

Webinar: U.S. Department of Housing and Urban Development Healthy Homes Production Grant Program for Tribal Housing (June 20, 2018): Review the NOFA and Scope of Work with potential applications with 49 Supplemental Questions & Answers.

1-Why a 10% IDC for tribes when States and other government agencies are allowed 45% and greater?

A 10% administrative rate is statutorily required for this program

2-Can you use these funds to clean a Tribal housing unit that was recently occupied, and you don't yet have a tenant for the unit?

An inspection must be conducted first to identify a health and safety hazard that is eligible for funding under this program. The unit can be vacant, but the grantee must monitor the unit to ensure it is provided to an income qualified tenant.

3-In Rating Factor 1 for describing your partner(s) the NOFA asks you (in bold) to provide an example of completed, comparable housing development projects in which the Housing Implementation Entity had primary responsibility for implementing day-to-day development. What if that has never been their role? (Tribal Epidemiology Center)

Provide a narrative of comparable experience in management, and/or enlist a partner agency with experience.

4-I have a question about an allowable task or cost for this grant. We have some housing that have been built in the last 60's and 70's, and we have a concern about some of our older homes having lead in the piping. Would writing in a goal to check all the older homes for leaded pipes and remediation if necessary be allowable?

Yes

5-What would some safety and health issues be that this grant will cover?

Electrical, HVAC, ventilation, trip and fall hazards, mold, lead paint, etc.

6-Is this grant applicable to methamphetamine testing, remediation, etc.?

No

7-Can households that are over-income still benefit from some parts of the grant, such as if there is a community-wide educational activity or community-wide activity such as testing for lead paint?

Over income household can attend educational activities, however no funds can be expended on their housing unit.

8-Is meth contamination cleanup an eligible activity? Is HUD seeking applicants focusing on lead hazards?

No

9-In terms of future development, can the funds be used to renovate, for example. an unsafe structure for future housing

Funds can only be used for identified hazards, not general renovation.

10-Is there a prescribed list of health and safety hazards recognized by EPA?

No

11-Are the income limits used, the local county or can we use NAHASDA income limits?

You must use the income limits that HUD releases every year for all localities.

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12-Page 25 of the NOFA states, "

Funds must not be used for hazard evaluation or control activities in housing owned and operated by the grantee that was developed under a contract between the Secretary and an Indian housing authority pursuant to the United States Housing Act of 1937." Does this mean that no grant activities can be performed in '37 Act units? Many tribes do not have units that are non-'37 Act.

The following categories of housing units are not eligible for funding under this NOFA:

- **1937 Act Units (those developed pursuant to the United States Housing Act of 1937) that are owned and operated by the grant recipient;**
- **NAHASDA Units (those developed pursuant to the Native American Housing Assistance and Self-Determination Act of 1996), because these were developed after 1977;**
- **Public housing;**
- **Project-based Section 8 housing; and**
- **Other housing built after 1977.**

Note that 1937 Act Units owned and operated by a tribe are ineligible if the tribe is grant recipient but, if a tribally-designated housing entity (TDHE), which is an entity independent of the tribe, is the grant recipient, the units owned and operated by the tribe are eligible (unless otherwise specified as being ineligible (see, for example, paragraphs (a) – (h) on page 34)). Similarly, 1937 Act Units owned and operated by a TDHE are ineligible if the TDHE is grant recipient but, if a tribe is the grant recipient, the units owned and operated by the TDHE are eligible (unless otherwise specified as being ineligible).

13-If a Tribe exercises Tribal/Indian preference under ISDEAA in lieu of Section 3, is that permissible under this NOFA?

Yes, as long as they meet income guidelines.

14-Can labor count as match? For instance, if a household member works as part of the crew on the home retrofit?

Yes, as long as the hours are documented and included in the unit file.

15-Is Housing Rehab policy required?

A work plan and a policies and procedures manual will be required.

16-Can this grant be used for Mold remediation or it is just for Lead-based type work?

If mold is documented during inspection, remediation of it is eligible.

17-What is 15 pages max? does that include all summary including forms? or just the summary?

The 15 pages is for the narrative in answer to the 3 rating factors. The forms are attachments and not included in the 15 pages.

18-Can we use force account for labor if we decide not to do contracting for the labor?

You can if they hold the proper certifications.

19-Where is the NOFA for this grant program? **On grants.gov**

20-Is smoking cessation an addressable hazard? **No**

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21-Can HUD funded maintenance workers perform the repairs.....on the housing homes?

If they are certified and are part of the grantee's organization.

22-this seems to be a very tight timeline to get assessments done

The 36-month period of performance is the standard period for this office for getting both assessments and remediation done.

23-If we choose to address lead with the funds if found do we have to have Authorization from EPA? Can you provide an example of how this could work if using a partner that is Authorized or do I as the applicant have to be authorized by the EPA? Is it enough to just use lead certified firms?

To address lead with these funds requires certification – not authorization – by EPA or a state, of the tribe or a firm for the type of lead work being done. A tribe does not need to be authorized by EPA (which is authority for the tribe to operate a lead certification program) for the tribe to be eligible for these grants and to use the tribe's staff do lead work under these grants. Lead work that requires certification is lead-based paint inspection, lead risk assessment, lead abatement, or (for non-abatement lead remediation) lead repair, renovation, and painting ("RRP"). The grantee, whether a tribe or not, must use certified lead firms to do lead work, whether the firms are hired by the grantee or the grantee is itself certified as a firm for the discipline of that work and uses its staff to perform the work.

24-What type of health and safety inspections? is that before and after remediation? and does it have to be a licensed contractor to inspect?

A healthy homes inspection, based on the Healthy Homes Practitioner's course, and a regular house inspection, like an HQS inspection. If a lead paint inspection is required, a licensed inspector/assessor must be used. These inspections come before remediation and are used to develop the scope of work for the project.

25-Who is acceptable to perform the inspection/assessment?

A certified lead inspector/risk assessor must be used. The healthy homes inspection can be conducted by anyone who has taken the appropriate training.

26-Could a link to the Healthy Homes Rating System information be sent to attendees?

https://www.hud.gov/program_offices/healthy_homes/hhrs

27-Is then funding open to work on health and safety hazards on all eligible tribal members homes or only home units built by the TDHE?

All

28-NAHASDA gives tribes the option to use Area Median Income or US Median Income? Do applicants have that flexibility under this program?

You should use Area Median Income

29-Can the Tribal Council Treasurer whom is an official Check Signer also be Interim Tribal Administrator and oversee this program or would you prefer another program director to handle this program? Due to tribe being short staffed.

Yes

30-Is the budget narrative included in the 15-page limit?

Yes

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31-Do you recommend an epi center take lead on application in partnership with TDHE or vice versa?
Either, the EPI Center can be a partner or subgrantee.

32-Can these funds be used to clean up a housing site completely destroyed by mold and return the area to green space?

No, demolition is not authorized

33-If a TDHE that represents multiple tribes applies and provides services under this grant to only some of those tribes, do we submit evidence that all tribes have designated the TDHE or only for those tribes where the work will be done.

Just the tribes where work will be done.

34-Can funds be used to demolish our oldest housing site which has health hazards inside and out?

No

35-Note: the pdf (page 38) that was sent via CodeTalk stated the FTE as 2,087 hours per year. I'm not sure what was meant by an earlier comment about 1,000? As well your comment about it being incorrect. Should it be 2080? Please re-confirm - thank you!

For this program, 1 FTE is 2087 hours (the number used by the federal Office of Personnel Management), reflecting 52 weeks * a 40-hour workweek = 2080 hours, with an adjustment up because most years have 365 days, not 52 weeks * 7 days/week = 364 days, so there is an extra workday in most years, and another adjustment up from the effect of when there is an extra workday in leap years. As a result, for example, 0.75 FTE (minimum for the program manager) is 1565 hours.

36-If the funding cannot be used for new construction, can it be used to add on to an overcrowded existing home?

New construction is not authorized, only activities related to identified health and safety hazards.

37-Can both a tribe and a TDHE apply separately if the THDE is a 501c3

Yes, if they are applying to work in completely different target areas. If both organizations are proposing the same or overlapping target areas, only one application will be accepted. HUD will contact both applicants to determine if they will decide which applicant will withdraw its application. If they cannot decide which applicant will withdraw, HUD will accept for review just the last of the applications received from the two applicants before the application deadline.

38-Is training eligible for under trained workers?

Yes

39-Can fences be put in for safety?

No

40-Since smoking and tobacco use is listed in your publications on the www.hud.gov/healthyhomes website as a factor for indoor air quality which affects a healthy home, can we assume that meth prevention education, testing and remediation is a housing-related hazard?

No

41-Does the Inspection need to be done by a professional?

Yes, a certified lead inspector/risk assessor must be used. The healthy homes inspection can be conducted by anyone who has taken the appropriate training.

42-My question was that it appears we are required to do an assessment prior to submission of the application so is that considered the performance period??

No, assessments are done after grant award during the period of performance.

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43-If a match is IHBG funds, does the match have to be in an approved Indian Housing Plan?

That is not requirement of this NOFA, but an applicant proposing to use IHBG funds as match should check with the appropriate HUD Office to determine if that Office requires that the proposed match be in the applicant's approved Indian Housing Plan and, if so, if the Office approves the match's inclusion in the Plan.

44-Under Program Administration & Oversight d: Section 3 - it states that an exemption is granted to those who "comply with Tribal Employment & Contract preference laws adopted in accordance with Section 101(k) of NAHASDA"... How will this information be verified? Or will it be verified?

You can provide documentation of the exemption

45-if awarded is this cost reimbursement only grant or can the tribe draw down advance operating costs up to 30 days' worth?

These grants are cost reimbursement.

46-Past Performance Section 2: Assessing Applicant Risk - it states there are threshold requirements that will be considered before awarding the grant such as 1) Financial Stability 2) Timely Reporting 3) audit history etc. Again, how will this information be verified?

We will verify through some of the databases we have access to that would document previous noncompliance.

47-Can this be used for woodstove change out projects

If there is documentation showing the change is required and that the stove is the only heating source.

48-Can you provide more information on the 10-day project turnaround time previously mentioned?

The generally accepted amount of time that is required to complete projects under this program is 10 days. This time is counted from the day the contractor begins work and continues until completion.

49-Are units owned by the Tribe or TDHE eligible?

Yes, see answer above on page 2 for more detail.