



# RTFH CoCBuils NOFO Office Hours

August 15, 2024

- ◇ NOFO Highlights
- ◇ HUD Priorities
- ◇ Rating Factors
- ◇ Applications Details
- ◇ Review of Applications



# FY 2024 CoCBuils NOFO Highlights

The U.S. Department of Housing and Urban Development (HUD) released the [Continuum of Care Builds \(CoCBuils\) Notice of Funding Opportunity \(NOFO\)](#) on **July 22, 2024**, with approximately \$175 million in funding available nationally for an estimated 25 projects. Up to 3 awards are set aside for the highest scoring project applications where PSH units are located on Tribal reservations or trust lands. Applications are due to HUD by **November 21, 2024**.

## Funding Available to San Diego City and County CoC

Maximum Amount for a Single Project (dependent upon the higher of the CoC's Preliminary Pro Rata Need or Annual Renewal Demand)	Maximum Amount for Projects Submitted by CoCs with Units Located on Tribal Reservations or Trust Lands
\$7,500,000	\$9,500,000



# FY 2024 CoCBuils NOFO Highlights

Continued

- ◇ First of its kind funding for new construction, acquisition, or rehabilitation of PSH-specifically for capital costs and activities associated with PSH
- ◇ One time funding for capital costs
- ◇ Maximum amount San Diego CoC can apply for a single project- \$7,500,000
- ◇ Maximum amount San Diego CoC with units located on Tribal Reservation or Trust Lands \$9,500,000

### **Number of applications permitted:**

1 application if there are no Tribes or Tribally Designated Housing Entities.

2 applications if the CoC includes Tribes or TDHEs where one application must be specifically for new PSH units on Tribal reservation or trust land and one application from a non-Tribe or TDH

### **Funding Diversity**

HUD reserves the right to reduce the amount of a grant, if necessary, to ensure no more than 20 percent of assistance made available under this NOFO will be awarded to projects located within any one state. Additionally, HUD reserves the right to select up to three projects where PSH units will be located on Tribal reservations or trust land

## Purpose



The Continuum of Care (CoC) Builds (CoCBUILDS) NOFO targets efforts within Continuum of Care (CoC) geographic areas to address and reduce homelessness by adding new units of permanent supportive housing (PSH) through new construction, acquisition, or rehabilitation through one-time awards under the CoC program. Through the CoCBUILDS NOFO, HUD is encouraging CoCs to leverage funds provided for construction, acquisition, or rehabilitation of new PSH units with other funding sources to maximize the amount of housing that can be directed to meeting the needs of individuals with a disability and families where at least one household member has a disability and is experiencing homelessness to live independently.

## HUD Specific Priorities:

Policy Priority	Summary
<b>1. Increasing Affordable Housing Supply</b>	<b>Fund new construction, rehabilitation, or acquisition to increase PSH stock in a CoC's geographic area, including economic strategies such as adaptive reuse and conversion of hotel properties. CoC's and applicants should engage local leaders to mitigate zoning and land use issues that may impact adding PSH units to the CoC housing stock.</b>
<b>2. Ensuring Access to Supportive Services and Public Services</b>	<b>Provide voluntary supportive services to ensure households, particularly those that include a family member who has a disability, have the tools and resources to maintain permanent housing.</b>
<b>3. Partnering with Housing, Health, and Service Agencies.</b>	<b>Utilize cost performance and outcome data to enhance resource allocation aimed at ending homelessness. Strategies to maximize effective resource utilization include forming partnerships with public health agencies, state and local housing agencies, workforce development centers, and Tribes and Tribal organizations.</b>

Rating Factor	Max points	To Receive Maximum Points
<b>a. Development Experience and Leveraging.</b> Max: 5 pages	24	Demonstrate relevant entities have experience with other projects of similar scope and scale; experience leveraging resources similar to funds proposed in current project; and provide information regarding availability of resources dedicated to proposed project.
<b>b. Managing Homeless Projects</b> Max: 4 pages.	12	Demonstrate that your organization and that your proposed subrecipients have experience administering programs for individuals and families experiencing homelessness where one member of the household has a disability.
<b>c. Implementation Schedule</b> Max : 2 pages	12	Complete an implementation schedule and provide a proposed schedule for key milestones.
<b>d. Property Maintenance</b> Max: 2 pages	5	Demonstrate how relevant entities will ensure property is maintained annually to prevent unnecessary costly repairs.
<b>e. Unmet Housing Need</b> Max: 1 page	7	Describe population served by project and level of unmet need, including a system gaps analysis.
<b>f. Management of Rental Housing</b> Max: 2 pages	10	Describe rental housing projects managed by relevant entities including number of grants, awarded total, type, and number of assisted and non-assisted units.
<b>g. Coordinated Entry</b> Max: 2 pages	3	Describe how project will use the CoC's coordinated entry process, or another process that meets HUD's minimum requirements.

<b>Rating Factor</b>	<b>Max points</b>	<b>To Receive Maximum Points</b>
<b>h. Coordination with Housing Providers, Healthcare Organizations, and Social Service Providers</b> Max: 2 pages	10	Demonstrate projects are leveraging non-CoC funded housing resources through coordination with relevant entities.
<b>i. Experiencing Promoting Racial Equity</b> Max: 4 pages	8	Describe process to involve underserved groups in project processes, build community partnerships with relevant entities, and design or operate projects that improve racial equity.
<b>j. Community Integration for Persons with Disabilities</b> Max: 2 pages	7	Demonstrate how project will enable participants to make meaningful choices about services and supports to allow full participation in the community.
<b>k. Section 3 Requirement</b> <i>Max: 1 page</i>	2	Describe actions by relevant entities to provide employment and training opportunities for low-income persons.
<b>l. Policy Initiative Preference Points:</b>	2*	Up to 2 preference points may be awarded for applications proposing activities that advance Environmental Justice.

\*This NOFO supports the following policy initiatives, for which a maximum of two (2) preference points may be awarded. Preference points are added to your overall application score.

## Sections of the application to note:



### **4C: Integrate Health and Housing Advance policies that recognize housing's role as essential to health. The following are policy priorities specific to this NOFO:**

**Increasing Affordable Housing Supply.** The lack of affordable housing is the main driver of homelessness. This NOFO provides funding for new construction, rehabilitation, or acquisition that can increase permanent supportive housing stock in a CoC's geographic area.

CoCs, applicants, and developers should partner to determine an economical way to increase permanent supportive housing supply for individuals and families experiencing homelessness that considers adaptive reuse and conversion of hotel properties. Additionally, CoCs and applicants should engage local leaders to mitigate zoning and land use issues that may impact adding permanent supportive housing units to the CoC's housing stock.

**Ensuring Access to Supportive Services and Public Services.** Providing voluntary supportive services to individuals and families experiencing homelessness, particularly for these households that also include a family member who has a disability, can ensure the households have the tools and resources needed to successfully maintain permanent housing.

Applicants must ensure households that will reside in the units developed under this NOFO will have access to CoC Program supportive services as well as other public services such as easy access to local parks and recreation, post office, etc.





## Sections of the application to note:



### **Partnering with Housing, Health, and Service Agencies.**

Using cost performance and outcome data, applicants should improve how all available resources are utilized to end homelessness. This is especially important as the CARES Act and American Rescue Plan have provided significant new resources to help end homelessness. HUD encourages CoCs to maximize the use of mainstream and other community-based resources when serving persons experiencing homelessness and should:

1. Work closely with public and private healthcare organizations and assist program participants who are interested in assistance with receiving primary care, housing related services, and with obtaining medical insurance to address healthcare needs. This includes developing close partnerships with public health agencies to analyze data and design approaches that reduce homelessness, improve the health of people experiencing homelessness, and prevent and address disease outbreaks, including HIV/AIDS.
2. Partner closely with PHAs and state and local housing organizations to utilize coordinated entry, develop housing units, and provide housing subsidies to people experiencing homelessness. These partnerships can also help CoC Program participants exit permanent supportive housing through Housing Choice Vouchers and other available housing options. CoCs and PHAs should especially work together to implement targeted programs such as Emergency Housing Vouchers, HUD-VASH, Mainstream Vouchers, Family Unification Program (FUP) Vouchers, and other housing voucher programs targeted to people experiencing homelessness. CoCs should coordinate with their state and local housing agencies on the utilization of new program resources provided through the HOME Investment Partnerships - American Rescue Plan Program (HOME-ARP) that was created through the American Rescue Plan.
3. Partner with local workforce development centers to improve employment opportunities.
4. Work with Tribes and Tribal organizations to ensure that Tribal members can access CoC funded assistance when a CoC's geographic area borders a Tribal area.

## Sections of the application to note:



### Equity Factors

3 out of the **4 Equity Factors** will not change an applicant's score or rank, but narrative responses must be submitted and will be evaluated for sufficiency. If deemed insufficient, it will be a "curable deficiency".

Submitted narrative responses for the following equity requirements must adhere to the guidelines provided in Section III.F of the CoC Builds NOFO. Each narrative should be no more than 2-pages. The following 3 narrative responses will not count toward the 25 pages maximum length for narratives.

- Advancing Racial Equity
- Affirmative Marketing and Outreach
- Affirmatively Furthering Fair Housing
  
- Experience Promoting Racial Equity ( 8 points)
  - **All Applicants:** will describe their past experience or resources to effectively meet the needs of underserved communities, particularly Black and Brown communities in response to V.A.1.i. Tribes and THDHEs will focus on meeting the needs of Tribal members in their response.

## Policy Initiative Preference Points



**Environmental Justice:** In accordance with [Executive Order 12898](#), Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, and EO 14008, HUD will award up to two (2) points for applications proposing activities that advance Environmental Justice (as defined in Section I.A.4 of this NOFO). For the purposes of this HUD program, activities that advance Environmental Justice include doing the following for people or communities that have been environmentally underserved or overburdened (e.g. low-income and Black and Brown communities):

1. Reducing or mitigating exposure to environmental and health hazards (e.g. industrial facilities, EPA superfund sites, brownfields and legacy pollution, heat islands).
2. Improving protection from and resilience to environmental harms (e.g. fire-resistant materials, floodproofing).
3. Expanding environmental benefits (e.g. clean air and water, public transportation, bike and walking paths, clean energy, green technology, biodiversity).
4. Overcoming prior disinvestment in environmental infrastructure (e.g. drainage systems, green spaces, pollution controls).  
To receive points under this Section, your application must describe in detail how your proposed activities will advance Environmental Justice in one or more of these ways



## Other Program Specific Requirements:

### **Environmental Review**

Compliance with environmental requirements, including regulations at [24 CFR 50](#) or [58](#): Notwithstanding 24 CFR 578.31 and 24 CFR 578.99(a) of the Rule, and in accordance with Section 100261(3) of MAP-21 (Pub. L. 112-141, 126 Stat. 405), activities under this NOFO are subject to environmental review by a responsible entity under HUD regulations at 24 CFR part 58 or by HUD under 24 CFR part 50.

### **Timeliness Standards.**

All conditional funds awarded under this NOFO must be obligated by HUD by September 30, 2025 for FY 2023 funds and September 30, 2026, for FY 2024 funds. Obligated funds remain available for expenditure until September 30, 2030, for FY 2023 funds and September 30, 2031 for FY 2024 funds. Obligated funds remain available for expenditure until September 30, 2030, for FY 2023 funds and September 30, 2031 for FY 2024 funds. HUD reserves the right to require an earlier expenditure deadline under a grant agreement. The applicant is expected to initiate the approved project promptly in accordance with the requirements of this Section of the NOFO. Grant terms, and associated grant operations, may not extend beyond the availability of funds. Applicants must plan accordingly and only submit applications that can start operations in a timely manner with sufficient time to complete the post award process within the awarded grant term. Additionally, HUD will take action if the recipient fails to satisfy the timeliness standards found in 24 CFR 578.85.

Grant terms may be two, three, four, or five years. Projects selected for conditional award must be able to:

- a. provide proof of site control (24 CFR 578.25) prior to execution of the grant agreement; and
- b. execute the grant agreement with HUD no later than September 1, 2025.

## Completing and Submitting the Application



### **The project applicant, not the collaborative applicant, completes the application and required forms**

The application may include one or more subrecipients. Subrecipients who will carry out the capital costs must be eligible and identified within the application.

### **The project applicant must submit the project application and accompanying documents to the CoC by **October 14, 2024, for review****

If more than one application is submitted and none of them include a Tribe or TDHE the Rating and Ranking team will choose a single application to submit to Grants.gov.

### **Additional Details:**

- Provide the responses in plain language
- Label each rating factor
- Ensure all responses fully answer the rating factor
- 25 page maximum with page restrictions per rating factor.
- Format and Form Narratives and other attachments to your application must follow the following format guidelines. Double spaced 12-point (minimum) Times Roman font on letter sized paper (8 1/2 x 11 inches) with at least 1-inch margins on all sides.
- Do not submit password protected or encrypted files.



This application uses the HUD-424-CWB Budget

- The budget page does not count toward the page count
- You must complete all applicable sections of the budget
- Use Other Direct Costs section to identify the following cost if you are requesting:
  - a) Project-based RA to include the Number and Configuration of Units, the amount of RA per unit will be based on the FY2024 FMRs
- Supportive Services
- Operating Costs
- Administrative Costs

Majority of funding requests must be for capital costs

- No more than 20% of the total funds requested can include other eligible CoC Program budget line items
- No more than 10% of the total funds requested can be for administrative costs
- A 25% match is required, this can be Cash or In-Kind
- There is a 15-year use requirement (24 CFR 578.81 (a))



## CoC Review of Project Applications

- CoCs are required to review proposed CoCBuils applications locally and if more than one application is received, the CoC must determine which application it will submit to HUD.
- There will be a Rating & Ranking team of at least 3 people who have experience with constructing, rehabilitating, and supporting similar types of projects. This team is different than the general NOFO Rating and Ranking Committee.
- While only one project application per CoC may be submitted, where feasible, HUD encourages the inclusion of one or more subrecipients that will contribute towards the goals of this NOFO (e.g., capital costs, housing, supportive services). CoCs are permitted to submit a second application if the new PSH units are constructed, rehabilitated, or acquired on Tribal reservations or trust lands.





**Questions?**

