**CoCBuilds NOFO Summary**

The CoCBuilds NOFO targets efforts within CoC geographic areas to address and reduce persons experiencing homelessness by adding new units of permanent supportive housing (PSH) through new construction, acquisition or rehabilitation though one time CoC Builds award. You can find the CoCBuilds NOFO at this link:

<https://www.hud.gov/sites/dfiles/CFO/documents/Foa_Content_of_FR-6800-N-25A.pdf>

Application Due Date: 11/21/2024

* Applications must be submitted using Grants.gov
* Applications must be completed by the organization requesting the funds and submitted by the CoC Collaborative Applicant (Partners Ending Homelessness).

Estimated Total Funding: $175,000,000

* Not less than $65,000,000 available for CCs in states with populations less than 2.5 million
* Anticipate 25 awards

Estimated Project Start Date: 10/01/2025

Estimated Project End Date: 10/01/2030

Match Requirement: 25% cash or in-kind

Each CoC may only submit one CoCBuilds application unless there is a tribe or tribal reservations in the geographic area; then two could be submitted

Based on the Final Pro Rata Need for the CoC the maximum amount of CoCBuilds funding is $7 million.

* No more that 20% of each award may be used for other eligible CoC program activities (i.e. – support services, operations)
* No more than 10% may be used for project administration

HUD has six goals for this program:

* Increase housing opportunities for people with high risk levels of need
* Increase supply of PSH units within CoC geographic areas to address households experiencing homelessness where at least one member has a disability
* Encourage coordination between housing providers, health care organizations, and social services providers
* Ensure access to resources for projects to expand opportunities for new PSH units in States with populations less than 2.5 million
* Ensure new PSH units are conveniently located near local services; e.g., walking distance, near reliable transportation services, provide access to telehealth
* Affirmatively further fair housing by addressing barriers that perpetuate segregation and concentrate affordable housing in under-resourced areas

Applicable Goals and Objectives from HUD’s Strategic Plan

* Reduce homelessness
* Ensure access and to and Increase Production of Affordable Housing
* Increase Supply of Housing
* Advance sustainable communities
* Strengthen Environmental Justice
* Integrate Health and Housing

HUD encourages CoCs to maximize the use of mainstream and other community-based resources.

* Work closely with public and private healthcare providers
* Partner with PHAs to utilize coordinated entry, develop housing units, and provide housing subsidies to people experiencing homelessness
* Work with local workforce development centers to improve employment opportunities

HUD encourages CoC whenever possible to consider existing vacant structures that were initially designed for use other than housing.

CoCs are required to review proposed CoCBuilds applications and if more than one is submitted must determine which one will be submitted to HUD. Encourages the CoC to use the scoring matrix in the NOFO so that the application submitted has the best chance of being approved.

CoC must include a letter signed by the Board Chair stating that it supports the submission of the application.

**Rating Factors**

**Development Experience and Leveraging – 24 points max.**

Applicant, developer and relevant sub-recipients have experience with:

* at least four other projects of similar scope and scale (8 pts.)
* at least three examples of prior leveraging experience; i.e. – LIHTC, HOME, CDBG, etc. (8 pts.)
* Availability of resource commitments, i.e. – LIHTC, Project Based rental assistance, etc.; describe overall cost of the project and cost/unit(8 pts.)

**Managing Homeless Projects – 12 points max.**

Demonstrate the applicant and sub-recipients has experience administering programs for individuals and families experiencing homelessness where at least one household member has a disability:

* Experience managing at least four properties where they calculate rent based on unit size, addressing participant concerns, property management and working with community based organizations (8 pts.)
* Type and frequency of supportive services and who will provide them (3 pts.)
* What methods of transportation will be available for participants (1 pt.)

**Implementation Schedule – 12 points max.**

Provide timeline for:

* Based on the type of capital funds requested date when construction will begin and end and when move-in will begin
* Acquisition – date property will be acquired
* Rehabilitation – dates rehab will begin and end and when move-in will begin

4 pts. – development schedule is complete

4 pts. -likelihood that development milestones will be achievable

4 pts. – Likelihood that project will be operational within 36 months of award

**Property Maintenance – 5 points max.**

How you will ensure that property is maintained annually to prevent unnecessary costly repairs. Describe:

* How property will be maintained annually to prevent unnecessary repairs; routine maintenance, preventive maintenance and whether there will be a reserve fund
* How property will be able to cover replacement costs; will there be funds from other sources and what those sources would be

**Unmet Housing Need – 7 points**

Using PIT and HIC information estimate the gap between the number of households with a disability and the number of existing PSH units. Maximum points will be given where there are fewer than 50 PSH beds available for each 100 people proposed to be served.

**Management of Rental Property – 10 points**

* Describe the rental housing projects you or your subrecipient(s) have managed
* The number of grants for affordable housing over the past three years, amount of awards and type of subsidy or financing that was provided
* Specify number of assisted and non-assisted units for each property

Maximum points for describing management of at least four times the number of properties and units proposed in this application

**Coordinated Entry – 3 points**

Demonstrate how the project will use Coordinated Enty to refer households to the project. Must include the CE process implemented and how participants will be placed in the project

**Coordination with Housing Providers and Healthcare Organizations and Social Service Providers – 10 points**

Housing Providers – Demonstrate that the project is leveraging non-CoC funded resources for acquisition, rehab, or new construction providing at least 50% of the amount requested in the application or the project will leverage resources to provide rent subsidies for at least 25% of the units proposed in the application. (5 pts.)

Healthcare or social service providers – written commitment to access housing resources (i.e. – supportive services, primary or behavioral healthcare and the value of assistance is at $7,500 per unit. (5 pts.)

**Experience Promoting Racial Equity – 8 points**

* Describe experience soliciting input from underserved groups in designing, planning and implementing housing projects
* Experience building community partnerships with grassroots and resident led organizations that provide housing, health care and supportive services
* Experience designing or operating programs that have improved racial equity, particularly among people experiencing homelessness

**Community Integration for Persons with Disabilities – 7 points**

Demonstrate how PSH will enable program participants to make meaningful choices about housing, healthcare and long-term services that will allow them to fully participate in the community. Will this be a mixed use development?

**Section 3 Requirement – 2 points**

Describe actions that will be taken by project applicants to comply with Section 3 of the HUD Act of 1968. Providing employment and training opportunities for low income persons and contracting with businesses that provide economic opportunities to low income persons.

HUD will award up to 2 preference points for projects that propose activities that promote Environmental Justice. (see pg. 41 of NOFO)