

FY 2024 CoC Builds Notice of Funding Opportunity (NOFO) Highlights

Background and Highlights

The U.S. Department of Housing and Urban Development (HUD) released the [Continuum of Care Builds \(CoCBUILDS\) Notice of Funding Opportunity \(NOFO\)](#) on **July 22, 2024**, with approximately \$175 million in funding available nationally for an estimated 25 projects. Up to 3 awards are set aside for the highest scoring project applications where PSH units are located on Tribal reservations or trust lands. Applications are due to HUD by **November 21, 2024**.

Funding Available to San Diego City and County CoC

Maximum Amount for a Single Project (dependent upon the higher of the CoC's Preliminary Pro Rata Need or Annual Renewal Demand)	Maximum Amount for Projects Submitted by CoCs with Units Located on Tribal Reservations or Trust Lands
\$7,500,000 or \$10,000,000	\$9,500,000 or \$12,000,000

The San Diego City and County CoC, which serves all of San Diego County will be eligible for a maximum of \$7.5 million or \$10 million for a single project not on a tribal reservation or trust lands. An additional \$2 million above the maximum may be requested for a project proposing new PSH units on a Tribal reservation or trust lands. HUD has not yet released San Diego City and County CoC's Final Pro Rata Need, which consists of the higher of the CoC's Preliminary Pro Rata Need (PRRN) or Annual Renewal Demand (ARD). The grant terms for projects under this NOFO may range from 24 months to 60 months.

Purpose

The Continuum of Care (CoC) Builds (CoCBUILDS) NOFO targets efforts within Continuum of Care (CoC) geographic areas to address and reduce homelessness by adding new units of permanent supportive housing (PSH) through new construction, acquisition, or rehabilitation through one-time awards under the CoC program. Through the CoCBUILDS NOFO, HUD is encouraging CoCs to leverage funds provided for construction, acquisition, or rehabilitation of new PSH units with other funding sources to maximize the amount of housing that can be directed to meeting the needs of individuals with a disability and families where at least one household member has a disability and is experiencing homelessness to live independently. Additionally, no more than 20 percent of an award made under this NOFO, may also be for other eligible CoC Program activities associated with the PSH project, (e.g., supportive services, operating costs, administrative costs (Section IV.G.1 of this NOFO), and no more than 10 percent of an award may be used for project administration.

Application

The application for the CoCBUILDS NOFO is available through the [CoCBUILDS NOFO](#) funding opportunity located at [grants.gov](#). This is not an *e-snaps*-based application.

- Applications are to be completed by the organization that will administer the funds and must be sent to the CoC's Collaborative Applicant for review and submission.
 - The application may include one or more subrecipients and HUD encourages collaborative efforts.
 - The CoC's Collaborative Applicant must submit the project application(s) through [grants.gov](#).
- Number of applications permitted by CoC:



- 1 application if there are no Tribes or Tribally Designated Housing Entities.
- 2 applications if the CoC includes Tribes or TDHEs where one application must be specifically for new PSH units on Tribal reservation or trust land and one application from a non-Tribe or TDHE.

Applicable Goals and Objectives from HUD’s Strategic Plan

This NOFO supports [HUD’s Strategic Plan for Fiscal Years \(FY\) 2022-2026](#) to accomplish HUD’s mission and vision. HUD will pursue two overarching priorities focused on increasing equity and improving customer experience across all HUD programs. The following strategic goals are applicable to this NOFO. Project applicants must align their applications with the strategic goals and objectives outlined below. If a project is selected for funding, the project is expected to establish a plan to track progress related to those goals, objectives, and measures. HUD will monitor compliance with the goals, objectives, and measures listed in your project.

HUD Strategic Goal	Objective
Strategic Goal 1: Support Underserved Communities: Fortify support for underserved communities and support equitable community development for all people.	Reduce Homelessness Strengthen Federal, State, Tribal, and community implementation of the Housing First approach to reducing the prevalence of homelessness, with the ultimate goal of ending homelessness.
Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing Ensure housing demand is matched by adequate production of new homes and equitable access to housing opportunities for all people.	Increase the Supply of Housing Enhance HUD's programs that increase the production and supply of housing across the country.
Strategic Goal 4: Advance Sustainable Communities Advance sustainable communities by strengthening climate resilience and energy efficiency, promoting environmental justice, and recognizing housing's role as essential to health.	4B: Strengthen Environmental Justice Reduce exposure to health risks, environmental hazards, and substandard housing, especially for low-income households and communities of color. 4C: Integrate Health and Housing Advance policies that recognize housing's role as essential to health.

HUD Policies Specific to this NOFO:

Policy Priority	Summary
<i>Increasing Affordable Housing Supply</i>	Fund new construction, rehabilitation, or acquisition to increase PSH stock in a CoC’s geographic area, including economic strategies such as adaptive reuse and conversion of hotel properties. CoC’s and applicants should engage local leaders to mitigate zoning and land use issues that may impact adding PSH units to the CoC housing stock.
<i>Ensuring Access to Supportive Services and Public Services</i>	Provide voluntary supportive services to ensure households, particularly those that include a family member who has a disability, have the tools and resources to maintain permanent housing.
<i>Partnering with Housing, Health, and Service Agencies.</i>	Utilize cost performance and outcome data to enhance resource allocation aimed at ending homelessness. Strategies to maximize effective resource utilization include forming partnerships with public health agencies, state and local housing agencies, workforce development centers, and Tribes and Tribal organizations.



HUD requires a thorough review and oversight process by CoCs to determine which application will be submitted to HUD under this NOFO. CoCs must ensure the information provided in the application and proposed activities are eligible, application narratives fully respond to NOFO requirements, and all required attachments are included in the submission. CoCs are encouraged to use the scoring criteria outlined in the NOFO to ensure the most viable application is submitted to HUD for review and scoring.

Review and Rating Factors

HUD will award projects under the CoCBuilds NOFO based on the CoC’s project application score. Applications are based on a 100 point scoring rubric and all applications must meet the minimum score threshold of 60 points. More details regarding project evaluation and scoring can be found on pages 35- 42 of HUD’s [Full Announcement](#).

Project Rating Factor	Points
a. Development Experience and Leveraging: Demonstrate relevant entities have experience with other projects of similar scope and scale; experience leveraging resources similar to funds proposed in the current project (Examples of resources that will be considered include Low Income Housing Tax Credits, HOME, CDBG, Section 108, Section 202, and Section 811); and provide information regarding the availability of resources dedicated to the proposed project.	24
b. Managing Homeless Projects. Demonstrate relevant entities have experience administering programs for eligible households experiencing homelessness where one member of the household has a disability.	12
c. Implementation Schedule. Complete an implementation schedule and provide a proposed schedule for key milestones.	12
d. Property Maintenance. Demonstrate how relevant entities will ensure property is maintained annually to prevent unnecessary costly repairs.	5
e. Unmet Housing Need. Describe population served by project and level of unmet need, including a system gaps analysis.	7
f. Management of Rental Housing. Describe rental housing projects managed by relevant entities including the number of grants, awarded total, type, and number of assisted and non-assisted units.	10
g. Coordinated Entry. Describe how the project will use the CoC’s coordinated entry process or another process that meets HUD’s minimum requirements.	3
h. Coordination with Housing Providers, Healthcare Organizations, and Social Service Providers. Demonstrate projects are leveraging non-CoC funded housing resources through coordination with relevant entities.	10
i. Experience Promoting Racial Equity. Describe the process to involve underserved groups in project processes, build community partnerships with relevant entities, and design or operate projects that improve racial equity.	8
j. Community Integration for Persons with Disabilities. Demonstrate how the project will enable participants to make meaningful choices about services and supports to allow full participation in the community.	7
k. Section 3 Requirement. Describe actions by relevant entities to provide employment and training opportunities for low-income persons.	2
Policy Initiative Preference Points: Up to 2 preference points may be awarded for applications proposing activities that advance Environmental Justice.	2

