

Eastern PA Continuum of Care (CoC) FY2026 Request for Proposals New project RFP – Annual CoC NOFO

Preliminary Application due by 5pm on Friday, July 31st

The Eastern PA CoC submits an annual application to HUD to secure federal funding for new and existing projects that work to reduce and end homelessness throughout the CoC's 33-county geographic area. The Eastern PA CoC is soliciting Preliminary Applications from agencies interested in applying for new projects to be submitted as part of the FY2026 Continuum of Care (CoC) Application.

All housing and services funded through this RFP must be located in the Eastern Pennsylvania CoC's geographical area which includes 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.

Funding Available

The official amount of Bonus funding that the Eastern PA CoC can apply for has not yet been released from HUD, however, we anticipate having approximately **\$9,739,289** available, including:

- **CoC Bonus: \$4,526,352.** New project types that can be created using CoC Bonus funds made available by HUD, to serve any eligible populations, include:
 - New Transitional Housing (TH)
 - New Supportive Services Only – Standalone (SSO)
 - New Supportive Services Only for Street Outreach (SSO-SO)
- **DV Bonus: \$4,359,194.** New projects created using DV Bonus funds made available by HUD must be dedicated to serving survivors of domestic violence, dating violence, sexual assault, and stalking. Project types include:
 - New Transitional Housing (TH)
- **Reallocation: \$853,743.** The CoC has reallocation dollars available to create new permanent housing resources. These funds are prioritized for applicants in the Lehigh Valley RHAB, as the funding was reallocated from this community. See the CoC's Permanent Supportive Housing RFP, posted to the CoC's website.

Additional Information to review prior to submitting a Preliminary Application

Please review the information provided below regarding eligible applicants, eligible participants, new project types, eligible activities, expectations and requirements of the project recipient, and selection/ scoring criteria to be used in the selection of new

project applicants.

Eligible Applicants: Eligible project applicants for the CoC Program Competition are found at 24 CFR 578.15 and include nonprofit organizations, states, local governments, and instrumentalities of state and local governments. Public housing agencies, as such term is defined in 24 CFR 5.100, are eligible without limitation or exclusion. Faith-based organizations may apply on the same basis as any other organization.

Ineligible Applicants: Please note the following: (1) HUD does not award grants to individuals, and (2) for-profit entities are ineligible to apply for grants and are prohibited from being subrecipients of CoC Program grant funds. HUD will not evaluate applications from ineligible applicants. As such, the CoC will not accept proposals from individuals or for-profit entities given that a project application to HUD from an individual or a for-profit entity would be deemed ineligible.

Eligible participants - Who is eligible for homeless assistance under the CoC? Project participants are currently limited to the categories 1 and 4 of the [HUD Homeless Definition](#).

- Category 1 includes individuals and families experiencing literal homeless in an emergency shelter or in a location not appropriate for sleeping (e.g. street, tent, car, etc.).
- Category 4 includes persons fleeing domestic violence, dating violence, sexual assault, and stalking. Under certain circumstances, Category 4 may also include persons who are fleeing or attempting to flee human trafficking, including sex trafficking. More information about Category 4 eligibility is available from [Safe Housing Partnerships](#).

Note: In the FY2026 CoC NOFO, HUD has expanded eligibility to include Category 2 of the HUD Homeless Definition. The CoC will need to update its Written Standards, Coordinated Entry policies and procedures, and additional documents in order to provide assessments and referrals to Category 2 eligible households. The CoC reserves the right to limit the eligibility of Category 2 households in order to prioritize the most vulnerable households experiencing homelessness within the CoC's geographic areas. Specific details around program eligibility will be updated by the CoC and shared with all CoC grantees in advance of the 2026 CoC award announcements.

Eligible service area: The CoC is open to receiving applications that serve single counties or multiple counties within its geographic area. This may include surrounding counties, counties throughout the entire RHAB, or the entire CoC. If applying to serve multiple counties, applicants will be asked to describe their capacity to implement a regional project, either directly or through partnerships with other organizations throughout the region.

New Projects

This RFP seeks new applications from those interested in applying for the following eligible new project types/program components that can be funded under this RFP:

- **CoC Bonus:** New projects created using CoC Bonus funds made available by HUD.
 - New Transitional Housing (TH)
 - New Supportive Services Only – Standalone (SSO)
 - New Supportive Services Only for Street Outreach (SSO-SO)
- **Domestic Violence Bonus:** New projects created using DV Bonus funds made available by HUD. These projects must be dedicated to serving survivors of domestic violence, dating violence, sexual assault, and stalking, including:
 - New Transitional Housing (TH)

Priorities

The CoC would like to encourage any eligible organization interested in operating one of these eligible project types to apply. In addition, the CoC would like to encourage organizations to consider the following:

- New Transitional Housing (TH) projects, including site-based and scattered site projects
- New TH projects offering on-site substance use treatment
- New Sober housing projects operating as TH
- New TH projects to serve aging and elderly households experiencing homelessness
- New TH projects dedicated to survivors of domestic violence, sexual assault and other forms of gender based violence
- New Support Services Only (SSO) Standalone or Street Outreach projects
- New projects requiring participation in supportive services

Application Process and Requirements for Submission

To apply for new project funding, please submit a complete application package, which includes:

1. Online application, accessed through the following survey:
<https://survey.alchemer.com/s3/8923241/Eastern-PA-CoC-FY26-New-Project-Application>
 - A Word doc version of the survey – for your review of application questions – is available here: [Word survey linked here](#)
2. Excel Budget Tool: The CoC has an Excel-based budget tool that applicants must use to submit the proposed project budget. [Budget Tool linked here](#)
 - As of the issuance of this RFP, HUD has not yet indicated what Fair Market Rent (FMR) year will be used in their project application. The CoC's budget tool uses the FY26 FMRs.

3. Additional attachments:

- Documentation of 25% match
- Non-profit status documentation
- Proof of active SAM registration
- Code of Conduct: <https://www.hud.gov/hud-partners/grants-code-of-conduct>
 - HUD Template: [CoC Conflict of Interest/Code of Conduct Template - HUD Exchange](#)
- Federally Approved Indirect Cost Rate

If you have difficulties using the survey, please reach out to the CoC at easterncoc@pennsylvaniacoc.org

ALL MATERIALS MUST BE SUBMITTED TO THE EASTERN PA COC THROUGH THE APPLICATION SURVEY BY 5pm on July 31, 2026.

Webinars/Office Hours

Webinars:

- A webinar to review the 2026 CoC Competition NOFO was held on June 24, 2026.
 - Recording of the webinar can be accessed on the [CoC's NOFO page](#)

Office Hours:

- The CoC will host Office Hours sessions for project applicants:
 - Tuesday, July 21 at noon
 - <https://zoom.us/j/96264340184?pwd=nnSNwp19d7Q8KWSghbv8rZM3QX0AkB.1>
 - Wednesday, July 22 at 2pm
 - <https://zoom.us/j/94999274729?pwd=DTL8vC3LZua7e43WgbIMPjaOPoTSq0.1>
 - Thursday, July 23 at 9am
 - <https://zoom.us/j/99784051159?pwd=FI7woFNw2dUwFob3OveaHwvcFUKhpo.1>
 - ... More the week of July 27 to be announced
- The CoC will also make additional resources available as needed to assist applicants in completing the application process.

General Information

The CoC's Annual Renewal Demand (ARD, the funds it would take to renew all existing projects) for FY26 is estimated to be **\$30,175,685**.

Eastern PA anticipates having the following funds available to allocate to new projects to be submitted to HUD:

- **CoC Regular Bonus: \$4,526,352**

- **DV Bonus** (estimated): **\$4,359,194**
- **CoC Reallocation funds:** If additional reallocation funding becomes available (beyond the funding referenced on page 1 that is prioritized for the Lehigh Valley RHAB), it will be awarded through this RFP along with the Bonus funding.

Eligible New Project Types

Eligible Applicants may apply for new funds to implement the following project types:

Transitional Housing (TH)

- **General Description:** Transitional Housing (TH) provides temporary housing with supportive services to individuals and families experiencing homelessness with the goal of interim stability and support to successfully move to and maintain permanent housing.
- **Participant Eligibility:**
 - Program participants must qualify as homeless under paragraphs (1), (2), or (4) of 24 CFR 578.3, Section 103(b) of the McKinney-Vento Homeless Assistance Act.
 - Recipients/subrecipients must follow the CoC's written policies and procedures, i.e. the CoC's Written Standards.
 - All projects must participate in coordinated entry, and the selection of program participants must be consistent with the CoC's coordinated entry process.
 - Additional participant eligibility restrictions apply to projects funded through DV Bonus. More information is provided in the DV Bonus sections below.
- **Housing/Length of Stay¹:** TH projects can cover housing costs and accompanying supportive services for program participants for up to 24 months.
 - Participants in a TH project must have a signed lease, sublease, or occupancy agreement with the following requirements:
 - An initial term of at least one month
 - Automatically renewable upon expiration, except by prior notice by either party
 - A maximum term of 24 months
 - TH participants may remain in the project past 24 months if appropriate permanent housing has not been identified or if more time is needed for the household to achieve independence. However, HUD may discontinue TH funding if more than half of the households have exceeded 24 months.
 - Recipients/subrecipients must follow the CoC's written policies and procedures which may limit the length of stay.
- **Case Management/Supportive Services²:** TH projects can cover supportive services for program participants for up to 24 months.

- To facilitate the movement of program participants into permanent housing, transitional housing projects should provide a wide range of supportive services to participants while they reside in the program that meets the needs of their program participants.
- Recipients and subrecipients may require the program participants to take part in supportive services that are not disability-related services provided through the project as a condition of continued participation in the program, **except where prohibited by federal law**. Examples of disability-related services include, but are not limited to, mental health services, outpatient health services, and provision of medication, which are provided to a person with a disability to address a condition caused by the disability. Notwithstanding this provision, if the purpose of the project is to provide substance abuse treatment services, recipients and subrecipients may require program participants to take part in such services as a condition of continued participation in the program.³
- Projects can provide services to former residents of TH projects for up to six months after exiting TH to assist in the household's transition to independent living.⁴
- Per the FY26 CoC NOFO, HUD is prioritizing Transitional Housing programs that commit to the following related to supportive services:
 - The project will provide and/or partner with other organizations to provide eligible supportive services that are necessary to assist program participants to obtain and maintain housing (i.e., case management, behavioral healthcare, employment training, etc.)
 - The applicant has prior experience operating transitional housing or other projects that have successfully helped homeless individuals and families exit homelessness within 24 months or has a plan in place to ensure homeless individuals and families will exit homelessness within 24 months.
 - The applicant has previously operated or currently operates transitional housing or another homelessness project or has a plan in place to ensure that at least 50 percent of participants exit to a positive destination within 24 months and at least 50 percent of participants exit with employment income as reflected in HMIS or another data system used by the applicant.
 - The project will be supplemented with resources from other public or private sources, that may include mainstream health, social, and employment programs such as Medicare, Medicaid, SSI, and SNAP.
 - The project will assess the service needs of program participants.
 - The project will provide individualized services for program participants during their time in Transitional Housing that will result in **at least 20 hours per week** of engagement in services, activities or employment for all program participants.

- Exceptions can be made for program participants over age 62 or who is an individual with handicaps as defined in 24 CFR 8.3 or a with a developmental disability as defined under 24 CFR 578.3
 - Examples of services or activities include case management, counseling, treatment, volunteering, work therapy, education, job training, community-building activities, etc.
 - Employment may contribute to the 20 hours per week of engagement.
- The project will create service plans for each program participant that include the services to be provided, including when, how often, and by whom all services will be provided. Service plans should include program participant goals, strategies for achieving those goals, and target dates for achievement to focus on improved health, wellness, housing stability, and increased employment income to lead to financial stability and self-sufficiency.
- Demonstrate that the proposed project **will require program participants to take part in supportive services** (e.g. case management, employment training, substance use treatment, etc.) in line with 24 CFR 578.75(h) by attaching a supportive service agreement (contract, occupancy agreement, lease, or equivalent), **except where prohibited by federal law.**
- **Priority Transitional Housing Projects:** HUD is incentivizing CoCs to pursue priority projects including:
 - New TH projects offering on-site substance use treatment
 - This project type requires program participant engagement in substance abuse treatment services as a condition of continued participation in the program in accordance with 24 CFR 578.75.
 - 24 CFR 578.75(h) Supportive Services Agreement: Recipients and subrecipients may require the program participants to take part in supportive services that are not disability-related services provided through the project as a condition of continued participation in the program. Examples of disability-related services include, but are not limited to, mental health services, outpatient health services, and provision of medication, which are provided to a person with a disability to address a condition caused by the disability. Notwithstanding this provision, if the purpose of the project is to provide substance abuse treatment services, recipients and subrecipients may require program participants to take part in such services as a condition of continued participation in the program.
 - New Sober housing projects operating as TH
 - The CoC is accepting applications for sober housing projects.

- Sober housing projects will be expected to operate in accordance with 24 CFR 578.93(b)(5), which states - Sober housing may exclude persons who refuse to sign an occupancy agreement or lease that prohibits program participants from possessing, using, or being under the influence of illegal substances and/or alcohol on the premises.
 - Applicants will be asked to describe the need for the project type and serve households from the larger region as needed.
- New TH projects to serve aging and elderly households experiencing homelessness
 - Applicants should describe the need for projects that establish preferences for elderly individuals or families experiencing homelessness, including relationships/ partnerships with mainstream aging services to be leveraged to best serve households.

Supportive Services Only for Street Outreach (SSO)

- **General Description:** Supportive Services Only (SSO) – Street Outreach projects allow recipients to provide supportive services—such as conducting outreach to sheltered and unsheltered homeless persons and families and providing referrals to other housing or other necessary services—to families and individuals experiencing homelessness.
- **Participant Eligibility:**
 - In SSO Street Outreach projects, the recipient may only assist program participants **for whom the recipient or subrecipient of the funds is not providing housing or housing assistance.**
 - Program participants must meet the eligibility requirements set forth in the NOFO under which the project was funded.
 - FY2026 CoC NOFO: “must serve persons who qualify as homeless under paragraphs (1), (2), or (4) of 24 CFR 578.3, Section 103(b) of the McKinney-Vento Homeless Assistance Act.
 - FY26 CoC NOFO states (p.16): “Project applicants may apply for SSO projects consistent with 24 CFR 578.37 and 578.53, including projects with the outreach service activity described at 24 CFR 578.53(e)(13) to individuals and families primarily residing in places not meant for human habitation.” This indicates that the intent of SSO Street Outreach projects is to serve those experiencing unsheltered homelessness.
 - Recipients/subrecipients must follow the CoC’s written policies and procedures, including standards to prioritize referrals for SSO – Street Outreach.
- **Length of Stay:**
 - There is no maximum length of stay in SSO- Street Outreach Projects – participants may remain in the project until they achieve stable housing.
- **Case Management/Supportive Services:**

- The CoC Program Interim Rule states that eligible activities for Outreach services are defined as:
 - Activities to engage persons for the purpose of providing immediate support and intervention, as well as identifying potential program participants
 - Specific eligible activities and services consist of:
 - initial assessment;
 - crisis counseling;
 - addressing urgent physical needs, such as providing meals, blankets, clothes, or toiletries;
 - actively connecting and providing people with information and referrals to homeless and mainstream programs; and
 - publicizing the availability of the housing and/or services provided within the geographic area covered by the Continuum of Care.
- The proposed project should have a strategy for providing supportive services to those with the highest service needs, including those with histories of unsheltered homelessness and those who do not traditionally engage with supportive services.
- Eligible costs under street outreach “include the outreach worker's transportation costs and a cell phone to be used by the individual performing the outreach.”⁵
- Per the FY26 CoC NOFO, HUD is prioritizing street outreach programs that commit to the following related to supportive services:
 - The project will be supplemented with resources from other public or private sources, that may include mainstream health, social, and employment programs such as Medicare, Medicaid, SSI, and SNAP.
 - Demonstrate that the applicant has a history of, or a plan for, partnering with first responders and law enforcement to engage people living in places not meant for human habitation to access emergency shelter, treatment programs, reunification with family, transitional housing or independent living. The applicant must cooperate and not interfere or impede with the enforcement of local laws such as public camping and public drug use laws and assist/be willing to assist first responders in their efforts to engage homeless individuals.
 - The applicant has experience providing outreach services, or a plan for providing outreach services, consistent with the activity description at 24 CFR 578.53(e)(13) and has a plan for or has demonstrated effectiveness at helping people successfully exit from places not meant for human habitation to emergency shelter, treatment programs, transitional housing or permanent housing programs.

Supportive Services Only – Stand alone (SSO)

- **General Description:**

- SSO projects are designed to provide supportive services to sheltered and unsheltered homeless persons and families. In general, recipients of a SSO project may not also provide housing or housing assistance to program participants in their SSO project.
- **All supportive services provided must help program participants obtain and maintain housing.**
- Services not specified in the CoC Interim Rule are not eligible (§ 578.53(d)). Eligible supportive services⁶ are:
 - Annual Assessment of Services (§ 578.53(e)(1))
 - Moving costs (§ 578.53(e)(2))
 - Case management (§ 578.53(e)(3))
 - Childcare (§ 578.53(e)(4))
 - Education services (§ 578.53(e)(5))
 - Employment assistance and job training (§ 578.53(e)(6))
 - Food (§ 578.53(e)(7))
 - Housing search and counseling services (§ 578.53(e)(8))
 - Legal services (§ 578.53(e)(9))
 - Life skills training (§ 578.53(e)(10))
 - Mental health services (§ 578.53(e)(11))
 - Outpatient health services (§ 578.53(e)(12))
 - Outreach services (§ 578.53(e)(13))
 - Substance abuse treatment services (§ 578.53(e)(14))
 - Transportation (§ 578.53(e)(15))
 - Utility deposits (§ 578.53(e)(16))
- Additionally, applicants can request funds for the direct provision of services (§ 578.53(e)(17)). If the services listed above and described in the CoC Interim Rule are being directly delivered by the recipient or subrecipient, eligible costs for those services also include:
 - The costs of labor or supplies, and materials incurred by the recipient or subrecipient in directly providing supportive services to program participants; and
 - The salary and benefit packages of the recipient and subrecipient staff who directly deliver the services.
- Services provided through a SSO project CANNOT be limited to providing services from one or more housing-related projects. Services must be made available to any eligible household within the CoC.
- Other provisions related to SSO can be found in this HUD resource linked below.⁷

- **Participant Eligibility:**

- In SSO projects, the recipient may only assist program participants for whom the recipient or subrecipient of the funds is not providing housing or housing assistance.
- Program participants must meet the eligibility requirements set forth in the NOFO under which the project was funded.
 - FY2026 CoC NOFO: “must serve persons who qualify as homeless under paragraphs (1), (2), or (4) of 24 CFR 578.3, Section 103(b) of the McKinney-Vento Homeless Assistance Act.”
- Recipients/subrecipients must follow the CoC’s written policies and procedures, including standards to prioritize referrals for SO projects. In general, projects must prioritize unsheltered households.
- **Length of Stay:**
 - There is no maximum length of stay in SSO projects.
- **Case Management/Supportive Services:**
 - Interested applicants should carefully review the CoC Interim Rule related to eligible supportive services and ensure they submit an application that falls under one of the eligible activities. <https://www.ecfr.gov/current/title-24/subtitle-B/chapter-V/subchapter-C/part-578>
 - The proposed project should have a strategy for providing supportive services to those with the highest service needs, including those with histories of unsheltered homelessness and those who do not traditionally engage with supportive services.
 - Eligible costs under street outreach “include the outreach worker’s transportation costs and a cell phone to be used by the individual performing the outreach.”⁸
 - Per the FY26 CoC NOFO, HUD is prioritizing SSO projects that commit to the following related to supportive services:
 - The project is necessary to assist people in exiting homelessness, addressing barriers to stable housing (e.g., substance use disorder, unemployment, childcare, etc.) and increasing self-sufficiency and the Recipient will conduct an annual assessment of the service needs of the program participants.
 - The proposed project has a strategy for providing supportive services to eligible program participants including those with histories of unsheltered homelessness and those who do not traditionally engage with supportive services.
 - The project will be supplemented with resources from other public or private sources, that may include mainstream health, social, and employment programs such as Medicare, Medicaid, SSI, and SNAP.

DV Bonus Projects

The description of Transitional Housing, which begins on page 4, is also applicable to Transitional Housing projects funded through the DV Bonus, however, projects funded under the DV Bonus must be used to specifically serve survivors of domestic violence, dating violence, sexual assault, and/or stalking. Project participants are limited to individuals, families, and youth who are eligible under Category 4 of the HUD Homeless Definition. Category 4 includes persons fleeing domestic violence, dating violence, sexual assault, and stalking. This also includes persons who are fleeing or attempting to flee human trafficking, including sex trafficking, and who are also experiencing DV/SA. A DV Bonus project may not *exclusively* serve people fleeing or attempting to flee human trafficking.

- DV Bonus new projects are not limited to Victim Service Providers/VSPs (i.e., non-VSPs can apply); however, **non-VSPs must have a formal partnership with a VSP to operate the proposed project**. Organizations that are not VSPs are encouraged to discuss this funding opportunity with the VSP in their community. If a partnership with the local VSP is not possible, the applicant will need to explain this within the application.
 - “HUD defines a victim service provider to mean a private nonprofit organization whose primary mission is to provide direct services to victims of domestic violence. This term includes domestic violence programs (shelters and non-residential), dual domestic violence and sexual assault programs, and related advocacy and supportive services programs.”¹²
 - Stand-alone sexual assault programs are also eligible to apply for CoC funds and are included in the definition of VSP.
- Eligibility for projects funded under the DV Bonus is limited to households qualified under Category 4 of the HUD Homeless Definition. This includes persons who are fleeing or attempting to flee domestic violence, sexual assault, and some human trafficking situations.
- While Victim Service Providers are not permitted to enter into HMIS, data must be entered into a HMIS comparable database. If your organization has not added the HMIS Program enhancements to your comparable database, this cost can be included under the HMIS Budget Line Item.
- Any activities funded through this RFP must be designed to ensure the CoC provides a survivor driven, trauma-informed housing/ homeless assistance response to survivors across the Eastern PA CoC.
 - Trauma-informed: This includes approaches delivered with an understanding of the vulnerabilities and experiences of trauma survivors, including the prevalence and physical, social, and emotional impact of trauma. A trauma-informed approach recognizes signs of trauma in staff, clients, and others and responds by integrating knowledge about trauma into policies, procedures, practices, and settings. Trauma-informed approaches place

- priority on restoring the survivor's feelings of safety, choice, and control.
 - Survivor-centered: Placing the individual's priorities, needs, and interests at the center of the work with the survivor; providing nonjudgmental assistance, with an emphasis on client self-determination and assisting survivors in making informed choices; ensuring that restoring survivors' feelings of safety and security are a priority and safeguarding against policies and practices that may inadvertently re-traumatize survivors; ensuring that survivors' rights, voices, and perspectives are incorporated when developing and implementing system- and community-based efforts that impact survivors.
- Applications must demonstrate the project applicant's experience serving individuals and families of persons experiencing trauma or a lack of safety related to, or fleeing or attempting to flee domestic violence, dating violence, sexual assault, human trafficking, and/or stalking, and their ability to house survivors and meet safety outcomes.

Eligible Project Costs, Project Budget and Match

A HUD CoC grant can be used towards:

- **Housing Costs:**

- ⌘ **Operating funds** to operate a site owned or leased by your agency

- Funds may be used to pay the day-to-day operating costs in a single structure or individual housing units, including maintenance (such as scheduled replacement of major systems), repair, building security (when CoC Program funds pay for more than 50 percent of the facility by unit or area), electricity, gas, water, furniture, equipment, property insurance, and taxes.
 - These **costs may not be combined with rental assistance costs** within the same unit or structure.
 - Operating costs are not eligible under the SSO program component.
 - ⌘ Under the SSO program component, operating costs related to spaces used to deliver supportive services are eligible costs under the Supportive Services budget line item. See Supportive Services for more details.

- ⌘ **Rental Assistance** to assist a household pay their rent;

- Under a Rental Assistance model, the landlord enters into a lease with the program participant, who will pay 30% of their income to the landlord. The provider enters into an agreement with the landlord to pay the balance of the rent owed, after the rental payment by the program participant.
 - There are three types of Rental Assistance:
 - ⌘ Tenant-Based Rental Assistance (TBRA): In TBRA, the program

participants locate housing in the private rental market and enter into a lease with the property owner.

- ⊄ Sponsor-Based Rental Assistance (SBRA): In SBRA, sponsor agencies rent units in the private market and then sublet the units to program participants. Sponsors may be private nonprofit organizations or community mental health agencies established as nonprofit organizations. If the participant moves, the sponsor may sublease to a different participant or use the SBRA in a different unit with the current participant. SBRA stays with the sponsor.
- ⊄ Project-Based Rental Assistance (PBRA): In PBRA, the recipient or subrecipient contracts for a particular unit or property and the participant then enters a lease with the landlord. If the participant moves, the PBRA stays with the unit for the next eligible participant.
- CoC program funds used for rental assistance may not be combined in a single structure or housing unit with CoC program funds used for leasing or operating.
- Non-profits are allowed to administer Rental Assistance in PH projects (PSH or RRH), but not in TH projects. TH projects are still required to have a state or local government or PHA administer the Rental Assistance. The administration of rental includes:
 - Contracting for and making rental assistance payments to the landlord;
 - Conducting the Housing Quality Inspections (HQS) and eventually NSPIRE inspections;
 - Calculate program participant's rent contribution, including utility allowance (if applicable); and
 - Verify rent reasonableness.

⊄ **Leasing** of a single site or scattered site housing units;

- Under a Leasing model, the provider enters into the lease with the landlord and has a sublease or rental agreement with the program participant. The provider pays 100% of the rent (up to Fair Market Rent), and the program participant pays 30% of household income to the provider.
- Funds may be used to lease individual units or all or part of structures. Rents must be reasonable, and, in the case of individual units, the rent paid cannot exceed HUD-determined Fair Market Rents (FMRs).
- Leasing funds **may not be used for units or structures owned** by the recipient, subrecipient, their parent organization(s), any other related organization(s), or organizations that are members of a partnership

where the partnership owns the structure, without a HUD-authorized exception.

- **Supportive Services Costs:**

- Case management to assist households in obtaining and maintaining their housing. Where possible, applicants are encouraged to leverage existing services provided through your own organization and/or community partners to provide supportive services. In addition, connecting program participants to mainstream benefits is expected. Supportive services allowed as eligible costs under the CoC Program Interim Rule are detailed in 24 CFR § 578.53 and include:
 - Annual Assessment of Service Needs
 - Assistance with moving costs
 - Case management
 - Child care
 - Education services
 - Employment assistance and job training
 - Food
 - Housing search and counseling services
 - Legal services
 - Life skills training
 - Mental health services
 - Outpatient health services
 - Outreach services
 - Substance abuse treatment services
 - Transportation
 - Utility deposits
 - Direct provision of services

- **Administrative Costs:**

- Admin provides funding for your agency to manage the grant including drawing down funds and reporting to HUD.
- The Admin amount can be up to 10% of the total grant amount less Admin.
- Eligible administrative costs are limited to: general management, oversight and coordination of the grant; training on CoC requirements; and environmental review. Admin costs do not include staff and overhead costs directly related to carrying out eligible activities, as these are eligible under the corresponding Budget Line Items.
- Please review 24 CFR § 578.59⁹ for more information about eligible administrative costs.

Further detail from HUD about eligible activities can be found in the CoC Virtual Binders¹⁰ and in the CoC Interim Rule Subpart D – Program Components and Eligible Costs.¹¹ It is the

responsibility of the project applicant to ensure that applications are submitted with only eligible budget line items. Project budgets should not exceed the amount available for the specific funding type (e.g. CoC Bonus, DV Bonus) for which you are applying. The CoC's Funding Committee reserves the right to approve an amount other than the amount requested.

In summary, eligible costs for New Projects includes:

Project Type	Leasing	Rental Assistance	Operations	Supportive Services	HMIS	Admin
Transitional Housing (under CoC Bonus)	X	X	X	X		X
Transitional Housing (under DV Bonus)	X	X	X	X	X (if VSP, to access comparable database)	X
Supportive Services Only				X		X

- **Match Requirements**

The grantee must provide a 25% match – either cash or in-kind. In-kind match, for example, can be any of the eligible services listed above. The leasing budget line item is not included in the grant's match calculation. Match commitments require an MOU and documentation. Monthly rents (program income) collected under the operations or leasing model can count towards the match, so long as rules related to program income are followed. For more on CoC Program Match requirements:

<https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-match/coc-match-overview/>

CoC Requirements for All Project Applicants

- ⊄ **Compliance:** The applicant certifies this project will comply with all Eastern PA CoC policies and HUD regulations and notices. All CoC-funded projects will be expected to comply with the CoC Program Interim Rule. Those unfamiliar with the CoC Program Interim Rule are advised to carefully review “Subpart F—Program Requirements” of the HUD CoC Program Interim Rule: <https://www.hudexchange.info/resource/2033/hearth-coc-program-interim-rule/>
- ⊄ **HMIS Participation:** The applicant certifies that the project does or will participate in the Homeless Management Information System (HMIS) and complies with the CoC's HMIS Policies and Procedures. All CoC Program funded projects must enter complete, accurate, and timely data into the PA Homeless Management Information System (PA-HMIS). This will include adhering to the data quality and data timeliness expectations outlined within the [PA HMIS User Agreement](#). Victim Service Providers (VSPs) must utilize a comparable database. Projects that do not participate, or have not agreed to participate, are not eligible for funding.

- ⊄ Coordinated Entry Participation: The applicant certifies that the project does or will participate in the CoC's Coordinated Entry process and will comply with all related policies and procedures. All project participants enrolled must come from the CoC's Coordinated Entry By Name List, a prioritized waiting list.
- ⊄ Written Standards: The applicant certifies that the project will operate within the allowable confines of the [Eastern PA CoC Written Standards](#).
- ⊄ Timeliness: The applicant certifies they have the capacity to operate this program in accordance with HUD requirements including:
 - Submitting an Annual Progress Report (APR) to HUD on time/ no more than 90 days after the end of the grant period
 - Drawing down funds at least quarterly
 - Expending all of grant funds within the 12-month grant period
- ⊄ Anti-Discrimination: The applicant certifies that they will not engage in illegal racial discrimination, consistent with [2 CFR 200.300.a](#).
- ⊄ Prohibition of Illicit Drug Enablement: The applicant certifies they will not operate drug injection sites or safe consumption sites in violation of [21 U.S.C. 856\(a\)\(1\)](#), knowingly permit the use or distribution of illicit drugs on property under their control in violation of [21 U.S.C. 856\(a\)\(2\)](#), or knowingly distribute drug paraphernalia on or off property under their control in violation of [21 U.S.C. 863](#). NOTE: This certification is not a requirement that program participants must be sober in order to receive assistance, participate in treatment in order to receive assistance, or be evicted or exited from assistance for a first-time violation of a drug-related program policy or lease requirement.
- ⊄ Eligible Clients: The applicant certifies this project will serve only eligible clients that meet HUD's Homeless Definition as outlined in the FY2026 CoC NOFO, Eastern PA CoC's Request for Proposals, and in the CoC's Written Standards.
- ⊄ CoC Participation: All CoC-funded projects will be expected to participate in the meetings of the local Regional Homeless Advisory Board (RHAB) and Coordinated Entry By Name List (BNL) meetings (if applicable). In addition, all applicants must be or must become a member of the Eastern PA CoC/ Eastern PA Coalition for Housing, attend meetings of the full CoC, and attend trainings provided through the CoC.

Applicant Selection Process

HUD requires that all project applications meet Threshold Review requirements to be eligible for funding. As outlined in the FY2026 NOFO (pp. 58–68), projects must pass both: Project Eligibility Threshold Review, and New Project Quality Threshold Review, including all criteria specific to the proposed project type/component (beginning on p. 63).

All applications will be reviewed by the Eastern PA CoC's Funding Committee against HUD's threshold review. Applications that do not meet the criteria stated in the FY26 CoC NOFO will not be considered for funding or advancement in the competition. Applicants are strongly encouraged to carefully review the FY26 CoC NOFO to ensure compliance with all threshold requirements prior to submission.

Projects that pass HUD's threshold criteria will be scored using the CoC's [New Project Scoring Tool](#). The CoC reserves the right to approve an amount of funding other than the amount requested.

Please note that the score awarded to each applicant via the new project scoring tool is one component of how the Funding Committee will determine which new projects are selected to be submitted for funding under the CoC Competition. The Funding Committee will also factor in the need for the project based on CoC priorities, gaps analysis data, geographic coverage across the CoC, how the project compares to other projects submitted under this RFP, as well as prior performance of the applicant operating CoC-funded or ESG-funded projects or projects/programs funded through other sources.

- ⌘ Applicants are strongly encouraged to use the CoC's 2026 Gaps Analysis to identify needs and gaps within the CoC. Data within the Gaps Analysis can be used to support the need for new programming in your community. The 2026 Gaps Analysis can be found here: <https://pennsylvaniacoc.org/eastern-pa-coc-2026-gaps-analysis>. Applicants can also review 2026 Point in Time Count data here: <https://pennsylvaniacoc.org/2026-point-time-pit-count-and-housing-inventory-count-hic-0>

CoC Program funding is not guaranteed to the organization(s) selected for funding consideration through this RFP. Funding will be made available by HUD based on available funds and the performance of Eastern PA CoC in the 2026 Continuum of Care Program national competition.

HUD's Funding Process

HUD will use the Tier 1 and Tier 2 selection process described in sections V.D.3.a, V.D.3.b and V.D.3.c of the NOFO.

- ⌘ **Tier 1:** The FY26 CoC Program NOFO set Tier 1 as 60 percent of the CoC's Annual Renewal Demand (ARD). Tier 1 is estimated to be approximately **\$18,105,411** for the Eastern PA CoC. HUD will conditionally select project applications in Tier 1 from the highest scoring CoC application to the lowest scoring CoC application and according to the rank assigned by the CoC on the CoC Priority listing, provided the project applications pass both project eligibility, quality, and project-specific threshold review.

- € **Tier 2:** All other funding that the CoC is eligible to apply for will be considered as Tier 2 funding. Tier 2 is estimated to be approximately **\$20,955,820** for the Eastern PA CoC. All CoCs nationally compete for their projects in Tier 2. The amount CoCs may receive in Tier 2 funding will depend heavily on how the CoC scores in Merit Review compared to other CoCs across the country. Tier 2 funds will be competitively bid by HUD using the funding process on page 88 and scoring process on page 90 of the FY2026 CoC Program NOFO.
- € **CoC Ranking:** The Eastern PA CoC's ranking of project applications will determine which projects are in Tier 1 and which projects are in Tier 2. Higher ranked projects will be assigned to Tier 1, and lower ranked projects will be assigned to Tier 2. For more information about the CoC's Ranking process, please review the [Eastern PA funding policies for the CoC Competition](#)

Projects selected by HUD to receive CoC Program funds will initially be 1-year grants and will be eligible for annual renewal, dependent on the availability of funding from HUD, CoC priorities, and project performance. HUD has indicated that FY26 funding awards will be announced by December 1, 2026.

Timeline

July 20	RFP Released and posted to the CoC website
July 21, 12pm	Office Hours (Optional): Question and Answer session https://zoom.us/j/96264340184?pwd=nnSNwp19d7Q8KWSghbv8rZM3QX0AkB.1
July 22, 2pm	Office Hours (Optional): Question and Answer session https://zoom.us/j/94999274729?pwd=DTL8vC3LZua7e43WgblMPjaOPoTSq0.1
July 23, 9am	Office Hours (Optional): Question and Answer session https://zoom.us/j/99784051159?pwd=FI7woFNw2dUwFob3OveaHwvcFUKhpo.1
July 27-30 (TBD)	Additional Office Hours to be added
July 31, 5pm	New Project Applications due
August 3 – 7	New Project Applications Reviewed, Scored, and Ranked
By August 7	New Project decisions announced; appeal window opened
By August 11	Final project selection and ranking announced

Organizations selected by the CoC to submit new project applications to HUD will need to complete an application in e-snaps, HUD's electronic application system - <https://esnaps.hud.gov/>. If the organization does not already have a profile in e-snaps, that will be the first step to utilizing the system. Instructions for utilizing e-snaps are available on HUD's website - <https://www.hudexchange.info/programs/e-snaps/>.