



OFFICE OF HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

JUN 25 2012

Dear Owners,

On October 14, 2011, the Department published a Notice of Funding Availability (NOFA) for the Tenant Resource Network Program (TRN). TRN is a new program focused on tenant participation in Section 8 properties. To ensure accountability and careful administration, HUD performed a Front End Risk Assessment before publication of the NOFA and will administer the program from Headquarters. The program aims to engage tenants in efforts to preserve eligible properties as affordable housing, and to provide tenants with information on their rights and responsibilities, and support tenants in conducting activities protected under 24 CFR Part 245.

Approximately \$10 million dollars was made available under the authority of Section 514 of the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) for tenant outreach at properties defined by HUD as TRN-eligible. On June 14, 2012, HUD announced TRN awards to 15 nonprofit organizations (grantee names and awards are attached).

HUD identified properties eligible for TRN activities based on their risk of losing affordability protections or project-based rental assistance. HUD published a list of eligible properties with the TRN NOFA (archived on www.hud.gov). To be eligible for TRN activity, properties must have expiring Section 8 HAP contracts and be experiencing one or more triggering events:

- an FHA insured or Direct mortgage maturity date that falls within the 24-month period following the date of publication of the NOFA;
- receipt by HUD of an owner election to Opt-out, as evidenced by receipt of an Owner Election Form selecting "Option 6: Opt Out," within the 12-month period prior to publication of the NOFA;
- a notice of prepayment filed by the owner within the 12-month period prior to publication of the NOFA; and/or
- the receipt of two consecutive Below 60 REAC scores (where the Section 8 project based rental assistance contract is not yet under abatement), with the most recent score issued within the 12-month period prior to the publication of the NOFA.

Grant applicants identified properties from the property list published with the NOFA to perform TRN activities within the next 24 months. Eligible activities, as published in the NOFA, include outreach and workshops with project residents to explain tenant rights and responsibilities related to triggering events.

In addition to the eligible property list published with the NOFA, Newly Eligible properties may be added to grantees' Work Plans with HUD's approval. Newly Eligible properties must be located in the same state where the applicant proposed work in the initial TRN application. If a grantee determines that a property is at risk of losing affordability, provides acceptable evidence (as defined in the NOFA) and can justify why inclusion of the project in the TRN program will meet the stated goals of the program, the proposal will be sent to HUD for review.

Those properties that become TRN-eligible during the award term could be added due to a Section 8 contract at the property expiring within the 24 month period following this NOFA publication, along with evidence of a triggering event. Examples of evidence of a triggering event are: written, publicly available evidence that the Owner has listed the property for sale, the Owner has filed a notice of intent to sell the property in accordance with applicable state or municipal law, or the Owner has filed a 12-month notification of intent to Opt-Out of the Section 8 rental assistance contract. HUD approval must be received prior to initiation of any TRN activities at the property.

In addition to properties you own that are listed on the initial TRN-Eligible property list, you may own properties that may be added by a TRN grantee over the next 24 months if a triggering event occurs and if HUD approves the property for TRN activity. HUD will contact you to inform you that a TRN grantee is proposing to add your property as Newly Eligible, and will inform you if and when approval for the addition is granted.

All awardees are expected to participate only in the eligible activities listed in the NOFA and to meet reporting and conflict of interest requirements throughout the two-year grant period.

Additional information regarding tenant participation in multifamily projects may be found at <http://www.hud.gov/offices/adm/hudclips/handbooks/hsgh/4381.5/index.cfm> (HUD Management Agent Handbook 4381.5) and at <http://frwebgate.access.gpo.gov/cgi-bin/multidb.cgi> (24 CFR Part 245 in entirety).

Please contact Claire Brolin with questions on the program at 202-708-3000.

Sincerely,

A handwritten signature in cursive script, appearing to read "Catherine M. Brennan, for".

Catherine M. Brennan
Director, Office of Housing Assistance and
Grant Administration

Enclosures

FY2011 TRN Grantees

| State | Grantee | Grant Amount |
|---------------|---|--------------------|
| California | LA Center for Affordable Tenant Housing | \$720,000 |
| Connecticut | Connecticut Public Housing Resident Network | \$100,000 |
| Georgia | Atlanta Legal Aid | \$360,000 |
| Illinois | Metropolitan Tenants Organization | \$600,000 |
| Maryland | Housing Counseling Services | \$300,000 |
| Massachusetts | Boston Affordable Housing Coalition | \$300,000 |
| Michigan | United Community Housing | \$480,000 |
| Minnesota | Home Line | \$300,000 |
| New York | NY Tenants and Neighbors | \$200,000 |
| Ohio | Coalition on Homeless and Housing in Ohio | \$300,000 |
| Pennsylvania | Housing Alliance of Pennsylvania | \$200,000 |
| Rhode Island | Statewide/ Housing Action Coalition | \$200,000 |
| Texas | Texas Tenants' Union | \$350,238 |
| Virginia | North Carolina Housing Coalition | \$300,000 |
| Washington | Tenants Union of Washington State | \$200,000 |
| | TOTAL | \$4,910,238 |