081424-509444-HUD CoCBuilds Webinar Transcript

[Speaker 6]
Hello, and welcome to today's conference, the office of special needs assistant assistance program. For note for Webex tips, please submit questions throughout using the chat box. If you have technical difficulties, 1st, sign out, then sign back in.

Or if that doesn't fix it, please reach out to the host, the event producer. When submitting questions, please submit the questions to everyone and not the host. You can choose for your audio to come through your computer speakers or your phone to adjust audio.

Click the caret above the mute button at the bottom left of your screen and switch to a phone audio buttons. And follow the prompts to select your preferred audio source. With that, I pass over the call to norm shocker.

[Speaker 2]
Hi, everyone, and welcome to the session today. We're very excited to be able to talk about our new. Uh, notice of funding opportunity for the COC builds program is the 1st time we've done this.

So we're very excited to provide you with a lot of information about the nofo and some tips and ideas about how to leverage. Uh, other resources and work with, uh, partners on development in your communities. So, I'll just be sort of, uh, uh, I'm seeing today.

Uh, we have 3 great presenters. Uh, I'll introduce them really quickly. Sherry Boyd from the snaps office is the lead drafter of the nofo and we'll be walking through a lot of the details and technical aspects of the nofo.

We're also very pleased to have Walter Howell from, uh, HUD's office of affordable housing programs, who is going to be talking about a couple programs, the home ARP program and the housing trust fund program and the opportunities to leverage that those resources with COC builds. Uh, we're also very excited to have Gary Cooper, uh, from HUD's office of Native American programs, who is going to be talking about some of the resources that are available to tribes and tribally designated housing entities. Uh, tribes and tribally designated housing entities, the acronym for that is TDHE's, uh, are eligible applicants for this nofo and we're very excited, uh, to get some applications and to be able to fund some projects, uh, on tribal land.

So, super exciting, um, opportunity there. Uh, so let's go ahead and move on to the next slide, please. Uh, the agenda for today, we're going to give a, we're going to start with a high level overview of the nofo.

Sherry's going to deliver that. Um, and we are going to spend some time with, uh, Walter and Gary talking about opportunities for partnering. Sherry will then walk us through the application and, uh, some highlights from the application.

Uh, and then we will have a robust time for question and answer. If you have a question or comment you want to share, uh, as our event host, uh, pointed out at the top, please share

it in the chat window. Please make sure in that send to box that it says everyone, uh, and that way everyone gets to see your questions.

When we respond, we will also, uh, you know, make the response available to everyone. We want to be as transparent as possible. Uh, so let's move on to the next slide.

Please. And, uh, so I'm going to turn things over to Sherry and Sherry is going to walk us through some highlights of the COC builds nofo. So, Sherry over to you.

[Speaker 1]
Thank you, Norm. Um, as he said, this is an exciting nofo, so we're going to hop into it with some exciting highlights. The COC builds nofo provides 175Million of which not less than 65Million is available only for COCs that are located in states with populations of fewer than 2.5Million people. This nofo creates new units of permanent supportive housing through capital cost funding, new construction, rehabilitation and acquisition, where the majority of the funds that are requested must be for those capital costs. Permanent supportive housing is beneficial for several reasons. It provides stable housing for individuals who may otherwise be experiencing homelessness or precariously housed, offering a foundation for stability in their lives.

It also offers on-site or readily accessible voluntary support services, such as counseling, health care, substance abuse treatment and job training tailored to individual needs.

[Speaker 2]
Yes, sorry. Uh, the slides aren't advancing. Uh, so I want to, there we go.

Great. Uh, please carry on. Sorry to interrupt.

[Speaker 1]
Oh, no, I'm glad you did. Thank you. Um, let's see, it can also reduce overall public cost by decreasing the use of emergency services, such as hospitals, shelters and law enforcement, which are often utilized at a higher rate by individuals experiencing homelessness.

Stable housing contributes to better physical and mental health outcomes for residents. As they have a safe and consistent environment in which to address health issues and access regular care. It also promotes permanent supportive housing, allowing individuals to become integrated into their communities, fostering a sense of belonging and social connection, which are crucial for overall well, being.

And finally, for individuals who have experienced incarceration or cycles of homelessness. Permanent supportive housing can break these cycles by providing a stable environment and support systems to prevent relapse. Into previous patterns next slide please.

During the next few slides, you're going to see that this now provides funding and assistance in accordance with. The existing program regulations and specifically targets new units of permanent supportive housing. The same eligible activities and costs are available under the program competition.

However, most are hesitant and don't apply for these costs in the regular competition. As the amount of funding needed to submit a new capital cost project application. Is significant and the existing renewal demand within for other projects and funding is high.

Additionally, new funds for which could apply for. Under the bonus or bonus. Process if those are included in the regular nofo.

It's generally not sufficient for a capital cost project because so much funding is needed to get a capital cost project off the ground. This is specifically designed to address that need. To get new units of permanent supportive housing within your.

Eligible applicants that may apply for this funding are found in by 78.15. And includes try tribally designated housing entities or. And public housing agencies next slide please. We, we recognize tribes and tribally designated housing entities.

And encourage them to review this nofo and apply for funds to create new units of permanent supportive housing. On tribal reservation and trust land, this is a great opportunity to obtain new permanent supportive housing units for your tribe or. We have increased the amount of funds by 2Million dollars for that receive an application.

Specifically from a tribe or. This does not mean that the tribe or trially designated housing and entity is just limited to that additional 2Million dollars. The can split the amount of funds available.

Between a non tribe applicant and a tribe or. For example, your is in the 9.5Million maximum amount. You could divide that in any way you choose.

It could be half and half or. A 3rd and 2 thirds, it just depends upon the need and where those new units of permanent supportive housing.

[Speaker 5]
Will be located next slide please.

[Speaker 1]
So, let's talk about some of the eligible activities and cost. Of course, the program eligible capital cost. And activities acquisition, rehabilitation, new construction.

They are in line with the program regulations. Additionally, the appropriations language for this funding. Allows for the creation of new units of permanent supportive housing and delivery of services to eligible program participants.

Who are individuals and families experiencing homelessness where 1 member of the household must have a documented disability. For each of the cost indicated, we have included program regulation citation. That is hyperlinked and appearing on the slide in blue.

Once the slides are available on the program, no. COC bills, sorry. Getting mixed up here, the COC bills.

Website, you can click on these and I'll take you directly to the citation. In the meantime, because it will take a day or 2 to have the slides uploaded and it will be a week or 2 before this. Recording is the uploaded from today's presentation.

You can go to E. C. F.

R. dot gov. And in the search function that appears there on the page, enter 24.

C. F. R.

Art 578, and it takes you directly to our program regulations and from there. You can control F to search for a particular keyword. Or there's a table of content where you can open that and go directly to the citation.

For example, acquisition 24 C. F. R.

578 point.

[Speaker 5]
Or 3 next slide please.

[Speaker 1]
The majority of the funding requested must be for the creation of new permanent supportive housing units specifically for individuals and families. Experiencing homelessness for at least 1 member of the household has a documented disability. As we mentioned previously.

The appropriations that made this funding available also allows us to offer other eligible program costs. However, there is a limit to the amount of funds that you can request for that. For eligible cost outlined in the previous slide, you can request no more than 20% of the total funds.

For other costs, and those include project based rental assistance. Supportive services operating cost. And then, in addition to that, you can also request no more.

Then 10% of the total funds for project administrative cost. Which these are, it's the normal administrative cost as you would apply for in the program competition. All of the funding requested requires 25% match, which can be cash or in kind.

And then finally, all projects awarded under this. Must execute and record a HUD approved. Declaration of restrictive covenant before grant funds will be made available.

This project, the awarded projects must operate the housing for a minimum of 15 years. From the date of initial occupancy, and we really recommend that you go out to the program regulations and review the information. Related to these requirements.

Next slide please as mentioned eligible program participants are individuals and families experiencing homelessness for 1 member of the household. As a documented disability, this definition of homelessness can be found at 24 CFR by 78.3. And includes the following

paragraphs. Paragraph 1, which is an individual or family who lacks a fixed regular and adequate nighttime residence.

Paragraph 2, an individual or family who will eminently lose their primary nighttime residence. And paragraph for any individual or family who is fleeing or attempting to flee domestic violence. Dating violence, sexual assault, stalking or other dangerous or life threatening condition.

Again, for these, this is a brief. Definition for the complete definition for homelessness and these particular paragraphs 1. 2 and 4, I'm sorry.

1, 3 and 4. Please go to 24 CFR. Point 3 to review the information.

[Speaker 5]
Next slide please and what you should be seeing. Yes. Okay.

[Speaker 1]
Want to make sure we were on track. Is a list of states with 1. The season, these states may apply for 10Million dollars, or there's a tribe or tribally designated housing entity.

That are also submitting an application. The total available amount of available funding equals 12Million dollars. Next slide and here is a listing of states and territories that meet the requirement.

Less than 2.5Million people in their population. As we previously mentioned, the 23 and 24 appropriation that provided this total funding of 175Million. Wanted to ensure access to resources for projects to expand opportunities.

Within the states, therefore. Not less than 65Million of that 175 is available only for. That are in the states and territories with populations of less than 2.5Million people. The slide list those states and territories that fall into this category. If we do not receive applications from these states and territories for the full 65Million set aside amount is requested or awarded. The balance that is left over, if any, will be added to the amount of funds available for all other.

[Speaker 5]
Next slide please and I, with this, I am going to hand it back to Norm. Norm, if you're talking, we can't hear you.

[Speaker 2]
Is this better? Yes, fantastic. Sorry about that.

Everyone. So, let's go to the next slide please. Great, so I'm very happy we have Walter Howell here from the HUD's office of affordable housing programs.

They're kind of they're on the same floor as we are just down the hall. So really excited for you to come join us and talk about these programs. So, I'm just going to give it to you and let you let you do your thing and tell us about HomeArp and tell us about the trust fund and the opportunities we have here.

[Speaker 3]
Thanks Norm. Hello everyone. Again, I'm Walter Howell and I serve as an assistant director in the office of affordable housing.

Programs program, policy division, and as Norm mentioned earlier, I will be talking about our home investment partnerships program, our home American rescue app program. And our housing trust fund program and giving a high level interview. I mean, a high level overview of that.

Next slide please. Okay. So in 2021.

Congress through the American rescue plan act of 2021. Appropriated 5Billion dollars to HUD. In order for her to work with and through.

Local participating jurisdictions to. Reduce homelessness and increase housing and increase housing stability. There were this is a formula.

The funding going to the participating jurisdictions is based on a formula. And there are 643. P.

J's who are who agree to accept. The allocations right now we have 640. Whose allocation plans have been approved and.

3 in the process of crossing the finish line. 1 aspect of the funding is. That it can be used for planning and administrative costs.

And so up to 15% of the allocations can be used for that. But also 5% for. And nonprofit organizations for their operating costs and additionally.

Those same entities can use the funds for capacity building. Next slide please. Okay.

So, similar to what Sherry talked about. We have some overlap with our eligible populations. So, home, our funds must be used.

As to benefit individuals or families from the following qualifying populations. Again, these, this is a high level overview, so it's much more. Information concerning these populations.

And our notice, which is notice 2110. And so the 1st population is homeless as defined. And said section of the McKinney bento homeless assistance act.

The 2nd qualifying population is. Individuals or families at risk of homelessness. As defined here in the 3rd is.

Population, I mean, 3rd, pop qualifying population is individuals or families who are fleeing or attempting to flee. Domestic violence, dating violence. Sexual assault, stalking, or human trafficking as defined by the secretary of.

And lastly, there are other populations whereby providing supportive services or assistance under. This section of the act would prevent them from. Experiencing homelessness, or would serve those who are at the greatest risk of housing instability.

And also just as a caveat, veterans and families that include a veteran. Also eligible populations, but they must be 1 of the above criteria. Next slide please.

Okay. I want to touch just on what are the eligible activities under hallmark. So, 1st, we have the production or preservation.

Of affordable housing, affordable rental housing, I should say. And preservation being. The rehabilitation and acquisition.

Production in the development, we also have tenant based rental assistance. We also have supportive services. As defined in the notice and at CFR 24 CFR 570.

That 5 3 E, and lastly, we have the purchase and development of non congregate shelter. And how the non congregate shelter ties in. Is that.

These can be converted. The eligible, or at least the structures can be converted. For 3 different purposes.

1 is the conversion of emergency shelter under the. ESG grants program. The other is permanent housing under the continuum of care.

And lastly, affordable housing. In the home program. Next slide please.

Okay, so I just touched on the activities. And so now we have a depiction. Of how are funding the activities, how it's being distributed and as you can see.

50%, approximately 50%. Is going towards rental housing, which. Is a direct nexus minus the nuances with the COC builds targeted activities.

[Speaker 5]
Next slide please.

[Speaker 3]
Okay, now I'm going to talk just a little bit about. Home investment partnerships program, which is. The umbrella or parent program.

Under which home is attached to. All right, so 1, I mean, home is the largest. Federal block grant to states and local governments.

Designed exclusively to create affordable housing for low income households. Home requires. PJs to match 25%, I mean, 25 cents of every dollar in program funds.

As well, they can use up to 10%. Of their annual allocation towards. Planning and administration costs.

And. Similar to what Sherry talked about the match. Doesn't have to only be cash match.

Next slide please. Okay, here we have the 4 eligible home activities. The 1st listed home owner.

Occupied rehabilitation. Then we have rental housing acquisition. New construction or rehabilitation.

We also have home buyer acquisition, new construction or rehabilitation. Including direct assistance to eligible home buyers to purchase their housing. Lastly, we have tenant based rental assistance again.

Next slide please. Okay, now the final of the 3 programs. Currently under the office of affordable housing programs is the housing trust fund.

So, the housing trust fund allocates or so. Allocates housing trust funds annually. As formula grants to states and state designated entities to produce and preserve.

Affordable housing for extremely low income and very low income households, including homeless families. HDF units, and this is a very important point HDF units, assistant units are required. To have a required minimum affordability period of 30 years.

Next slide please. And so here, just simply put these are the activities for HDF. Um, HDF funds can be used for rental activities and home ownership activities.

Next slide please. Okay, and again, this was a high level overview. And so I've attached links.

But exchange links where you can get more information on these programs. To help you in your determining how to explore potential funding partnerships with programs. Um, this concludes my portion of the presentation and I thank you for your time.

And I will turn it back over to Norm. Thank you all.

[Speaker 2]
Thank you so much, Walter. That was really helpful and gave a nice overview of the of your programs. And just want to really strongly encourage people to, like, talk to the PJs in their area and really start thinking about how to partner.

Now Walter one question we've had come up that I was hoping you could talk about is. Some people say that their PJ has already or their community has already sort of distributed or, or like earmarked is probably the wrong word but they've, they've decided where all their home art funding is going to go. Is this it are there opportunities, even after an allocation is made for, for continuance of care or other partners to work with those organizations that are receiving money to potentially add to the project or, or, you know, still partner, even though the sort of original project has received an allocation.

[Speaker 3]
So I would say, if the PJ has committed all of its funds to a particular project and they have all of their partners, etc. It's still worth reaching out to make the connection. I can't say whether the door is closed because PJs substantially amend their allocation plans.

They change directions for different reasons. And I would say that even though the funding was appropriated in 2021, the majority of the allocation plans that were accepted occurred in 2023. And so we're really, I won't say scratching the surface, we're beyond scratching the surface, but we're on the front end of implementation.

But it's really case by case, PJ by PJ. And I think, you know, between talking to the PJs, the PJs talking to the CPD field offices, and in turn talking to our office, we pretty much staff the Home Art Program, Home NHTF, out of headquarters. We never know until we kind of get more details where something could be launched, or where there's a nexus, and it's not too late for it.

I hope that answers your question.

[Speaker 2]
It's a great answer. And it's been my experience to these projects evolve over time. There are other funding sources that sort of come into play.

I apologize for using a bunch of acronyms here. PJ is Participating Jurisdiction. That is the sort of the entity that's responsible for administering home funds.

It is typically a city or county government. Sometimes several cities or counties will get together to sort of combine their allocations and to work together. But that's what the Participating Jurisdiction is.

It's kind of like the, you know, the COC lead or the collaborative applicant in our COC world. So, Walter, again, thank you so much. That was really helpful information.

We're going to move on to our next presenter now. I'm very pleased to introduce Gary Cooper from the HUD's Office of Native American Programs. And we wanted to have a bit of a conversation because for the COC program, tribes and tribally designated housing entities, I'll use the TDHEs for simplicity acronym, are kind of new to the program.

And we're still, you know, working on building their participation and giving them more opportunities. And we were so happy to be able to really build in a strong incentive for tribes to participate in the COC Builds program. Now, in the program, there's a lot of emphasis on leverage and other resources.

Gary, I was hoping you could talk about what resources do tribes have available that are resources that could partner with COC Builds and that they could really sort of take advantage of to make a larger, better project.

[Speaker 4]
Sure. So, we have, you know, a number of resources available through our programs that tribes can utilize. You know, the biggest one is Indian Housing Block Grant, IHBG, is their HOSTA funds, that's formula driven program that tribes get each and every year for, it's been around since 1996.

And last year was actually the first time it reached, you know, historic levels, funded at over a billion dollars. So, the formula is a really great way that tribes can do that. The great thing about the HOSTA program, Indian Housing Block Grant, is it really puts the decision making in the hands of the tribe.

You know, I like to tell people, it draws the white lines on the highway, you know, the white lines, and as long as you keep it in between the white lines, you're okay. But, you know, if a

tribe or tribally designated housing entity was interested in doing that or partnering with someone in their area that is maybe already looking at a project or something of that nature, there's ways to do that. One of the things that we would need to do is work with the tribe to amend, you know, that IHBG, their Indian Housing Plan, to take that into account.

There's also the ICDBG program, the Indian Community Development Block Grant program, that, you know, there's money available there. And one of the other things, and Walter just talked about some ARP funding and things of that nature, is tribes and tribes received a lot of ARP and CARES funding through some different resources. Housing was a small part of that.

They received a lot through Treasury. So, there's those programs as well, but I always, you know, tell folks too, you know, there's money put out there that we put out on the housing side that tribes were going to use for certain things and might have changed course and kind of hadn't thought about using that money again. And this is, you know, another opportunity that they might look at there too.

So, I would say, you know, look at the available funds that folks might have. And, you know, always reach out to one of our six regional area ONAP offices and talk to our staff there who can provide them directly, you know, some not only, you know, let them know, you know, if they might have or, you know, if there's been a change in leadership or something where folks may not realize that there's money sitting somewhere. We can answer those questions for them.

But the other thing that we can really do too is get them some technical assistance to help with amending their housing plan if they need it, or to help with some of those really more unique and difficult questions that maybe they don't know the answers to and would like to see what those are. So, there's some resources that we can provide to help them at several levels.

[Speaker 2]
So, that's really helpful. And I wonder if I'm a COC, and I'm interested in COC builds, and I'm familiar with the tribes in my area, but don't have a great working relationship with them, how would you recommend that, like, I start on that partnership? Like, who do you go to?

What sort of approach should you take?

[Speaker 4]
So, you know, it's going to be different in a lot of areas. You know, especially with tribes, a lot of tribes choose to administer their housing funds through, you know, a tribal department, through, you know, maybe a housing office or something located within the tribal government structure itself. Other tribes choose to utilize a TDHE, a Tribally Designated Housing Entity, which is what we call them under NAHASDA.

Indian Housing Authorities is what they, you know, were before. A lot of times those will be great resources to talk directly to those folks that are in those types of roles to see what, you know, what it is sometimes that they're looking to do. And a lot of tribes too, you know, tribes are a government, you know, different than a lot of other ones where they may be

spread out across a large area and have, you know, elected tribal leaders that represent different populations or jurisdictions.

A lot of times those folks too might be instrumental in putting them in contact with folks that they may not think of, you know, I pointed out that, you know, there was historical funding for the block grant last year because that's important to a lot of folks. A lot of folks, you know, never planned on having those additional monies available. I mean, it was, you know, taking a dollar and making it stretch as far as you could.

And, you know, it was if you wanted to try something new, if you wanted to expand a program or work to create, you know, something that can be done or something else is you had to like figure out where you're going to give up that money at, what you was going to cut back in order to fund that piece. With some new money available, they may not have necessarily thought about that. So now is a great opportunity to start those discussions and have those conversations with folks because, you know, they are thinking about what it is that they could utilize the money for, even if it's something, you know, it could be something as simple as, you know, some project-based real assistance or something of that nature.

[Speaker 2]
And something you brought up, I really want to dig into because it's really important. And that's, you talked about the special relationship that tribes and, you know, states and local governments have. Can you talk about how you recommend that, you know, COCs and other partners sort of approach tribes and tribal sovereignty and like sort of how they should be approaching these issues?

[Speaker 4]
Yeah, and I think it's different in a lot of different areas. There's no like one-size-fits-all approach. With 574 federally recognized tribes out there, you know, it is a bit different amongst different tribes.

What I always tell folks is, you know, lean on the relationships that you might already have. If you are a current existing COC, you know, you may have someone, whether it's a board member or whatever, someone working with or near your COC who might have a relationship to help get started, help, you know, kind of bridge that gap or at least, you know, knock on some doors for you. And that is really probably the best and easiest way to kind of start those conversations because a lot of it, and we're dealing with, we are dealing with tribes.

I'm a tribal member myself. I spent 22 years working for my tribe. You know, a lot of it is, you know, based on relationships, based on, you know, having those relationships or building those relationships.

You know, it's a lot of times, you know, for good reason. Tribes don't, you know, maybe not necessarily put a lot of trust in different groups of folks or, you know, governments especially. But, you know, if there is some relationship that you have, even though it may not be with the housing folks in general, you know, help start there because, you know, it is also a very small and community, you know.

I mean, it's funny because working in D.C., you know, there's a lot of different tribal organizations, different tribes, different tribal members who work, you know, across the state. But it's still a really small community. We all, a lot of us, you know, all know each other.

So, you know, any type of relationships or anything like you have like that, that you can lean on, I would, you know, definitely recommend that. And if not, you know, just, you know, if you have an understanding of, you know, what is it that, you know, because the first thing I tell anyone is you can go out to the tribes and do some amazing things, but it's all about their people. It's all about serving their community, serving their people.

And, you know, and so, you know, a lot of times just looking at it from that direction too is, you know, what is it that the COC could, you know, help with or contribute to that, you know, where's that tie that could communicate, that could connect, you know, with tribal community and, you know, how could it help them? And, you know, that is, that's, you know, know, something that, you know, is really important because it's all about, and I often tell, folks even here sometimes that, you know, don't be surprised if, you know, a tribal leader might, you know, have something a little bit more important to do because, you know, if they have a tribal member who needs something, that's what, you know, their focus is going to be.

It's going to be helping their people, helping their community. And, you know, if you understand that, I think that will go a long ways because, you know, if you can look at a way that, you know, that, hey, you know, I think this might be able to help them in this way and be able to, you know, talk to them about that and, you know, show them how it would do that, that's, you know, a great way to at least, you know, open some doors and start some communication.

[Speaker 2]
Thank you so much. This is incredibly helpful. I do also want to mention that we plan, we don't have it scheduled yet, but we do plan on having a version of this webinar that is specifically dedicated to tribes and tribal members and partners.

And so, if you are, if that describes you, please be on the lookout on our listservs, and we will announce that as soon as we get it scheduled. But, Gary, thank you so much. This is a really helpful conversation.

We greatly appreciate your partnership here.

[Speaker 4]
Thank you.

[Speaker 2]
So, we're going to move on to the next section. Can we advance? We may need to advance a couple slides, actually.

So, this is the thing I think people are super interested in right now. We have, like, thousands of questions in the chat about the application process and how it gets submitted and all that. So, we probably shouldn't have saved this till the very end, but here we are.

So, Sherry's going to walk us through this. So, Sherry, I'm going to let you take it away.

[Speaker 1]
Fantastic. Thank you, Norm, and thank you again to Gary and Walter for being part of this. We greatly appreciate your participation in bringing the information from your respective offices.

All right.

[Speaker 5]
So, getting into the application, if we can advance to the next slide, please. Okay.

[Speaker 1]
So, this slide may actually address some of the questions that have been coming in the chat, which has been quite a few. So, let's talk about completing and submitting the applications. The organization that is requesting the funds under this NOFO will complete the application in the requested forms.

So, in essence, the project applicant is the one who is going to complete the application, respond to the rating factors, and complete the budget, and provide all of the information. If your project that you successfully have submitted by the collaborative applicant, which we'll talk about in a minute, if your project application is selected for a conditional award, it is the project applicant who will operate the project and administer the funds. The COC and collaborative applicant involvement in this process is just here at the beginning, and there's just a couple of things that will need to be completed on their part.

So, this is really project-focused, and then we're bringing COCs in for a bit of it. So, this is where it kind of changes a little bit from what you may be used to in a COC program competition. The COC is only involved for the review and submission process.

While the NOFO only permits one application or two, if an application is received from a tribe or tribally designated housing entity, the application may include subrecipients. There's no limit to the number of subrecipients other than, of course, they have to be eligible under the COC program, and may include multiple locations where the new permanent supportive housing units will be located. If your application will include one or more subrecipients, the subrecipients must be eligible, and you must identify the subrecipients in your project application.

So, if you have one subrecipient, you'll identify that. If you have two, three, four, five, you know, however many, and we are encouraging collaboration with partner organizations, eligible organizations in this, you'll need to provide information on all. Project applications must be submitted to the COC's collaborative applicant for review.

And the collaborative applicant, if the collaborative applicant receives more than one project application, it must review the applications to determine the best one to put forward. Again, unless they receive an application from a tribe or tribally designated housing entity, then they can submit two, one non-tribe TDHE, and one specifically for tribes and TDHEs. What we recommend, because we don't have the requirement in this NOFO that

collaborative applicants are used to in the COC program competition, so what we are strongly recommending is that COC collaborative applicants, you set a deadline locally, and you'll still need to communicate this on a public format, such as your COC website, or, you know, whichever you choose.

And provide a date by which applications will be due. And as you're considering that date, keeping in mind that you're running a local competition now under the COC program, competition NOFO that was released a couple of weeks after this builds NOFO. But you want to allow yourself sufficient time to review the applications, because our expectation is that you're reviewing the narrative responses and the budget from the project applicants to make sure it's lining up with the information that we're requesting through the NOFO.

We also want to take this time to let you know that unlike the COC program that allows for recipient changes, this NOFO does not. So, as part of your review, you want to make sure we love our projects within the COC program. They do fantastic work, but sometimes things happen.

This NOFO does not allow us to make recipient changes. So, if an application is submitted by the COC's collaborative applicant from a project organization, and for some reason, once we make the announcement for the conditional award, and we start talking with the awarded conditional project, and they determine they're unable to enter into grant agreement, or they're not going to operate the project, we can't substitute. Under this NOFO, what we would do is withdraw the award from the conditional recipient, and we would then select the next ranked project that submitted in this competition.

So, the next project that was in line to receive funding based off of the application score. So, these are some things that you'll want to consider that are a bit different from the COC program competition.

[Speaker 5]
Next slide, please.

[Speaker 1]
So, as we mentioned, the process under this NOFO is a bit different. Applications will be submitted via Grants.gov, not an e-SNAPs. The collaborative applicant who will submit the application will need to have a Grants.gov account, an account. You'll need to set up one to apply for or to submit the information on behalf of the project application. We do recommend if you haven't had a chance already to go out to Grants.gov, take a look, start the process of at least signing up to receive an account. It does require SAM.gov registration, but we are fairly confident that all the collaborative applicants within the COC program already have this-has a SAM.gov registration because that is a requirement to-for the COC planning grants that are available in the COC program competition. Collaborative applicants and project applicants must have, as I said, an active SAM.gov registration to apply, so it's both the collaborative applicant and the project applicant. Project applicants will record your responses to each rating factor in a Word document that must be double-spaced, 12-point at a minimum, Times New Roman font on letter-sized paper, you know, your basic eight-and-a-half by 11, with at least one-inch margins on all sides. Use the rating factor title to indicate that rating factor that you are addressing, for example, 5A1A

Development Experience and Leveraging, and then record your responses under that heading.

And we recommend that the Word document is converted to PDF before the COC's collaborative applicant submits the application in Grants.gov. We've said it a few times, but we just want to make sure we hone in on this. Collaborative applicants may only submit one application to-if the tribe or TDHE is also applying. And then we also want to reiterate that for tribes and tribally designated housing entities, 100 percent of the new permanent supportive housing units must be located on tribal reservation or trust land.

They cannot be within the COC's geographic area. They must be located specifically within those two areas.

[Speaker 5]
Next slide, please.

[Speaker 1]
So, we've listed on this slide all of the rating factors that are included in Section 5A1 of the NOFO. We are just going to highlight three of the rating factors. We're going to mention a couple of others, but we are not going to go into great detail regarding these rating factors.

So, we're going to start off with Development Experience and Leveraging. What we're looking for are applications where-if in-where you as the applicant and if included your subrecipients and developers that will be part of the new construction, rehabilitation, or acquisition have experience with capital cost projects based on the size of your proposed project. This also includes leveraging the experience with leveraging other funding such as low-income housing tax credits, HOME, CBBG, et cetera.

We really want to know what your experience is. We're also looking at an implementation schedule where our goal with this funding is that conditionally awarded projects will have a reasonable schedule and can begin the pre-grant agreement process such as confirming and verifying site control and post-grant agreement execution process to hit the ground running. We expect awarded projects will begin the requested capital cost activities both pre-grant agreement and post-grant agreement as soon as possible.

Our expectation is that all of the awarded projects will meet the COC program timeliness standards in 24 CFR 578.85. So, in essence, we want these projects to be in a position where the activities begin as soon as reasonably feasible and are completed so that we can start using these new units of permanent supportive housing as soon as possible. What we want to prevent is awarding a project and the units won't be available until, you know, 17 years down the road. Our expectation is that they will be available much sooner.

The third one that we want to highlight is managing homeless projects. And we're looking for applications where the recipient and if included some recipients have experience managing homeless project that includes housing individuals and families experiencing homelessness and providing supportive services either themselves or working with other organizations and transportation for program participants that includes not only to and from doctor's appointments and employment opportunities but also other types of public services such as the post office, the library, and, you know, so on. A much wider range. In

some of the ones that we're just going to kind of mention, coordinated entry, we want to make sure that you are aware that once the due units of permanent supportive housing are available, the project must use the COC's coordinated entry to fill those units with eligible program participants.

Integrating persons with disabilities. We want to know how your project will integrate persons with disabilities and ensure individuals and families experiencing homelessness are not going to be segregated into one location. If there is some type of non-segregation occurring.

Unmet housing need. There's been some questions that have come in through the COC mailbox on this. So, for this unmet housing need, use your COC's point in time count and housing inventory count to estimate the number of individuals and families experiencing homelessness where one member of the household has a disability compared to the number of permanent supportive housing units your COC already has.

So, we're not looking for an exact number, but we're looking for an estimation. And for this, for the project applicants, it's something you can talk with your COC about to obtain this information from the PIT and the HEC. And then property maintenance is the last one that we're going to mention.

We want to ensure that once the new units of permanent supportive housing are available and in use, that these units do not fall into disrepair. We're looking for a maintenance schedule of not only routine maintenance that will be conducted on an annual or however often basis, but how you propose to have available funds for replacing worn out or broken items, large repairs, or purchases, you know, and so on.

[Speaker 5]
Next slide, please.

[Speaker 1]
We want to touch on equity real quickly because there is a little bit more information that we're requesting in regards to equity in this NOFO. And it has four equity factors that require responses. One of the required equity responses is actually in the rating factor in Section 5A1.

The remaining three equity requirements are not scored, but they must be addressed and submitted with your application. These additional three rating factors do not count towards your page, total page count. But we will review the three non-scored responses.

And if your responses do not address the information that's being requested based off of the NOFO language, we will issue a curable deficiency, which will be sent to the project applicant's contact as indicated on the SF-424 for review and correction. Again, it's a non, it's a curable deficiency. And it's not the three, the additional three rating equity factors are not scored.

[Speaker 5]
Next slide, please. And then responding to rating factors.

[Speaker 1]
So kind of to put you at ease, again, we've received a few questions on these. So when responding to the rating factors, provide your responses in plain language. And I know, as I'm sure you are aware, is we use acronyms right and left.

And, you know, the common ones that we're used to, such as COC, APR, so on. But if within your COC, your organization, if you're using a term and turn it into an acronym that's not widely used elsewhere, what we are going to ask you to do is to at least define it so that when it appears throughout your responses, we know what you're talking about. So providing a response in plain language.

Ensure your response fully answers the rating factor. You should address the rating factor directly. There are no hidden meanings behind the information that we're requesting.

And if the timeline is requested, carefully consider the amount of time for each step and provide realistic dates, not what you think we want to hear. We want to know what you actually believe those timelines are going to be. Next slide, please.

A quick discussion on the budget. You know, again, this is a deviation from what you may be used to under the COC program for the budget. We're using the SF-424 CBW, which is part of the application package in Grants.gov. This budget does not count towards your total page count. Complete all of the applicable sections based off of what you're requesting, whether it's new construction, acquisition, or rehabilitation. And for the other eligible COC program costs that are permitted under this NOFO, use the other direct section of that NOFO to identify the cost you are requesting. So, for example, if you are also going to request project-based rental assistance, include the amount of funds that you're requesting and include the number of number and configuration of units.

So, if you have a capital cost project where you're going to request two one-bedroom units for project-based rental assistance, indicate that within this other direct cost section. For supportive services, operating, and administrative cost, just put the supportive services and the amount of funds that you're requesting. If you're just requesting case management, indicate supportive services case management and the amount.

I will say at the end of the day, when it comes to supportive services, operating, and administrative cost, our expectation is that you are reviewing these eligible costs within the COC program regulations and making sure that this is what you're actually going to use the funding for. As a reminder, because this is part of the COC program, this is going, the awarded projects, once they get off the ground and start operating, they are subject to field office monitoring, OIG audits, and so on. So, you want to make sure that you are adhering to eligible costs and activities within those costs.

[Speaker 5]
Next slide, please. And then we just want to touch on, again, COC involvement.

[Speaker 1]
As I know there's maybe a little bit of angst out there based off of the questions that have come in. So, COCs, your involvement is reviewing the submitted application to determine the best one to submit or the best two if a second application is from a tribe or a tribally

designated housing entity. And when you are ready to submit, when you've determined the application or the applications that you're going to submit, one non-tribe, one tribe, tribally designated housing entity, add on top of that a cover page.

And we do require that you include the COC number and name, the name of the applicant organization that's applying for the funding, the name of the project, and the amount of funds that are, the total amount of funds that are being requested.

[Speaker 5]
Next slide, please.

[Speaker 1]
And now we're going to wrap it up with resources. So, this slide contains the resources that we have available, the COC Builds Notebook, the COC Builds website, and then, of course, questions. Please make sure to submit them to cocbuilds.hud.gov. So, with that, to close out this portion of it, I'm going to hand it back to Norm.

[Speaker 2]
Thank you so much, Sherry. You covered a lot there, and we still have so many questions. And so, we're going to try to get through as many of them as we can.

If we do not get through your question, Micah put in the email address, cocbuildsnofo, did I get that right? We'll put in the email address again, but if we don't get to your question, please go ahead and submit it, cocbuilds.hud.gov. Thank you, Micah. So, a lot of questions.

So, Sherry, I just want to clarify, I know you just went over it, but the question about who submits the application, who is the grant agreement with? So, as you stated in your slides, maybe we can back up to that slide, there's the project applicant, or what we think of in the COC as the project applicant, submits their paperwork and information to the collaborative applicant. It is the collaborative applicant who is submitting the application.

So, they're the one that pushes the buttons in grants.gov. I know that it's, you know, grants.gov is a much different system than eSNAPs. There are a whole bunch of reasons we couldn't do this in eSNAPs this year. Apologies for that, although I'm a little surprised that people are preferring eSNAPs.

So, the collaborative applicant submits the application. Then, when an award is made, who do we do the grant agreement with?

[Speaker 1]
We will execute the grant agreement with the project applicant.

[Speaker 2]
So, in this case, theoretically, the collaborative applicant could be the same as the project applicant, but it could also be an entirely different entity. And then we had a whole bunch of questions, and I think this is people thinking very creatively about this. So, appreciate the questions.

We had some questions from people who are in a statewide or balance of state context about, well, if you can only do one application, can you have a whole bunch of different

project sites that are not related to each other, that are in different parts of the state, different sub-recipients, but are still part of the same application?

[Speaker 1]
Yes, it is possible. So, in that case, a single COC in the state, balance of state, or even a large COC that covers multiple counties or cities, or both, absolutely. There can be multiple sub-recipients in the case of a balance of state or single COC state across the entire state.

Same with locations. So, it doesn't have to be in one central or semi-central location. It can be throughout.

You just need to be able to tie it together.

[Speaker 2]
Great. And then somebody submitted just now a question about how does this work for UFAs, Unified Funding Agencies. We're going to pass on that question for now.

Please submit your question in the, to the mailbox, and we will work through this with you. There are some different options here, but it's kind of nuanced, and we'll have this conversation later, if that's all right. So, another question we had, Sherry, is people are wondering, do we have to do, does their COC have to use the regular local competitive process that they are used to operating?

You know, they, we always require applicant, project applications come in 30 days before the deadline. They score, they blah, blah, blah. There's a whole thing in place for the COC program.

Could you talk about, is that required, and how, and are we, and if so, how are we scoring that in this COC builds NOFO?

[Speaker 1]
Fantastic question. And what I want you to do is take a deep breath, in, let it out, and you do not have to conduct this in the same manner that you do the COC program competition. And we designed it that way for two reasons.

One, we knew that the COC program NOFO, competition NOFO, would be coming out shortly after this one, and we didn't want you to be incredibly upset and angry with us for making you run two competitions again. But most importantly, this really is targeted towards building new supportive housing units, and it's very specific. So it was designed in such a way where the project applicant is completing this.

You as the COC, the collaborative applicant, all you really need to do is provide an estimated date, or not an estimate, provide a date by which you want applications under this builds NOFO to come in that allows you sufficient time to review the information. We are not requiring that you do it within a certain amount of days before the applications are actually doing Grants.gov. We're not asking you to notify applicants of their ranking because there is no ranking under this NOFO. And we're not asking you to notify them whether they've been accepted or rejected or whatnot, again, because you can only submit one application.

Unless you have one from a tribe or TDHE, then you can submit a second one. So we don't have all of the requirements for the collaborative applicants under this NOFO that you are going to have to do under the COC program competition.

[Speaker 2]
So we have a few more questions. I think I'm going to try to rip through these real quick. One is, if a project applicant is submitting the application materials to a collaborative applicant, do they have to use Grants.gov for that?

And the answer is, I'm pretty sure you cannot. So don't do that. It is the collaborative applicant who is going to be the only one who is putting information directly into Grants.gov. So you just want the project applicant to be submitting, to be sending you material, probably in a Word document or whatever. And you as the collaborative applicant will be the one submitting the application in Grants.gov. We have a question about, can projects apply who would have started construction before funds are available? And the answer is definitely yes. In fact, this is probably a good thing and probably going to get you a better score on the competition because we have some rating factors related to the likelihood of this project moving forward.

I'm sort of glossing over some of the nuances there, but we definitely want to encourage you to work with projects that are already in process. So you should definitely consider that fair game. We also had a question about the timing of awards.

We know development processes are complicated, like the timing of these things can be very tricky. So let me tell you where we are and what I expect, although like, you know, as we try to meet our deadlines, but we don't always get there. So applications are due to us November 21st.

We will do review them as quickly as we can. Please understand we will be reviewing all your COC applications at the same time. So, you know, we'll try to move that as quickly as we can.

We do expect to be able to announce awards in the first calendar quarter of 2026. Did I get the year right? No, 2025.

2026 is so far away. Sorry about that. So sometime in the first calendar quarter of next year.

So that's roughly the timing we're looking for. We would be looking to go to grant agreement as quickly as possible after that. We are hoping that you have everything in place to execute a grant agreement and site control is often the toughest part of that.

We're hoping you have all that ready sooner than the summer. So let's say sooner than August of 2025. That probably won't be the case for all of you, but all of the applications, but that is definitely what we are, the sort of timeline we're looking for.

Okay. Other questions we have here. We had several questions.

I think we answered this, but I want to be clear about it, about whether supportive services funds, operating costs, rental assistance are eligible to be renewed in future COC programs. And the answer is yes. So the hard costs, so the construction, rehabilitation, acquisition,

those are non-renewable costs, but the other costs, including supportive services, operating costs, rental assistance, am I missing anything, Sherry?

I guess HMIS, or do we allow HMIS? Sorry. Are renewable in a future COC program, but as always, please review future COC competitions because there are changes we make every year and there may be changes here as well, but currently the plan is to make those renewable.

Brad, I want to send a question over to you about, there's this nuance with respect to administering rental assistance that affects tribes and TDHEs. And that is that in our statute, the tribes and TDHEs cannot, quote, administer rental assistance. Can you talk about what that means and how a tribe that gets funding for rental assistance should approach that issue?

[Speaker 7]
Sure. So in this case, you can read administering rental assistance very narrowly as, like, who cuts the rent check and who enters into the agreement with the property owner. And so in that case, a tribe with RTDHE would have to work with another entity that is allowed by our statute to administer that rental assistance.

That could include state or local governments, nonprofits. And they would just have to cut the rent check for you and enter into that agreement with the landlord.

[Speaker 2]
Fantastic. Thank you. We also have a question about, oh, interesting question.

Is there a per unit cap for funding? Sherry, is there anything in the NOFO about a per unit cap for how much people can spend on these projects?

[Speaker 1]
No, there's not. We didn't have a cap. The only cap really is the dollar amount.

[Speaker 2]
I will say, though, that everything is subject to a reasonable cost analysis. This is required for every federal program. So the costs do have to be reasonable, which in general means look at the cost for other similar types of projects in your community, and they should be in line with those other costs.

There are so many questions. Apologies. I don't quite have these sorted out.

One thing I quickly want to say about the list of states that Sherry included earlier, the requirement is that we set aside certain funds for states with less than a population of 2.5 million. You are welcome to go to the census site to check to see if your state is on that. We may have left a couple off the list.

We're going to take a look. But we will put in our materials all that information. Can we go to the next slide as well here, please?

We have a couple websites. We will put these websites, I think we already have, but put them again in the chat window so you have access to these. But this is where all our materials are related to the COC Builds NOFO.

Thank you, Micah, for putting that in. We had a question about low-income housing tax credits. A couple questions.

One is, can we use this funding with low-income housing tax credits? The answer is definitely yes. And another question is, can we apply not knowing necessarily whether the low-income tax credit or with an expectation that there will be a future low-income housing tax credit allocation?

The answer is yes, you can definitely apply. We are definitely, as Sherry went through the application rating criteria, the more secure the funds are, the better your application is going to score. That may be something to consider as you're trying to decide what projects to apply for.

I don't know, Sherry, are you seeing anything else we should definitely cover before we hop off here?

[Speaker 1]
So, I did see one, there have been a question or two about whether they could just request supported services under this NOFO. The answer to that is no. The majority of the funding requested in this must be for capital cost.

There's just a small amount where it can be requested for other eligible COC program costs that we've outlined, both within the NOFO and this presentation. But the majority of the cost, it must be for the creation of new permanent supportive housing units. And there's another question, can TSH units be a part of a larger mixed income development?

Absolutely. And there's been some other questions if there's a project that has already started, could the funds be used in this? Quite possibly.

Remember, though, within the COC program, there is an environmental review process. So, if it's using other HUD funds within that development that is already underway, or mixed use or whatnot, if there's an environmental review that meets HUD's requirement that has already been conducted, if the project is selected for award, we're going to ask for a copy of that and for projects that are already underway. So, just something to keep in mind when it comes to those.

I can't think of anything else because you guys have been asking some fabulous questions. And you guys are keeping us on our toes.

[Speaker 2]
Yeah, I also, one thing I want to be clear about, because I think I saw this question earlier and skipped over it. It is not the case that only states with less than a two and a half million population are eligible to apply. It is just that there are funds set aside, particularly for those states.

So, you have a better chance of getting funded if you are in one of those small states. But California can definitely get a grant. New York State, Texas, big states are definitely eligible to apply for and receive grants.

Again, it's just that there are certain funds set aside for those smaller states. So, we are going to wrap up here. We will post all of these.

The page number max, sorry, we missed this question earlier. It's 25 pages for the total application. There may be smaller, there may be different page numbers for different sections that you also have to sort of follow those.

But the may not be able to max out every single portion of the application. But it is a 25-page limit overall. We will post copies of the slides.

We will post a recording. We will post the chat. We are also, in the site that we posted earlier, we do have some FAQs.

And we will continue to add as the need warrants. So, we will honestly provide as much information as we possibly can to make this as easy as possible for you. But if you do have a question that we don't cover, we didn't cover today, or we don't cover in the FAQs, we do really want you to submit a question to the cocbuilds at HUD.gov email address, and we will try to answer those as quickly as possible. I again want to thank Walter and Gary for joining us today. You guys were great. We are so thrilled to be partnering with you.

We are also really excited that there's so much interest in this. And we're very excited to launch this new, I know it's the COC program, but this new initiative that really focuses on getting more units of permanent supportive housing to people experiencing homelessness. So, thank you all.

And with that, I'm going to wish everyone a great rest of the day, great rest of the week. Again, thank all our presenters and the event hosts who have done a wonderful job here. And that concludes our webinar.