Office of Special Needs Assistance Programs

CoCBuilds NOFO Webinar
August 14, 2024 @ 2:00 PM EDT

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Presenters

❖Norm Suchar – Office Director, SNAPS

❖Walter Howell – Assistant Director, PPD, OAHP

❖Gary Cooper – Associate Deputy Assistant Secretary - ONAP

❖Sherri Boyd – Senior Program Specialist, SNAPS

Purpose and Agenda

➢ A high-level overview of the NOFO

➢ Topics
  ➢ CoC Builds
  ➢ Partnering
    ➢ HOME
    ➢ ONAP
  ➢ Application
  ➢ Resources
  ➢ Questions

CoCBuilds NOFO Highlights

CoCBuilds Funding

Available Funding of $175,000,000 and of this, $65,000,000 is "set-aside" for states with a total population of less than 2.5 million

Creates new permanent supportive housing units

Specifically for capital costs and activities associated with permanent supportive housing

Eligible Applicants

➢Found at [24 CFR 578.15](#):
  - ➢ Nonprofit organizations;
  - ➢ State governments
  - ➢ Local governments
  - ➢ Instrumentalities of state and local governments

➢Indian Tribes and Tribally Designated Housing Entities, defined in section 4 of the Native American Housing Assistance and Self-Determination Act of 1966 (25 U.S.C. 4103)

➢Public Housing Agencies defined in 24 CFR 5.100

Tribes and TDHEs

➢Encouraging Tribes and TDHEs to apply for available funds create units of permanent supportive housing

➢Great opportunity to construct, acquire, or rehab new units on Tribal reservations or trust land

➢Additional funds are allocated to CoCs to submit a second application received from a Tribe or TDHE

Eligible Activities and Costs

Complete description of eligible activities associated with the costs include:

➤ Acquisition (24 CFR 578.43);

➤ Rehabilitation (24 CFR 578.45);

➤ New Construction (24 CFR 578.47);

➤ Project-based rental assistance (24 CFR 578.51(e);

➤ Supportive Services (24 CFR 578.53);

➤ Operating Costs (24 CFR 578.55); and

➤ Project administrative costs (24 CFR 578.59).

CoCBuilds Budget

➢ Majority of funding requests must be for capital costs

➢ No more than 20 percent of the total funds requested can include other eligible CoC Program budget line items

➢ No more than 10 percent of the total funds requested can include administrative costs

➢ Requires 25 percent match – cash or in-kind (24 CFR 578.73)

➢ 15-year use requirement (24 CFR 578.81(a))

Eligible Program Participants

➤ Individuals and families who are experiencing homelessness and have a documented disability
   ➤ Individual has documented disability
   ➤ Families where an adult or child has a documented disability

➤ Meet the definition of homelessness, 24 CFR 578.3 paragraphs:
   ➤ (1);
   ➤ (2); or
   ➤ (4)

States with One CoC

Delaware

Maine

Montana

North Dakota

Rhode Island

South Dakota

Wyoming

States & Territories with less than 2.5 Million Population (Updated)

American Samoa	New Mexico
Alaska	North Dakota
Delaware	Northern Mariana Islands
Guam	Rhode Island
Hawaii	South Dakota
Idaho	U.S. Virgin Islands
Maine	Vermont
Montana	West Virgina
Nebraska	Wyoming
New Hampshire	Washington, DC

Adaptive Reuse and Conversion

Encourages use of existing structures to adapt or convert to create new units of permanent supportive housing includes:

➢Hotels

➢Motels

➢Vacant office space

➢Vacant retail space

HOME-American Rescue Plan (HOME-ARP)

HOME-ARP Overview

- Provides $5 billion to reduce homelessness and increase housing stability across the United States of America and its territories.

- <u>Eligible Grantees</u>
  - The 648 State and local participating jurisdictions that qualified for an annual HOME Program allocation for FY 2021 were eligible to receive HOME-ARP grants (formula). HOME-ARP funds were allocated using the HOME Program formula.

- <u>Administrative and Operating Funding</u>
  - HOME-ARP provides up to 15% of the allocation for administrative and planning costs
  - HOME-ARP can provide up to 5% of its allocation for operating costs of Community Housing Development Organizations (CHDOs), other non-profit organizations, and homeless providers.
  - HOME-ARP funding is available to non-profit/CHDOs for capacity building activities.

HOME-ARP Eligible Populations

- HOME-ARP funds must be used to primarily benefit individuals or families from the following qualifying populations:
  - Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a));
  - At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1));
  - Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary of HUD;
  - In other populations where providing supportive services or assistance under section 212(a) of the Act (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.
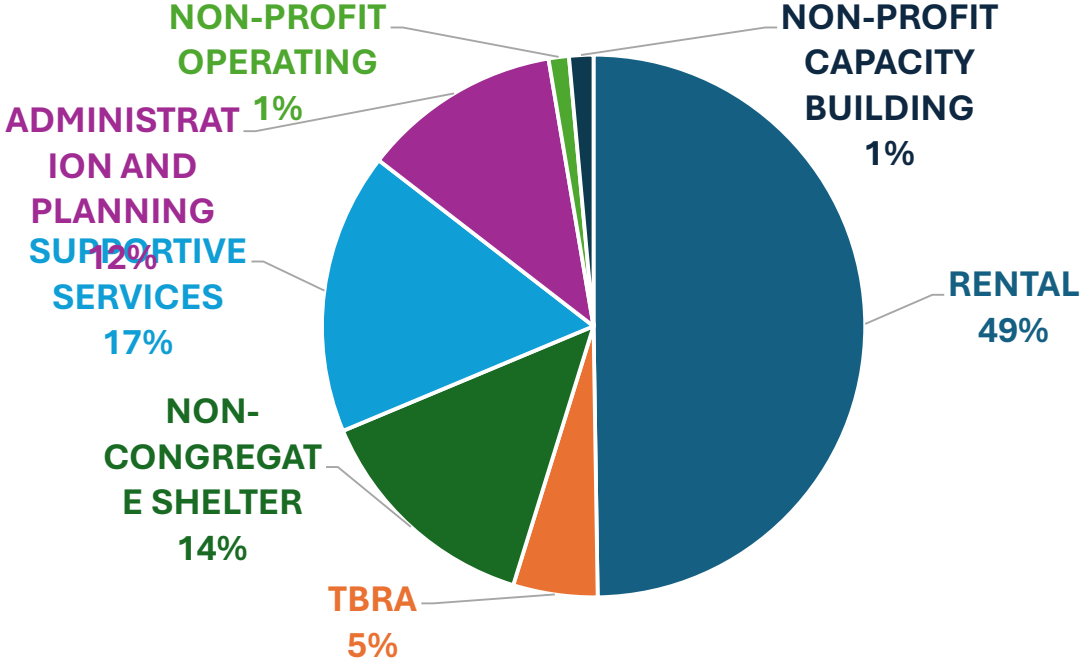
HOME-ARP Eligible Activities

HOME-ARP funds can be used for four eligible activities:

- Production or Preservation of Affordable Rental Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at 24 CFR 578.53(e), homeless prevention services, and housing counseling.
- Purchase and Development of Non-Congregate Shelter.

Distribution of HOME-ARP Funds by Activity

Pie chart segments:
- RENTAL 49%
- TBRA 5%
- NON-CONGREGATE SHELTER 14%
- SUPPORTIVE SERVICES 17%
- ADMINISTRATION AND PLANNING 12%
- NON-PROFIT OPERATING 1%
- NON-PROFIT CAPACITY BUILDING 1%

Housing Goals
- 22,262 Units Produced
- 24,715 Units Supported

* Data current as of July 31, 2024

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

EQUAL HOUSING OPPORTUNITY

HOME Investment Partnerships Program (HOME) Overview

- HOME provides grants to state and local governments to create affordable housing for low-income households

- The largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

- HOME's technical assistance activities and set-aside for qualified community-based nonprofit housing groups builds the capacity of partners.

- HOME requires Participating Jurisdictions (PJs) to match 25 cents of every dollar in program funds
  - Except for administrative costs and Community Housing Development Organizations (CHDO) predevelopment loans for projects that do not move forward

- Up to 10 percent of the PJ's annual allocation may be used for program planning and administration.

HOME Eligible Activities

HOME has four main eligible activities:

- Homeowner (owner-occupied) rehabilitation

- Rental housing acquisition, new construction, or rehabilitation

- Homebuyer housing acquisition, new construction, or rehabilitation, including direct assistance to eligible homebuyers to purchase the housing

- Tenant-based rental assistance (rental subsidy)

The Housing Trust Fund (HTF) - Overview

- HTF provides grants to states to produce and preserve affordable housing for extremely low- and very low-income households, including homeless families.

- HTF funds may be used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities.

- HUD allocates HTF funds by formula annually.

- All HTF-assisted units are required to have a minimum affordability period of 30 years.

- States and state-designated entities are eligible grantees for the HTF.
    - A State may choose to administer its own program or designate a state-designated entity to administer the HTF funds on its behalf.

HTF – Eligible Activities

- Rental
- Homeownership

HOME-ARP, HOME, and HTF Resources

- For more information on HOME-ARP, visit https://www.hudexchange.info/programs/home-arp/

- For more information on HOME, visit https://www.hudexchange.info/programs/home/

- For more information on HTF, visit https://www.hudexchange.info/htf

Office of Native American Programs (ONAP)

Application

Completing and Submitting the Application(s)

➢ Project applicant completes the application and required forms:
  ➢ May include one or more subrecipients
    ➢ Subrecipients who will carry out capital costs must be eligible and identified within the application
  ➢ Submit to the CoC Collaborative Applicant for review
  ➢ If more than one application is submitted, and neither include an application from a Tribe or TDHE, the CoC Collaborative Applicant will choose the single application to submit via grants.gov.

➢ CoC Collaborative Applicant submits the application(s):
  ➢ 1 non-Tribe or TDHE; and
  ➢ 1 Tribe or TDHE application, if submitted to the CoC

Number of Application(s) per CoC

➢ Application submitted via grants.gov

➢ Must register with SAM.gov and Grants.gov
- ➢ May take up to 4 weeks to complete
- ➢ Select "Package" to obtain required attachments

➢ Response to Rating Factors
- ➢ Word document, convert to PDF prior to submission
- ➢ Label each rating factor

➢ Number of Applications permitted per CoC:
- ➢ 1 per CoC; or
- ➢ 2 per CoC; however, 1 of the 2 applications must be submitted by a Tribe or TDHE where all new permanent supportive housing units will be located on Tribal reservation or trust land

Rating Factors – Section V.A.1

- Development Experience and Leveraging
- Managing Homeless Projects
- Implementation Schedule
- Property Maintenance
- Unmet Housing Need
- Management of Rental Housing
- Coordinated Entry
- Coordination with Housing Providers, Healthcare Organizations, and Social Service Providers
- Experience Promoting Racial Equity
- Community Integration for Persons with Disabilities
- Section 3 Requirement

Equity

➢There are 4 equity requirements:
- ➢ 1 scored in the Rating Factors:
  - ➢ Experience promoting racial equity
- ➢ 3 non-scored responses required
  - ➢ Advancing racial equity
  - ➢ Affirmatively marketing and outreach
  - ➢ Affirmatively furthering fair housing

Responding to Rating Factors

➤ Provide responses in plain language

➤ Ensure response fully answers the rating factor, e.g.:

  ➤ Answer should address the rating factor directly, there are no "hidden" meanings behind the information requested

  ➤ If a timeline is requested, carefully consider the amount of time for each step and provide realistic dates, not what you "think" we want to hear

Budget

➢This application uses the SF424CBW Budget

   ➢Does not count toward the page count

   ➢Complete all applicable sections

   ➢Use Other Direct Costs section to identify the following costs if you are requesting:

      ➢Project-based Rental Assistance to include Number and Configuration of Units; e.g., 2 1-bedroom units

         ➢The amount of rental assistance per unit will be based on the FY 2024 FMRs

      ➢Supportive Services

      ➢Operating

      ➢Administrative Costs

CoC Involvement

➢ Reviews the submitted application to determine the best one to submit

➢ Two permitted so long as **one** is from a Tribe or TDHE

➢ Must include the following information that will serve as the cover sheet for the application:

➢ CoC Number and Name;

➢ Name of applicant organization;

➢ Name of the project; and

➢ Amount of funds requested.

Resources

➤ **CoCBuilds NOFO:**
https://www.hud.gov/program_offices/cfo/gmomgmt/grantsinfo/fundingopps/CoCBuilds

➤ **CoCBuilds Website:**
https://www.hud.gov/program_offices/comm_planning/coc/cocbuilds

➤ **Questions** – CoCBuilds@hud.gov