborhood Implementation Capacity of Lead Applicant//Principal Team Members.

The City of Tampa, initially incorporated *in 1855*, is the largest city in Hillsborough County, the county seat, and the third most populous city in the State of Florida. Operated under a mayor-council form of government since 1945, legislative authority is vested in an elected City Council. At present, all seven City Council members have unanimously approved the Development Services Agreement between THA, BACDC and City. The entire elected leadership of the City has supported this project from inception.

As a formal revitalization and development partnership since 2006, THA and BACDC along with the City of Tampa have successfully collaborated on the redevelopment planning for creating within the Central Park Choice Neighborhoods area the Community Redevelopment Area, and the Community Development District with taxing authority to ensure the long term resources necessary to sustain the community. The City of Tampa has been an integral part of this project from inception and continues to devote significant financial and political resources to the project to ensure meets the expectations of the community as a whole and contributes in a healthy and economically beneficial manner to the local tax base.

“The Community Redevelopment Act of 1969 is where the City derives its powers to create along with Hillsborough County Community Redevelopment Areas (CRA’s). The Act provide counties and municipalities with the ability to more assertively address the public health, safety and welfare concerns associated with “blighted” communities. Under this power the City has now created seven (7) CRA’s with the Central Park CRA being its latest. The CRA is created after a thorough and inclusive public planning process where the City perform the following steps: Identify Geographic Area; Establish Blight Conditions; Adopt Plan to Remedy Blight Conditions; Create Community Redevelopment Area; Establish Tax Increment Financing (TIF) District; Collect & Invest TIF in accordance with the adopted plan. The City approach is to take actions that generate sustained and widespread private market reaction

which improves the quality of life of Tampa's redeveloping communities, thereby making them more attractive, convenient, environmentally healthy and economically strong.

Whereas the City of Tampa can boast about success in all 7 of its CRA's we will profile just three here for application compliance purposes and brevity.

The first to be profiled is Channel District Community Redevelopment Area which was created in 2004. What was once a nearly vacant, derelict, one-story warehouse district just a few years ago is quickly emerging as the premier mixed-use residential, entertainment and cultural destination in Tampa. The evolving district is now home to some of Tampa's most interesting urban architecture, and is dramatically reshaping Tampa's skyline. Approximately 1,600 residents now call the district home, and once newly completed projects and projects under construction are fully occupied, they will be joined by approximately 1800 additional neighbors. With streetcar access to the amenities of downtown and Ybor City, the restaurants and shops of Channelside Bay Plaza, the Florida Aquarium and the other walk-able destinations, the Channel District is well positioned for continued growth.

The second is East Tampa Community Redevelopment Area which was also created in 2004. East Tampa CRA is ideally situated near Downtown, the Port of Tampa and the University of South Florida. It offers quick access to three interstates and Tampa International Airport, making it a prime opportunity for redevelopment. After the City established the East Tampa CRA the area has seen significant redevelopment by both private and public sector. Crime is down and property values significantly increased through 2008. The private sector is increasingly recognizing East Tampa's market potential, with approximately \$30 million invested in projects throughout the district during 2008. The City continues to improve public safety, neighborhood amenities, and community appearance. This year the City announced an \$11 million initiative to beautify 22nd Street in the heart of East Tampa. Signs of redevelopment progress are evident throughout the district, including along its main commercial corridors of Hillsborough Avenue and 40th Street and throughout its many residential neighborhoods.

The THA completed its first HOPE VI Revitalization in East Tampa in 2007 ushering in the first new residential construction the area had seen in over 2 decades. This is the type of right timing and positive strong partnering THA and City of Tampa has been exhibiting over the years. Had the CRA for East Tampa not been created to support the sustaining quality of life and community support assets in East Tampa the success of our HOPE VI in East Tampa would have been far less successful. Likewise has our HOPE VI project not materialized the CRA would have been negatively impacted from the depressed tax based in the district which would have greatly limited the Tax Increment derived over the last 8 years. And the third example of leading Neighborhood level planning and coordination efforts is Drew Park Community Redevelopment Area also created by the City in 2004. With its proximity to Tampa International Airport, major league sporting facilities, Hillsborough Community College, and the major commercial corridors of Hillsborough Avenue and Dale Mabry Highway, Drew Park's advantages of location are helping build redevelopment progress. These advantages, along with Drew Park's status as one of Tampa's few remaining industrial and small business districts with relatively affordable land and industrial space, continue to attract new residents and businesses. The \$25 million Air Cargo Road being constructed by the Hillsborough County Aviation Authority promises to accelerate this activity by greatly improving north-south accessibility through Drew Park. In the district's residential section, Hillsborough Community College's Dale Mabry campus opened their Hawks Landing student housing complex, and the City is planning additional housing initiatives. The City's long-term commitments to public safety enhancements, stormwater improvements and beautification efforts are also helping stimulate redevelopment momentum.

As the municipality who developed the CRA and has primary responsibility for charting the direction of development within the Transformation Plan area the City of Tampa is the clear and obvious entity to lead the Neighborhood level planning and coordination strategies. The City anticipates similar successes with the ongoing implementation of the Central Park CRA for which the Encore CHOICE Neighborhood

Transformation Plan mirrors. With vistas of and easy access to Downtown, Ybor City and Channelside, the Central Park CRA (Encore area) promises to become a new urban neighborhood of residents, restaurants, shops, parks, and businesses. The City's long-term redevelopment efforts continue to focus on supporting the vision of Tampa Housing Authority and Banc of America to transform the former Central Park Village public housing complex into a new 28 acre mixed-use, mixed-income community called Encore. By embracing the culturally rich history of the neighborhood's past and the best principles of high density urban living, Encore will set the direction for a distinctive rebirth of the Central Park area.

C.6. Overall Community Involvement.

The revitalization of the Central Park Choice Neighborhoods has been an ongoing planning effort since 2004. THA, BACDC, and the City of Tampa have worked and continue to work effectively in communications with the CRA Community Advisory Committee, local citizens, residents and interested parties to effectively address the present needs of this community.

In specific response to this Choice Neighborhood Transformation Plan application THA scheduled and conducted one resident meeting after the publication date of the NOFA for residents of the community and former residents relocated from Central Park Village. This meeting was attended by 25 people and THA provided information on the NOFA, the Choice Neighborhood Program, submission timelines, and elicited questions and comments from the group. There was no opposition to the Plan. THA also scheduled two Public Meetings post publication of the NOFA which were advertised, posted and circulated by placement of flyers, distributed via email, website posting, and word of mouth. Again a tremendous turnout was observed for both meetings (26 at the first public meeting and 26 at the second) and there were no voices of opposition against the Plan. THA created the notifications in both English and Spanish for the benefit of our non English speaking families and had present at the meetings personnel to translate should there be anyone needing such assistance. THA did outreach to the surrounding business community, faith based groups and organizations, surrounding property owners, schools, libraries and elected/appointed officials. Many of these individuals were represented in the audience for the resident meeting and both public meetings. All meetings were held in an accessible location to enable disabled persons to attend without barriers and the times of the meetings were in the evening so as to enable working individuals to attend as well.

Collaboration has been a clear ingredient between the THA and City of Tampa planning efforts for the Central Park CRA and this Choice Neighborhoods Transformation Plan application. This has resulted in

a broad base support from county and city governments, the general public, the business community and state leaders for the redevelopment of Central Park Village.

Since 2006, the Tampa Housing Authority has managed to successfully plan and implement an inclusive approach to allow meaningful consultation and involvement of Central Park residents and numerous stakeholders in its redevelopment plans for Central Park Village. In 2006 the THA commenced a resident consultation process to relocate 483 units containing approximately 1,200 public housing residents of Central Park Village followed by the complete demolition of the dilapidated housing.

EXHIBIT D:

SEVERE PHYSICAL DISTRESS OF THE PUBLIC HOUSING

D. Need – Severe Distress of the Public Housing Site

THE PUBLIC HOUSING WITHIN THE CENTRAL PARK CHOICE NEIGHBORHOOD HAS BEEN DEMOLISHED AS A RESULT OF THE SEVERE DISTRESSED CONDITIONS PRESENT AT THE TIME OF ITS DEMOLITION. PRIOR TO DEMOLITION, CENTRAL PARK VILLAGE WAS A 483 UNIT PUBLIC HOUSING DEVELOPMENT BUILT IN 1953. IT REQUIRED TOTAL DEMOLITION TO CORRECT THE FOLLOWING SEVERE DEFICIENCIES: PHYSICAL DETERIORATION, PRESENCE OF HAZARDOUS MATERIALS, MAJOR STRUCTURAL SYSTEMS FAILURE, AND OBSOLESCENCE OF MAJOR SYSTEMS.

THE ATTACHED CERTIFICATION FROM A LOCAL NON-AFFILIATED LICENSED ARCHITECT ATTESTS TO THE SEVERE DISTRESSED NATURE OF THE PROPERTY PRIOR TO ITS DEMOLITION.

EXHIBIT E:

VISION

E.1 Housing Component Description

The Encore Development Plan is forged out of six years of collaboration between the Tampa Housing Authority, The City of Tampa, Banc of America CDC and many public and private contributors. What was once 28+ acres of distressed public housing in a superblock on the doorsteps of downtown Tampa has been recast to become Tampa's newest Great Neighborhood. A Neighborhood of Choice distinguished by a wealth of opportunities such as quality public education, a walk-able scale mixed-use plan that is environmentally sustainable, transit oriented, respectful of its history and thoughtfully designed for long term physical and social viability. Encore, as articulated in the approved Community Revitalization Area Plan, is a bold strategy to restore economic vitality and promote sustainable redevelopment in the downtown core. Encore's 12 city block master plan has received all master site plan approvals, zoning and is as shovel-ready as it gets with relocation, land assemblage, demolition and environmental remediation already completed. Also master site infrastructure is 100% funded and under construction, the result of a \$28 Million investment from the federal government through a \$38 Million NSP2 Stimulus award. Encore's 12 city blocks will eventually consist of the following approved and market supported uses:

Lot 1 - A New High Quality Public Middle School to be called Meacham Middle School

Lot 2 - A 154 unit mixed income rental apartment building called The Tempo

Lot 3 - A 160 unit senior affordable housing apartment building called The Ella

Lot 4 - A 156 unit senior mixed-income mid-rise apartment building to be called The Reed (*the focus of this CHOICE Neighborhood Application*)

Lot 5 - A 60,000 sf mixed-use office/retail building

Lot 6 – Tampa's African American History Museum

Lot 7 – A 143 unit mixed-income rental apartment building called The Trio

Lot 8 – A 172 unit mixed-income rental apartment building not yet named

Lot 9 – A market rate condo ownership building with up to 300 units (10% of the units will be affordable)

Lot 10 – A 200 key Boutique Hotel

Lot 11 – A 121,000 sf office building

Lot 12 – A 35,000+ sf Grocery Store

The Encore master plan will serve to reconnect the area to its historic context in Tampa, but also reveal through development its future of a mixed use, mixed income community that will compliment the explosion of growth in Downtown Tampa and the adjacent Channel District. The mixed use - mixed income plan will not only include a significant Housing component but because of its proximity to downtown and the market driven needs of the community this plan will also reflect intricately woven musically themed components including restaurants, fashionable retail, and upscale personal services to reflect back on the rich history of the site for which it was once known for. The mix will accommodate the residents, as well as provide amenities that are attractive to recurring visitors and the day to day workforce on the site and in the surrounding downtown area. The Encore Plan provides the connection of the compartmentalized Downtown area while creating an environment rich in history and opportunity while being attractive to live, work and recreate.

Located in one of Florida's top growth markets, Tampa, this 28+ acre master planned downtown city-within-a-city has taken shape with the award of recovery act funding to develop infrastructure allowing for vertical construction to commence as early as 1st quarter 2011. This mixed-use plan includes multifamily, commercial retail, office, municipal buildings, and a revitalized park. The new community

will consist of many multifaceted layers of living, working, and lifestyle. The core of the community will be anchored by a grand Town Square named, Ray Charles Boulevard for his historical connection to the site. Ray Charles Boulevard will form the town square for the community and will provide a focal point with unifying architectural elements. The ground floor of the buildings along Ray Charles Boulevard will consist of retail lined with restaurants, community services, entertainment, and national tenants. The next layers will consist of living spaces (affordable, workforce and market rate apartments and homes), office, and regional commercial uses. The western boundary will include a revitalized City Park with an amphitheater, reconstructed urban skate bowl (which is internationally known as the *Bro Bowl*), historical monuments and multipurpose fields. A new 800 student high quality middle school will be located within the development as well as Tampa's African America History Museum and a grocery store. The completed development will represent sustainable development at its best featuring renewable energy in the form of photovoltaic collection to power street lighting, a district cooling plant to circulate chilled water underground to each of the 12 city blocks, a vaulted storm system which will supply re-circulated water for irrigation and make up water for the district cooling plant, a commitment to LEED Silver status on each of the five (5) mixed-income rental apartment buildings, LEEDnd Gold (Leed Neighborhood Development) and a requirement for Green Building standards for all the commercial lots.

The specific project proposed for funding under this CHOICE Neighborhood application is Lot 4 – The Reed, which is a 7 story midrise elderly apartment building consisting of 156 1 and 2 bedroom units, parking deck, ground floor amenities and retail shell located on Ray Charles Boulevard. The Reed will be a mixed income rental building that is 85% affordable (132 units) to persons below 60% area medium income (AMI) and 15% unsubsidized market rent (24 units). The bedroom distribution will consist of 124 one bedroom units and 32 two bedroom units. The program type will include a mix of subsidized, tax credit and free market units of which 32 units will be public housing, 100 units of section 8 Project-Based, and 24 units will be unsubsidized market rate.

The Reed will be financed with seven (7) sources of funding totaling \$28,083,592 as listed below:

1st Mortgage Debt	HFA Bonds	\$3,733,794
2nd Mortgage Debt	THA RHF Funds	\$3,000,000
Land Note	soft cash flow note	\$1,600,000
Limited Partner Equity	LIHTC Investor	\$6,852,825
Deferred Developer fee	Developer	\$250,000
Other 1	CHOICE Neighborhoods	\$10,250,000
Other 2	Brownfield credit	\$396,973

E.2. People Component Description

The THA has been heavily involved in the provision of comprehensive services in support of persons moving toward greater levels of self sufficiency. Our vision for the People Component has always been to bring to bear a comprehensive, targeted, and sufficient set of services and programs designed for the unique needs of residents of Central Park Village, and to facilitate, motivate and choice families through life changing decisions to prepare them for greater independence from public assistance and long term success at self-sufficiency. We achieve this vision by not just offering services and programs but by partnering with each individual family and committing to walk along side them through the hurdles of life providing not just guidance but motivation and coaching.

THA started this partnership with residents of the former Central Park Village community over 6 years ago by designing and implementing a comprehensive “people needs assessment” of each family occupying the 483 unit public housing development. THA officially froze the baseline set of data on all families just prior to commencement of relocation, as of July 10, 2006, which served as the benchmark from which we continually measure progress at moving families along a continuum of greater self-sufficiency. That information was analyzed and became a central computerized databank from which our staff of case managers created individualized case plans for each family identifying their stage of life and mapping out a plan for the family to achieve goals.

Based on the extensive analysis of the individual people needs assessments collected on every family at the time of relocation we initially established a comprehensive array of specially designed programs and services including but not limited to the following: Job and career counseling, job training, business development, life skills, educational and tuition assistance, tutoring, spousal and family counseling, substance abuse counseling, domestic violence counseling, homeownership counseling and training, money management classes, transportation assistance, day care and child care assistance, computer repair training, computer literacy training, GED preparatory classes, motivational and self-empowerment, legal

assistance, credit counseling and repair, dress for success, cultural awareness, senior activities, youth activities and other individualized services and programs as the case necessitates.

The THA maintains a staff of case managers assigned exclusively to the relocated residents from Central Park Village. The average caseload size for each case manager is 40. And our case management strategy has a “triage plan” where cases are assessed as to the severity of becoming self-sufficient and coded as Red, Yellow or Green. Red cases are heads of households with substance abuse, domestic violence and any other issue that needs to be addressed besides education and employment. Yellow cases are heads of households needing employability skills, GED classes, and or employment. Green cases are heads of households that are underemployed, have a high school diploma or GED and or are employable. The lead case manager, the assigned case manager and the Coordinator review cases every six months to determine any code changes.

Case managers are devoted 100% to Central Park Village case management and provide the following: Provide initial intake and assessment of all families; Provide all Community and Supportive Services information to all residents; Schedule resident referrals and follow-ups with all service providers and partner agencies; When necessary, collaborate with a multi-disciplinary team to develop service, educational, vocational and life plans for each resident; Provide guidance to residents and monitor for successful completion of service, educational, vocational and life plans and goals; Make all necessary referrals for residents self-sufficiency; Follow-up on services weekly, monthly, and quarterly; Conduct support and focus group meetings for residents; Develop and design the committees necessary to address the needs of the residents; Arrange for childcare and transportation needs for residents; Conduct public awareness activities for residents; Conduct door-to-door visits regularly.

Along the way it has been vitally important to continue not just information dissemination to the families but real personal contact and engagement with each individual family by that always familiar face of the case manager. In addition to regular face to face coaching we have and continue to conduct outreach

festivals and fairs to reach families from multiple directions and means such as: Workshops, Extravaganzas, Spanish/Creole Workshops for those families with limited English proficiency, Youth Forums, School Focus Group & Meetings, Senior Cabaret social event, Familiarization Tours to ensure families are adapting well to their new neighborhoods, Jobs & Health Fairs, and Community Outreach/Presentations in neighborhoods and civic/church organizations. And annually we issue report cards to each family charting their progress toward completing their case plans. When a family successfully reaches the end of their case plans they are presented with a free computer system which is a motivational incentive.

We are greatly pleased with our success to date which has been highly encouraging as reported in Attachment 17.

Our partnership with quality educational providers including Hillsborough County School District, Erwin Technical Institute, and others has allowed us thus far to record a combined total of 462 successful completions of individual service challenges such as: 1 resident obtained a Medical Doctoral Degree and is now practicing at a local university hospital; 1 resident obtained a Bachelor of Science Degree; 1 resident obtained an Associate's Degree; 18 residents obtained a GED; 14 residents have completed and received professional licenses/certifications in the following areas – Graphic Design, Pharmacy Tech, Certified Nursing Assistance, Dental Assistance, Patient Care Tech, Childcare Services, and Licensed Armed Security Professional.

E.3. Neighborhood Component Description

The Central Park CRA contains 158 total acres of which Encore's 28 acres represent the single largest contiguous landowner within the area. The immediate area and the abutting Ybor City CRA contains two culturally historic districts (African American and Cuban American); a billion dollar entertainment district; major interstate highway connector; Bus Rapid Transit route; Amtrak Central Station; planned commuter rail route; and the planned regional inter-city high-speed rail northern terminus station. This area is immediately adjacent to the downtown central business district, Port of Tampa, and Channelside mixed-use District. The Tampa Central Park CRA geography area is more specifically described in the Site Plan labeled as Attachment 30.

The Tampa Central Park CRA, which up until World War II included Tampa's centers of commerce for the African American and immigrant communities in the city, has since the 1960's been plagued by a high concentration of blight, economic challenges, and a housing stock in various states of disrepair. At the same time, given its adjacency to or inclusion in several of the major employment and tourism centers in the City (Port of Tampa, Channelside District, Downtown, and Historic Ybor City), the concentration of historic homes/structures within the area, and excellent public transit, and interstate access, the target geography has great potential for revitalization. Consequently, it has been the focus of public redevelopment planning and investment for over a decade. Through a concerted effort beginning in the late 1990's and through 2007, the target geography was the beneficiary of several important initiatives and investments which began to create positive momentum in a previously moribund community:

- Although the neighborhood is reasonably compact, the area is entirely contained within the void or "doughnut hole" if you will, of five surrounding designated Community Redevelopment Agency areas, Florida's tax increment districts. The five surrounding CRAs include Ybor 1, Ybor 2, Downtown, Channelside, and The Heights. The successful redevelopment of the Central

Park Neighborhood is inevitable and readily apparent and is now broadly recognized by local governmental entities and the business community as being central to the long term health of the Tampa Bay economy and the focus of resources in the area are indicative of this recognition;

- Through public-private and public-public partnerships, large employers have created hundreds of permanent jobs in the surrounding CRA's over the past ten years. GTE Credit Union's national headquarters, K-Force Professional Staffing's headquarters, Hillsborough Community College, and others all have established or substantially expanded in the immediate area during the period. It is expected, given the central location of the Central Park CRA, the area will continue to be a center for investment and employment once the economy allows;
- Two large multifamily housing properties in the Central Park CRA (Encore and Tampa Park Apartments) are poised for redevelopment. The Encore redevelopment is already underway with construction underway to pave the way for vertical residential and other development beginning in 2011. The adjacent 20 acre Tampa Park Apartments is a privately owned project based section 8 community which is at the opt out point. The owners of Tampa Park Apartments are interested in master planning their site to explore redevelopment strategies and provide supportive services to the 400 families in residency. The successful redevelopment of vacant land where Central Park once stood at the northeast edge of Downtown - which forms the nexus between the target geography, the Downtown, the Port of Tampa, the City's multi-modal transportation center, and the entertainment oriented historic Ybor City - becomes a critical piece in the overall target geography redevelopment objective.
- Historic Ybor, a major recipient of public and private investment throughout the late 1990's and earlier part of this decade serves as a regional local and tourist entertainment district;
- Interstate 4 and Interstate 275 heavily contributed to the decline of the target geography in the 1960's when they were built, physically and psychologically cutting off much of the target area

from the Port of Tampa and Downtown. However, the Florida Department of Transportation has redeveloped all of the interstate bridges and underpasses in the target geography during the past seven years in such a way that the highway bridges are now architecturally iconic structures and the underpasses have been lighted and landscaped in a way that it barely seems as if the former barrier even exists. This has had a dramatic impact on re-weaving much of the target area back into the core of the City of which it was historically a central part of; and,

- The area increasingly has become the center of mass transportation in the region, tying target area residents to jobs throughout the region and regional workers to jobs within and surrounding the target geography. Bus Rapid Transit line now in place along Nebraska Avenue which runs through the heart of the target area and will substantially improve the target geography's linkage throughout Downtown and the Port of Tampa/Channelside District. In the next decade a planned light rail Downtown station will be located adjacent to the Central Park-Encore property and will traverse the broader geography.

The Neighborhood has excellent walk-ability ratings. Within the neighborhood in walk-able distance there exists a grocer, bank, clinics, public schools, private schools, museums, child care, parks and recreation facilities, libraries, transit, entertainment venues, restaurants, churches and other places of worship, Boys and Girls Club, Tampa's largest employment center (downtown), and other amenities. Additionally within the Encore 28 acre site there is plans for development of a new high quality grocery store which is currently under contract, Tampa's African American History Museum, retail shops, restaurants, office buildings, a new hotel and other residential.

The Transformation Plan contains two primary goals relative to the neighborhood plan: Goal 1 – The City of Tampa is the Neighborhood Entity. The City will increase the opportunities for all its citizens to purchase or rent affordable decent, safe and sanitary housing by encouraging the rehabilitation, revitalization, and redevelopment of the existing housing stock in an effort to further stem the current rate

of decline, extend the economic life of existing housing, and to build upon the positive aspects of existing neighborhoods. Goal 2 – The City will continue to encourage the planned development of new residential areas that will provide the appropriate number and combination of single and multi-family housing units required to meet the needs of the existing housing-deficient populations and the anticipated future residents of the City.

The Central Park CRA Plan will advance the goals of the Housing Element through the encouragement of mixed-use redevelopment that will provide rental/ownership opportunities for residents making a variety of incomes. The CRA Plan envisions an urban neighborhood with a substantial increase in the number and type of residential units over what is currently located within the area.

E.4. Achievability of the Vision

Existing neighborhood assets will help achieve the goals of the Transformation Plan based on the following opportunities at play within the Central Park CRA and more specifically the Encore project:

Relative to Housing: The neighborhood assets at play dealing with housing including the 28 acre shovel ready site of the former public housing which has been made ready for vertical development. His advanced state of development will facilitate a rapid commencement of development activities within the Transformation target area and provide early opportunity for successes. Additionally the close proximity to Tampa's largest employment center is a source for jobs in an urban setting with affordable and workforce housing which makes for a highly marketable location for housing. Immediate accessibility to a variety of public transportation is also an asset which aids the housing component because it renders vehicle ownership an option for families because they can access quality bus rapid transit, high-speed rail to Orlando, regional commuter rail via Amtrak to other States and in the near future light-rail to access other parts of the City and county, all immediately adjacent to the Encore site.

Relative to People: Because of the extensive system of supportive services designed and provided to the relocated residents of Central Park Village we anticipate very high rates of return to the site from former residents. The services and programs provided to the relocated residents have continued since relocation and through this grant we will be extending those services for 3 additional years after current funding runs out at the end of 2011. Through this grant we have also included extending supportive services available to relocated Central Park Village residents to the current residents occupying the other affordable multifamily housing development in the target area (Tampa Park Apartments). All residents in need within the target area will benefit from the services and programs available through this Choice Neighborhood to afford families with the opportunity to become self sufficient. Also neighborhood assets available to families within the area include quality libraries, schools, retail and grocer, as well as

other amenities. The existing school within the area, BTW Elementary, is included in this plan and will provide extended day programs for kids to take advantage of after school tutorial programs and other educational services beyond the traditional school hours.

Relative to Neighborhood: The location is ideally suited to give maximum benefits to people who want to live, work and recreate within the Encore area. There will be choice quality public schools, there will be choice public schools, jobs, retail and other commercial uses blended within a walk-able neighborhood designed to GREEN Sustainable Development standards. Encore will be a destination location for those workers leaving downtown after the work day is finished, home to those smart consumers who realize they can live near employment and have immediate access to some of the finest array of services and shops in the City, all within an affordable mixed-use urban center. The existing assets within the neighborhood are extensive and that is what makes Encore a truly perfect fit for the CHOICE Neighborhood program because this area already has all the ingredients of a community of opportunity. Our Neighborhood Implementation Entity is the City of Tampa who has ultimate access to the resources and tools to ensure this is a successful CHOICE Neighborhood Implementation.

A preliminary budget containing detail on the requested funds and already available funds which serve as leverage for this application is included in Attachment **XXX**. Our total budget request is **\$18,050,000**. Our amassed leverage total \$20,567,852 which yields a leverage ratio of 1.14 to 1.

All land use approvals have been secured for all activities proposed within this application.

A preliminary grant implementation schedule is included as Attachment **xx**.

E.5. Consistency with Other Planning Documents

The Encore Choice Neighborhood Transformation Plan is consistent with established comprehensive, regional, and multi-jurisdictional plans; including transportation, sustainable development, economic revitalization initiatives, and floodplain management. This Transformation Plan is not just consistent with these other Planning Documents but it actually increases the effectiveness of these established plans as described below:

- Encore is located in Tampa's Central Park Community Redevelopment Area, created in accordance with FL ss163, Part 3. Central Park is at the geographic center of Tampa and due to this strategic location, many of Tampa's community / transportation planning studies and economic revitalization initiatives are focused on, or pass through Central Park. Encore and the CRA is critical to the connectivity of the transportation and infrastructure investments in and adjacent to Central Park.
- By definitions of FL ss163.335 Central Park is a blighted area which constitutes a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents; contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests sound growth, and retards the provision of housing accommodations.
- The establishment of Central Park as a Community Redevelopment Area (CRA) required a series of planning studies and a collaborative effort between the City of Tampa, Hillsborough County, the Hillsborough County Planning Commission, and the resident. An *Existing Conditions Report* verified that Central Park meets requirements of ss163.340 (8). The *CRA Plan* provides strategies to eliminate slum/blight conditions.

- The Planning Commission determined that the CRA Plan is consistent with the *Tampa Comprehensive Plan*. A Memorandum of Understanding between the City and County approved the CRA. Encore fully meets the objectives of the *CRA Plan*.
- The *City of Tampa Consolidated Plan* encompasses activities to be undertaken by the City of Tampa in the areas of homelessness, non-homeless special needs, housing, and non-housing community development, to guide the city in using HUD funding to address priority needs identified in the City of Tampa. Developing the Encore project while stabilizing adjacent neighborhoods, fully meets the objectives of the *Tampa Consolidated Plan*.
- Central Park is in the Central Business District (CBD) Periphery. The Planning Commission developed the *Tampa Comprehensive Plan* defines a CBD Periphery as a transition area appropriate for higher density projects with better amenities and public benefits than the overall City. The proposed activities fully meet the objectives of the CBD Periphery.
- Central Park is in Tampa's Enterprise Zone, an area targeted for economic revitalization. The CRA and Encore activities fully meet the objectives of the Tampa Enterprise Zone.
- Central Park is in the heart of Tampa's transportation planning. The first phase of the Hillsborough Area Regional Transit Authority (*HART*) *Bus Rapid Transit* (BRT) route will run through Central Park. The Tampa Bay Area Regional Transportation Authority (TBARTA) identified the segment of the system that runs through Central Park in the first phase of its *Short-Distance Rail Regional Network* proposed activities fully meet the objectives of these transportation plans.
- Four other CRA's border Central Park – East Tampa, Channel District, Ybor City, and Downtown. These closely linked communities speak to the wisdom of the Encore Plan as a transit oriented mixed-use/mixed-income walk-able community of opportunity.

HUD-5369-C “Certifications and Representations of Offerors.”

Certifications and Representations of Offerors

Non-Construction Contract

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This form includes clauses required by OMB's common rule on bidding/offering procedures, implemented by HUD in 24 CFR 85.36, and those requirements set forth in Executive Order 11625 for small, minority, women-owned businesses, and certifications for independent price determination, and conflict of interest. The form is required for nonconstruction contracts awarded by Housing Agencies (HAs). The form is used by bidders/offers to certify to the HA's Contracting Officer for contract compliance. If the form were not used, HAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

1. Contingent Fee Representation and Agreement

(a) The bidder/offeror represents and certifies as part of its bid/offer that, except for full-time bona fide employees working solely for the bidder/offeror, the bidder/offeror:

- (1) ☐ has, ☐ has not employed or retained any person or company to solicit or obtain this contract; and
- (2) ☐ has, ☐ has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offeror shall make an immediate and full written disclosure to the PHA Contracting Officer.

(c) Any misrepresentation by the bidder/offeror shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offeror represents and certifies as part of its bid/offer that it:

- (a) ☐ is, ☐ is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.
- (b) ☐ is, ☐ is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.
- (c) ☐ is, ☐ is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- | | |
|---|---|
| <input type="checkbox"/> Black Americans | <input type="checkbox"/> Asian Pacific Americans |
| <input type="checkbox"/> Hispanic Americans | <input type="checkbox"/> Asian Indian Americans |
| <input type="checkbox"/> Native Americans | <input type="checkbox"/> Hasidic Jewish Americans |

3. Certificate of Independent Price Determination

(a) The bidder/offeror certifies that—

- (1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offeror or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;
- (2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offeror, directly or indirectly, to any other bidder/offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and
- (3) No attempt has been made or will be made by the bidder/offeror to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

- (1) Is the person in the bidder/offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or
- (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offeror's organization);
(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

- (c) If the bidder/offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

4. Organizational Conflicts of Interest Certification

- (a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:
- (i) Award of the contract may result in an unfair competitive advantage;
 - (ii) The Contractor's objectivity in performing the contract work may be impaired; or
 - (iii) That the Contractor has disclosed all relevant information and requested the HA to make a determination with respect to this Contract.
- (b) The Contractor agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the HA which shall include a description of the action which the Contractor has taken or intends to eliminate or neutralize the conflict. The HA may, however, terminate the Contract for the convenience of HA if it would be in the best interest of HA.
- (c) In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the HA, the HA may terminate the Contract for default.
- (d) The Contractor shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to the HA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

5. Authorized Negotiators (RFPs only)

The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

6. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

7. Offeror's Signature

The offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

Signature & Date:

Typed or Printed Name:

Title:



Non-Collusive Affidavit

**Housing Authority
Of the City of Tampa**

NON-COLLUSIVE AFFIDAVIT

State of _____)

ss.

County of _____)

being first duly sworn, deposes and says,

That he/she is _____,
the party making the foregoing proposal or bid, that such proposal or bid is genuine and
not collusive or sham; that said bidder has not colluded, conspired, connived or agreed,
directly or indirectly, with any bidder or person to put in a sham bid or to refrain from
bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion,
or communication, or conference, with any person, to fix the bid price or any other bidder,
or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder,
or to secure any advantage against the Housing Authority of the City of Tampa or any
person interested in the proposed contract; and that all statements in said proposal or bid
are true.

SIGNATURE: _____

TITLE: _____

COMPANY NAME: _____

Bidder, if the Bidder is an Individual
Partner, if the Bidder is a Partnership
Officer, if the Bidder is a Corporation

Subscribed and sworn to before me

This _____ day of _____, 20__.

My Commission expires _____, 20_____.



Contractor Certification of Efforts to Fully Comply with Contracting, Employment and Training Provisions of Section 3

The bidder represents and certifies that as part of its bid/offer it:

☐ **Is a Section 3 Business concern.**

A Section 3 Business concern means a business concern:

1. That is 51% or more owned by Section 3 Resident(s); or
2. Whose permanent, full-time employees include person at least 30% of whom are current Section 3 residents, or within the last three years of the date of first employment with the business concern were Section 3 residents; or
3. That provides evidence of a commitment to subcontract in excess of 25% of the dollar value of all subcontracts to be awarded to business concerns that meet the qualifications set forth in paragraph 1 or 2 herein.

☐ **Is Not a Section 3 Business concern but who has and/or will continue to seek compliance with Section 3 by certifying to the following efforts as being undertaken.**

EFFORTS TO AWARD SUBCONTRACTS TO SECTION 3 BUSINESS CONCERNS: (Check all that apply)

- ☐ By contacting business assistance agencies, minority contractors associations and community organizations to inform them of the contracting opportunities and requesting their assistance in identifying Section 3 businesses which may solicit bids for a portion of the work.
- ☐ By advertising contracting opportunities by posting notices, which provide general information about the work to be contracted and where to obtain additional information, the common areas of the applicable development(s) owned and managed by the Housing Authority.
- ☐ By providing written notice to all known Section 3 business concerns of contracting opportunities. This notice should be in sufficient time to allow the Section 3 business concerns to respond to bid invitations.
- ☐ By following up with Section 3 business concerns that have expressed interest in the contracting opportunities.

☐ By coordinating meetings at which Section 3 business concerns could be informed of specific elements of the work for which subcontract bids are being sought.

☐ By conducting workshops on contracting procedures and specific contracting opportunities in a timely manner so that Section 3 business concerns can take advantage of contracting opportunities.

☐ By advising Section 3 business concerns as to where they may seek assistance to overcome barriers such as inability to obtain bonding, lines of credit, financing, or insurance, and aiding Section 3 businesses in qualifying for such bonding, financing, insurance, etc.

☐ Where appropriate, by breaking out contract work into economically feasible units to facilitate participation by Section 3 business concerns.

☐ By developing and utilizing a list of eligible Section 3 business concerns.

☐ By actively supporting and undertaking joint ventures with Section 3 businesses

EFFORTS TO PROVIDE TRAINING AND EMPLOYMENT TO SECTION 3 RESIDENTS (Check all that apply)

☐ By entering into a "first source" hiring agreements with organizations representing Section 3 residents.

☐ By establishing training programs, which are consistent with the requirements of the Department of Labor, specifically for Section 3 residents in the building trades.

☐ By advertising employment and training positions to dwelling units occupied by Category 1 and 2 Section 3 residents.

☐ By contacting resident councils and other resident organizations in the affected housing development to request assistance in notifying residents of the training and employment positions to be filled.

☐ By arranging interviews and conducting interviews on the job site.

☐ By undertaking such continued job training efforts as may be necessary to ensure the continued employment of Section 3 residents previously hired for employment opportunities.

Authorized Signature of the Bidder & Date

SECTION 3 AND MBE PRE-AWARD COMPLIANCE CERTIFICATION		Housing Authority of the City of Tampa Contracting & Procurement 1529 West Main Street, Suite 213 Tampa, Florida 33607		
1. Contractor Name & Address (street, city, state, zip):	2. Contract Number and Description:	3. Dollar Amount of Contract:		
	4. Contact Person:	5. Phone Number:		
	6. Contracting Period:	7. Date Report Submitted:		
Part I: Employment and Training of Section 3 Residents (If Prime Contractor is Section 3 Owned Check Here) <input type="checkbox"/>				
The employment and training component of section 3 applies to the prime contractor and all sub-contractors providing construction services and professional services to the Tampa Housing Authority. It is the responsibility of the Prime Contractor to enforce these same requirements within any sub-contracts.		Adjoining worksheet		
Instructions: Complete items A, B and C and adjoining worksheet A. Total Number of Current Employees? _____ B. Total Number of Anticipated New Hires & Trainees? _____ C. Total Number of Section 3 New Hires & Trainees? _____ (the established goal is 30% of Line B)		(A) Job Category	(B) Number of anticipated new hires and trainees	(C) Number of column (B) that will be Section 3 residents
		Professional		
		Technical		
		Office/Clerical		
		Construction by Trade (list)		
		Other (List)		
		Total		
Part II: Subcontract awards – Section 3 and MBE (If Prime Contractor is Section 3 Owned Check Here) <input type="checkbox"/>				
The contracting component of section 3 and minority-owned business participation apply to all prime contractors and sub-contractors providing construction services, professional services, and supplies to the Tampa Housing Authority's project. It is the responsibility of the prime contractor to enforce the same requirements within any sub-contracts.				
Instructions: All contractors must complete item D. Complete item E for construction contracts only. Complete item F for professional service and supplier contracts only. All contractors must complete item G.				
D. Total dollar amount of all sub-contracts anticipated for this project? \$ _____				
Applies to construction contracts only:				
E. Total amount of anticipated Section 3 sub-contract awards? \$ _____ (The established goal is 10% of Line D)				
Applies to professional service contracts and suppliers:				
F. Total amount of anticipated section 3 sub-contract awards? \$ _____ (The established goal is 3% of Line D)				
Applies to all contracts:				
G. Total amount of anticipated minority-owned business contract awards? \$ _____ (The established goal is 20% of Line D) A minority-owned business is an entity that is 51% owned or controlled by one or more of the following minority group members: Black Americans, Hispanic Americans, Native Americans, Asian Pacific Americans, Asian Indian Americans and Hasidic Jewish Americans.				
Part III: Certification				
As a duly authorized representative of the prime contractor, it is hereby agreed that the prime contractor and all sub-contractors will make every effort to achieve at least the minimum levels for compliance with Section 3 and Minority- Owned Business participation goals. It is further understood that the undersigned will enforce and ensure compliance within all sub-contracts.				
Signature:	Print Name and Title	Date		