

CoC Builds NOFO Office Hours

August 15, 2024

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FY 2024 CoC Builds NOFO Highlights

The U.S. Department of Housing and Urban Development (HUD) released the Continuum of Care Builds (CoC Builds) 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 Brevard 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
\$5,000,00	\$7,000,000

FY 2024 CoCBuilds 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 Brevard CoC can apply for a single project—\$5,000,000

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

On July 22, 2024, the U.S. Department of Housing and Urban Development (HUD) released the Continuum of Care (CoC) Builds Notice of Funding Opportunity (NOFO). The Continuum of Care (CoC) Builds (CoCBuils) 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 through one-time CoCBuils awards under the CoC Program. Through the CoCBuils 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 meet the needs of individuals and families experiencing homelessness. As the HUD designated Collaborative Applicant, the Brevard Homeless Coalition (BHC) must implement a thorough review and oversight process at the local level to determine which application will be submitted to HUD under this NOFO.

HUD Priorities

Policy Priority	Summary
1. Increasing Affordable Housing Supply	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.
2. Ensuring Access to Supportive Services and Public Services	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.
3. Partnering with Housing, Health, and Service Agencies.	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.

RATING FACTORS

Rating Factor	Max points	To Receive Maximum Points
a. Development Experience and Leveraging. Max: 5 pages	24	Demonstrate relevant entities have experience with at least four other projects of similar scope and scale; experience leveraging resources similar to funds proposed in the current project (Examples of resources that will be considered include Low Income Housing Tax Credits, HOME, CDBG, Section 108, Section 202, and Section 811); and provide information regarding the availability of resources dedicated to the proposed project.
b. Managing Homeless Projects Max: 4 pages.	12	Demonstrate relevant entities have experience administering programs for eligible households experiencing homelessness where one member of the household has a disability. Experience with managing at least four properties.
c. Implementation Schedule Max : 2 pages	12	Complete an implementation schedule and provide a proposed schedule for key milestones.
d. Property Maintenance Max: 2 pages	5	Demonstrate how relevant entities will ensure property is maintained annually to prevent unnecessary costly repairs.
e. Unmet Housing Need Max: 1 page	7	Describe population served by project and level of unmet need, including a system gaps analysis.
f. Management of Rental Housing 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.
g. Coordinated Entry Max: 2 pages	3	Describe how project will use the CoC's coordinated entry process, or another process that meets HUD's minimum requirements.

RATING FACTORS

Rating Factor	Max points	To Receive Maximum Points
h. Coordination with Housing Providers, Healthcare Organizations, and Social Service Providers Max: 2 pages	10	Demonstrate projects are leveraging non-CoC funded housing resources through coordination with relevant entities.
i. Experiencing Promoting Racial Equity 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.
j. Community Integration for Persons with Disabilities 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.
k. Section 3 Requirement Max: 1 page	2	Describe actions by relevant entities to provide employment and training opportunities for low-income persons.
l. Policy Initiative Preference Points:	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.

Noteworthy sections of the application:

4C: Integrate Health and Housing Advance policies that recognize housing's role as essential to health (Housed and Healthy Brevard).

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.

Noteworthy sections of the application:

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.

Noteworthy sections of the application:

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.

Noteworthy sections of the application:

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.

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.

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.

Timeliness Standards.

All conditional funds awarded under this NOFO must be obligated by HUD by September 30, 2025.

Obligated funds remain available for expenditure until September 30, 2030. 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.



Local Process and Timeline

FY 2024 CoC Builds NOFO Local Timeline	
Date	Details
Jul 22, 2024	HUD released new CoCBUILDS NOFO
Aug 23, 2024	BHC Public Notice - FY 2024 CoC Builds NOFO Highlights
Aug 29, 2024	BHC Public Notice - CALL for Intents to Submit <u>and</u> NEW PSH Project Application Submission Requirements Application under the CoCBUILDS NOFO
Aug 30, 2024	CoC Builds Office Hours – recommended for all project applicants
Sep 20, 2024	Noon Deadline to submit “CoCBUILDS Intent to Submit” Form via Link
Nov 6, 2024	Noon Deadline for submission of NEW PSH Project Applications with <u>ALL</u> requested documentation
Nov 12, 2024	BHC to notify agencies concerned regarding project acceptance or rejection.
Nov 15, 2024	BHC’s deadline to obtain the local jurisdiction’s signed certification of consistency with their consolidated plan
Nov 19, 2024	BHC will submit the CoCBUILDS Application and all required attachments
Nov 21, 2024	HUD’s deadline to submit CoCBUILDS Application is 8:59:59 PM Pacific Time

Local Process and Timeline

Setup of CoC NOFO SharePoint Drive and Intent to Submit

- Project Applicants will need to complete [FY 2024 CoC Builds NOFO Intent to Submit Form](#) no later than September 20, 2024 at Noon.
- All project applicants who complete the Intent to Submit form will have a CoC Builds SharePoint Folder created for agency staff responsible for uploading all required elements under the CoC Builds NOFO.

Completing and Submitting the Application

The project applicant must submit the project application and accompanying documents to the CoC by November 6, 2024, for review

The project applicant, not the collaborative applicant (Brevard Homeless Coalition), 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.

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.

Eligible Project Types

Only Permanent Supportive Housing projects (requesting capital costs) will be accepted under this NOFO.

Permanent Supportive Housing is permanent housing in which supportive services are provided to assist individuals with a disability and families where at least one household member has a disability and is experiencing homelessness to live independently.

Specifically, under this NOFO HUD is looking for:

- New Construction of PSH units
- Adaptive reuse and conversion of hotel properties into PSH
 - Adaptive Reuse definition: Refers to the process of reusing an existing building for a purpose other than which it was originally built or designed for. It is also known as recycling and conversion. Adaptive reuse is an effective strategy for optimizing the operational and commercial performance of built assets.
- Use of properties made available through the Title V Process. More information can be found online and in the Call document.

Matching

All projects must provide a 25% match for all HUD funds requested, except leasing funds. Under this NOFO leasing funds are not an eligible cost. Applicants must be prepared to submit signed letters of commitment prior to the project submittal to HUD in November.

Eligible Costs

You may include a budget request with the following eligible costs in the application. However, HUD will award no more than 20 percent of the total funds for use in project-based rental assistance, operating costs, or supportive services. Additionally, HUD will award no more than 10 percent of the total budget (capital costs plus additional eligible costs) for project administrative costs. See pages 34-35 for more project-specific requirements under the [CoC Builds NOFO](#).

1. Acquisition (24 CFR 578.43);
2. Rehabilitation (24 CFR 578.45);
3. New Construction (24 CFR 578.47);
4. Project-based rental assistance (24 CFR 578.51(e));
5. Supportive Services (24 CFR 578.53);
6. Operating Costs (24 CFR 578.55); and
7. Project administrative costs (24 CFR 578.59).

Submission Information

Step 1: Each interested project applicant must have a CoC Builds NOFO SharePoint Folder setup by the BHC. Instructions on how to request one are mentioned above. This step is required to submit all requested documents for the local review and selection process.

Step 2: Complete the [FY 2024 CoC Builds NOFO Intent to Submit Form](#). This is needed to assess the number of potential project applications that will need to be reviewed. As part of the intent to submit form all required project applicants will be required to sign a Housing First, HMIS, and CES commitment to adhere to HUD required guidelines. Due by September 20, 2024, by Noon.

Step 3: Applicants will be required to complete the [FY 2024 General Threshold and Applicant Checklist](#). See more information below. This will be due by November 6, 2024.

CoC Review of Project Applications

- CoCs are required to review proposed CoCBuilds 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.

Resources

BHC Webpage CoC Builds NOFO Documents

- [FY-2024-CoC-Builds-NOFO-Highlights](#)
- [CoC Builds General Threshold and Requirements Checklist](#)
- [FY 2024 CoC Builds NOFO Intent to Submit Link](#)
- [FY 2024 CoC Builds NOFO Local Timeline](#)
- **[FY-2024-CoC-Builds-NOFO-CALL-for-Intent-to-Submit-and-NEW-PSH-Project-Application-Submission-Requirements](#)**

Questions?