

# CocBuilds PSH NOFO Briefing Webinar

For Eastern and Western PA CoCs  
Presentation developed by:  
DMA - Diana T. Myers and Associates, Inc.



# WEBINAR AGENDA

- What is a CoC?
- RFP Overview
  - Geography
  - Funding Details
  - Eligible Participants
  - Match and Leverage
  - Timeline
  - Next Steps if Selected
- Application Materials
  - Budget Template Walk-Through
- Selection Process
- Tips for a Strong Application
- Q&A

# WHAT IS A CONTINUUM OF CARE (COC)?

**The CoC is a group of organizations and individuals working together to:**

Promote a community-wide commitment to the goal of ending homelessness

Provide funding for efforts to quickly re-house individuals and families who are homeless, which minimizes the trauma and dislocation caused by homelessness

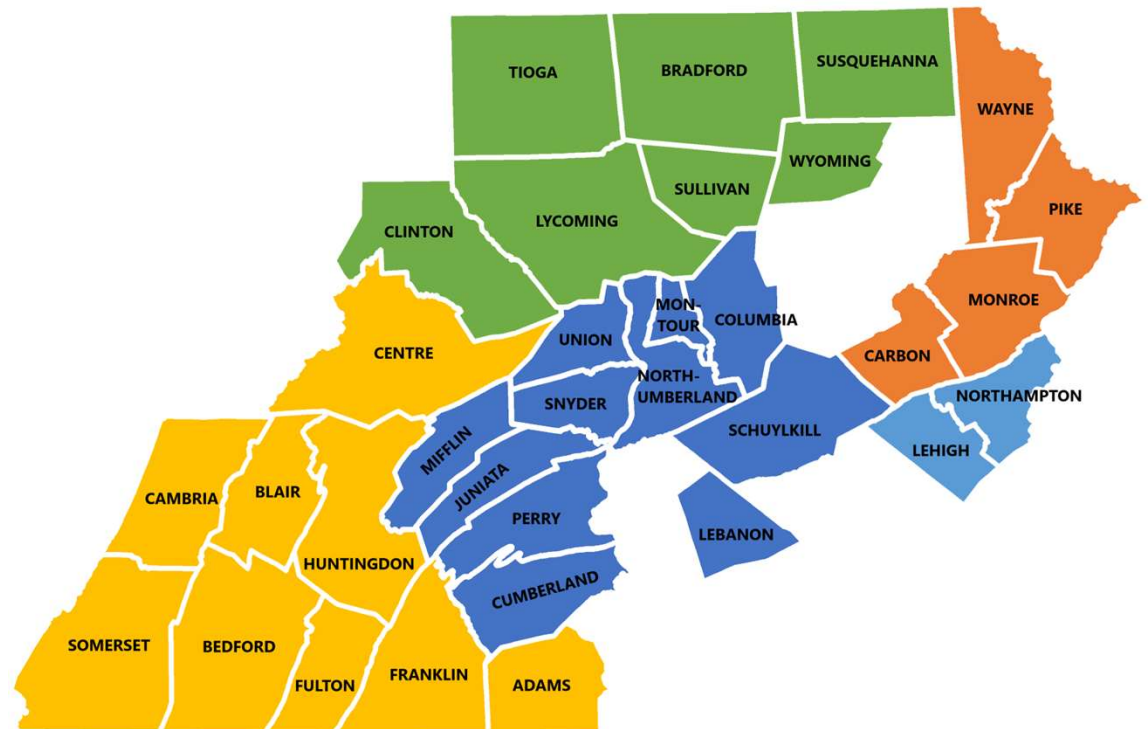
Promote access to and effective use of mainstream programs

Optimize self-sufficiency among individuals and families experiencing homelessness

WHAT IS A  
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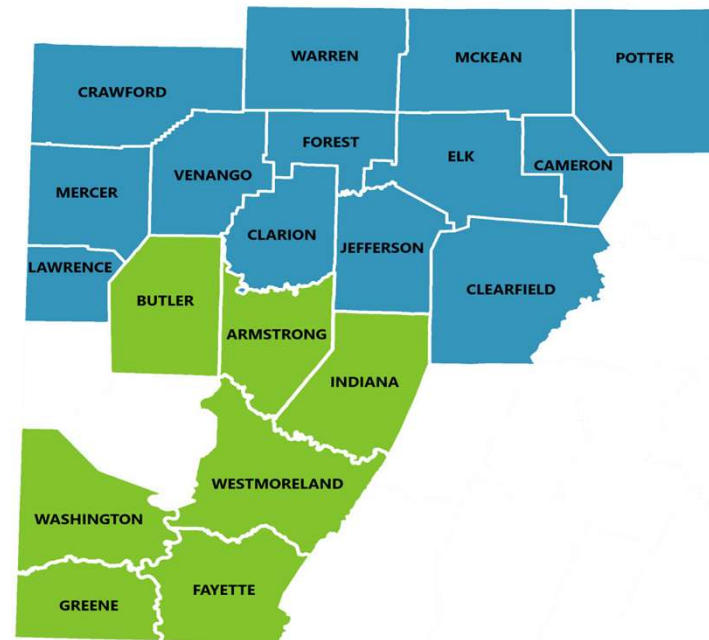
# GEOGRAPHY – EASTERN PA COC

- **The Eastern PA CoC covers 33 counties. The Eastern PA CoC will accept applications for projects in any of the following counties:** Adams, Bedford, Blair, Bradford, Cambria, Carbon, Centre, Clinton, Columbia, Cumberland, Franklin, Fulton, Huntingdon, Juniata, Lebanon, Lehigh, Lycoming, Mifflin, Monroe, Montour, Northampton, Northumberland, Perry, Pike, Schuylkill, Snyder, Somerset, Sullivan, Susquehanna, Tioga, Union, Wayne, Wyoming.



# GEOGRAPHY – WESTERN PA COC

- **The Western PA CoC covers 20 counties. The Western PA CoC will accept applications for projects in any of the following counties:** Armstrong, Butler, Cameron, Clarion, Clearfield, Crawford, Elk, Fayette, Forest, Greene, Indiana, Jefferson, Lawrence, McKean, Mercer, Potter, Venango, Warren, Washington, Westmoreland.



# WHO ARE THE PARTICIPANTS OF THE COC?

Representatives from the following relevant organizations within the geographic area:

- Nonprofit homeless assistance providers
- Victim service providers
- Faith-based organizations
- Governments
- Businesses
- Advocates
- Public housing agencies
- School districts
- Social service providers
- Mental health agencies
- Hospitals
- Universities
- Affordable housing developers
- Law enforcement
- Organizations that serve veterans
- Homeless and formerly homeless individuals

# WHAT IS HUD COC PROGRAM FUNDING?

The HUD Continuum of Care (CoC) Program funds efforts to end homelessness.

CoC Program funds are made available through local CoCs (such as the Eastern Pennsylvania CoC and Western Pennsylvania CoC).



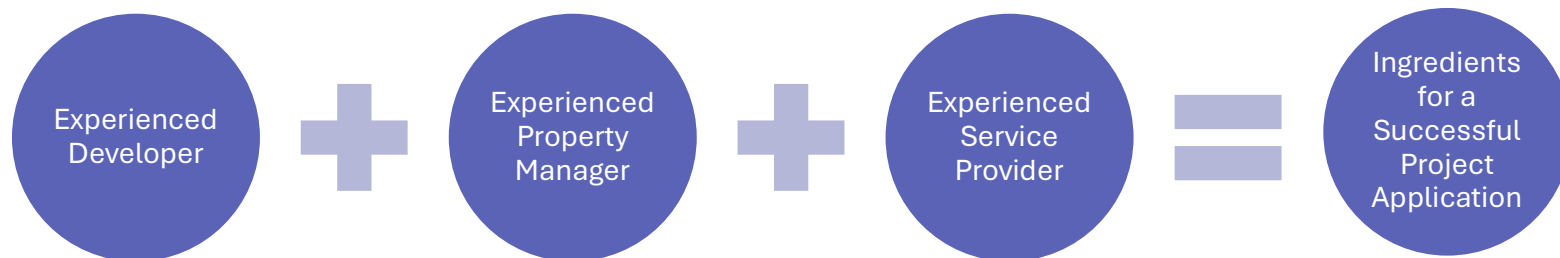
# RFP OVERVIEW

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- First-of-its-kind funding opportunity for **new construction, acquisition, or rehabilitation of permanent supportive housing (PSH)**.
  - Permanent supportive housing (PSH) is a type of housing that offers long-term housing assistance and supportive services to help people achieve housing stability. PSH is intended for people or families who are experiencing homelessness where at least one individual in the household has a disability.
- HUD expects to make approximately 25 awards nationally.
- **The Eastern PA CoC will select one (1) project to submit to HUD (up to \$7.5M)**
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# RFP OVERVIEW

- Seeking applicants with **strong development experience and experience serving households experiencing homelessness for this opportunity**. Applicants may choose to utilize subrecipients to undertake specific parts of the project (e.g., development, property management, service provision, etc.) when applying for this opportunity.



# FUNDING DETAILS

- Max budget request: \$7.5M.
- Applicants may request a grant term for 2, 3, 4, or 5 years.
- Selected projects will have a 15-year use requirement (24 CFR 578.81(a)).
- Eligible applicants include:
  - Nonprofit organizations
  - State governments, Local governments, and Instrumentalities of state and local governments
  - Public Housing Agencies

# FUNDING DETAILS

- Majority of funding request must be for capital costs (acquisition, new construction, rehabilitation)
- No more than 20% of funding request can be for other eligible costs including:
  - Project-based rental assistance
  - Operating costs
  - Supportive services
- Project administrative costs. No more than 10% of the total project budget (capital costs plus additional eligible costs) may be used for these costs.

\*Note: Project-based rental assistance and operating costs cannot be combined in the same structure

# FUNDING DETAILS

- Non-capital costs funds awarded under the CoCBUILDS NOFO (ongoing project-based rental assistance, operating costs, supportive services, admin costs) may be eligible for renewal in the CoC Program Competition. **The CoC highly encourages applicants to create a budget that includes funding for eligible CoC Program activities outside of construction, acquisition, and rehabilitation, that can be renewed in the CoC Program Competition.**
- **For a project to be renewed in the CoC Program Competition, a non-profit service provider must be willing to participate as an ongoing partner with the CoC.**

# ELIGIBLE PARTICIPANTS

- Eligible program participants are individuals and families experiencing homelessness where at least one individual in the household has a disability.
- All participants for the project must be assessed, prioritized, and referred through the CoC's Coordinated Entry System.

# MATCH REQUIREMENTS

- 25% Match Requirement
- Project applicants that intend to use program income as a match must provide an estimate of how much program income will be used for the match.



# LEVERAGING

- Housing Leveraging
  - **Maximum points for project that provides leveraged housing resources for at least 50% of the total amount being requested OR leveraged housing resources for at least 25% of the proposed units.**
  - Must provide a written commitment with application. If selected, CoC will work with you on formal commitment that meets HUD requirements.

# LEVERAGING

- Healthcare/Social Service Leveraging
  - **Maximum points for project that provides leveraged services that are equivalent to at least \$7,500 per unit included in the proposed project.**
  - Services may include supportive services, home-based and long-term services and supports, primary and medical care, behavioral health, substance use disorder services, treatment and recovery services, or other health or social services.
  - Must provide a written commitment with application. If selected, CoC will work with you on formal commitment that meets HUD requirements.

# TIMELINE

- CoCBUILDS RFP released by CoC: **August 26, 2024**
- Applications Due: **by 5:00pm on October 3, 2024**
- Applicants Notified of Project Selection: **October 21, 2024**
- Deadline for CoCs Application to HUD: **November 21, 2024**

# NEXT STEPS IF SELECTED BY COC

- Once a project is selected by the CoC, the CoC will work with the selected applicant to compile their application and required forms to submit to HUD. The CoC will submit the application to HUD by November 21st.
- This is a highly competitive funding opportunity. **The selected applicant will need to work closely with the CoC to put together a competitive application to submit to HUD for funding consideration. This includes drafting narrative responses and compiling required forms and attachments, such as leveraging commitments.**
- HUD expects to make award announcements in Q1 of 2025 and HUD's expectation is that successful applicants will have site control by summer 2025.

# NEXT STEPS IF SELECTED BY COC

- HUD has provided details about the role of the project applicant vs. CoC related to the application process:  
[https://www.hud.gov/sites/dfiles/CPD/documents/Project\\_Applicant\\_CoC\\_Responsibilities.pdf](https://www.hud.gov/sites/dfiles/CPD/documents/Project_Applicant_CoC_Responsibilities.pdf).
- Highlights:
  - Project applicant must have Unique Entity Identifier (UEI) and active registration with SAM.gov.
  - Project applicant must complete and sign all required forms.
  - Project applicant will respond to the Rating Factor Narrative questions. CoC will support with this to ensure you are submitting the strongest application possible to HUD. There are certain questions CoC can help write, such as local data to support the need for the project and how the project will work with Coordinated Entry.
  - CoC will help obtain Certification of Consistency with the Consolidated Plan and letter from CoC Board approving the project.
  - CoC will submit the application materials in grants.gov.
  - If awarded by HUD, project applicant will work with HUD on grant execution.



# APPLICATION MATERIALS

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- Applicants must respond via **Alchemer link (online portal)**.
  - All applicants should review Appendix A – full list of narrative questions from HUD that selected applicant will have to respond to (in collaboration with CoC). Application mirrors these HUD questions (CoC’s application is slightly shorter; not all questions from HUD are included).
- All applicants must upload a **budget** (using CoC template).
- Applicants bringing **housing or healthcare leveraging** must attach a commitment letter or MOU.
- Applicants can attach additional documents if needed (e.g., evidence of site control, environmental review).

# BUDGET TEMPLATE WALK THROUGH





# SELECTION PROCESS

# SELECTION PROCESS – THRESHOLD REQUIREMENTS

Submitted by an eligible applicant

Prior experience managing projects serving people experiencing homelessness

Prior experience with at least 2 or more other development projects

Ability to provide proof of site control and execute the grant agreement with HUD no later than September 1, 2025

Commit to adhere to CoC and HUD requirements (CoC Written Standards, participate in HMIS, enroll participants through Coordinated Entry)

# SELECTION PROCESS – RATING FACTORS

**Development Experience and Leveraging**

*(max points for exp. with at least 4 projects)*

**Experience Managing Projects Serving Households Experiencing Homelessness**

*(max. points for exp. with at least 4 projects)*

**Clear and Realistic Implementation Schedule**

**Property Maintenance Plan**

**Experience Managing Rental Housing**

**Leveraged Housing Resources**

*(max points for at least 50% of the total amount or 25% of proposed units leveraged)*

**Leveraged Healthcare or Social Services**

*(max points for at \$7500 per unit leveraged)*

**Experience Promoting Racial Equity**

**Community Integration for Persons with Disabilities**

**Environmental Justice Policy Initiative (Optional)**

\*Note: Western PA CoC has additional equity questions, developed by DEI Committee



# TIPS FOR A STRONG APPLICATION

# TIPS

- Identify key partners necessary to submit a strong application. You may need to identify subrecipients or formal partners.
  - This could include: developer, property manager, service provider, housing leveraging partner (such as PHA), healthcare/service leveraging partner
- Review hard copy of the application and begin identifying who in your organization, or who among your partners, can respond to each question.
- Review Appendix A of the RFP for the full list of questions that the selected applicant will need to respond to.

# TIPS

- Reach out with questions EARLY! Questions can be submitted via email:
  - Western PA CoC: [westerncoc@pennsylvaniacoc.org](mailto:westerncoc@pennsylvaniacoc.org)
  - Eastern PA CoC: [easterncoc@pennsylvaniacoc.org](mailto:easterncoc@pennsylvaniacoc.org)



# Q&A

# CONTACT INFORMATION

- Western PA CoC: [westerncoc@pennsylvaniacoc.org](mailto:westerncoc@pennsylvaniacoc.org)
- Eastern PA CoC: [easterncoc@pennsylvaniacoc.org](mailto:easterncoc@pennsylvaniacoc.org)