CoCBuilds Special Notice of Funding
Request For Proposals

1. Background Information

HUD announced a Special Notice of Funding Opportunity (NOFO) to add new units of permanent supportive housing (PSH) for individuals and families experiencing homelessness through new construction, acquisition, or rehabilitation. Continuums of Care (COC) are encouraged 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 and families experiencing homelessness.

2. General Overview and Funding Available

Please note: This is a highly competitive funding opportunity and HUD anticipates only awarding 25 projects to CoCs across the country. The amount of funding available and final applicant eligibility and service requirements are subject to being awarded funding and the final contract executed between HUD and the applicant.

The All-Neighbors Coalition is issuing a Request for Proposals (RFP) to fund new construction, acquisition, or rehabilitation to create additional permanent supportive housing in Dallas and Collin Counties. Details of the funding under the CoCBuilds Special NOFO include:

1. $7.5 Million max amount award for a single project
2. May include up to 20% of the award for eligible CoC Program activities associated with the PSH project (e.g. project-based rental assistance, leasing, operating costs, or supportive services)
3. May include up to 10% of the total budget (capital costs plus additional eligible costs) for project administrative costs
4. Each Continuum of Care may submit **1 project to HUD** under this Special NOFO
5. Grant terms may be 2, 3, 4, or 5 years.
6. Projects selected must be able to:
   a. provide proof of site control (24 CFR 578.25) prior to execution of the grant agreement; and
   b. execute the grant agreement with HUD no later than September 1, 2025.
7. Match of 25% is required for all grant funds, except leasing funds 24 CFR 578.73

3. **Local CoC Application Process**

The application will consist of 2 phases that includes a competition to identify the most suitable project to be submitted to HUD and application writing sessions to identify and address areas of the application that pertain to CoC coordination and other required application forms.

- Phase 1 – Local Competition: The Applicant will be selected based on the selection criteria found in Section 9 below. The CoC must review and choose a single project to be submitted based on this criteria.
- Phase 2 – Assemble HUD Application: The chosen applicant will work with the lead agency to complete the full CoCBuilds application and fulfill other requirements of the CoCBuilds application. The lead agency is responsible for the submission of this project by November 21, 2024 through grants.gov.

4. **Key Terms**

Below are definitions for key terms used throughout the RFP.

a. [Coordinated Access System (CAS)](#): a community response to end homelessness that accounts for the diversity of needs of people experiencing homelessness and urgently responds to these needs with housing solutions. CAS has an easily accessible set of Access Points equipped to effectively assess the needs of individuals, match people to an intervention to end their experience of homelessness and rehouse them as quickly possible.

b. [Homeless Management Information System (HMIS)](#)**:** a local information technology system used to collect data from service providers serving individuals or households experiencing or at risk of homelessness.

c. [Housing First Assertive Community Treatment (HFACT) and Housing First Intensive Case Management (HFICM):](#) These models are evidence-based treatments for PSH tenants who have behavioral health diagnoses and complex health needs. HFACT and ICM provide team-based support, partnering with Housing Stability Case Managers to provide intensive, multidisciplinary services to promote housing stability. Teams are mobile, providing services at the participants' homes. Supports are tailored to meet the needs and preferences of each participant. HFACT focuses on the highest acuity participants who have severe mental illness, often with co-occurring physical health and substance use disorders. HFICM is for lower acuity participants who are assessed as needing intensive support but for a shorter period.

5. **Permanent Supportive Housing and Integrated Behavioral Healthcare Program Model**

Permanent Supportive Housing is permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to

assist households with at least one member with a disability and a demonstrated history of chronic homelessness in achieving housing stability. Permanent supportive housing is made up of 3 essential components – a housing unit, permanent rental assistance, and on-going supportive services.

The All Neighbors Coalition co-created a standardized *Permanent Supportive Housing Program Model*, which outlines the essential program elements and expected outcomes to be delivered by the applicant and/or their subrecipients for the supportive services portion of this project.

All new tenants of PSH will have access to integrated behavioral healthcare services and teams. Behavioral Health Care Coordinators are working with the Coalition to streamline access to assessment and services for those needing behavioral health support. This includes access to Housing First Assertive Community Treatment (ACT) and Intensive Case Management Teams (ICM), which are evidence-based treatments for PSH tenants who have behavioral health diagnoses and complex health needs. These teams will partner with Housing Stability Case Managers to provide intensive, multidisciplinary services to promote housing stability among PSH participants.

The expected outcomes for this project are outlined in the CoC PSH Program Model and include:

- Households referred to PSH will be enrolled in the program within 10 days of referral;
- PSH households will secure permanent housing within 30 days from enrollment;
- 60% of households will increase income; and
- 87% of households remained housed and did not return to shelter.

6. Permanent Supportive Housing Design Standards

The All Neighbors Coalition is committed to creating Permanent Supportive Housing (PSH) that promotes long term housing stability and offers a foundation from which people can improve their overall health. The PSH Design Standards have been established to inform the physical design of future single site PSH properties. The Coalition acknowledges there are a full spectrum of housing options that provide supportive services which people may choose to live in. This document only covers those classified as PSH in accordance with the Permanent Supportive Housing Program Model.

This is not a checklist of required items, but rather areas to consider during the planning of future Permanent Supportive Housing Developments depending on the specific population served (e.g. seniors, people with disabilities). Each project is unique, and partners should make design decisions collectively, keeping cost constraints and all applicable regulations and laws in mind.

7. Award Parameters

CoCBuilds allows funding for capital costs, eligible CoC program costs (project-based rental assistance, leasing, operating costs, supportive services, etc.), and project administrative costs.

Category	Key Activities
Capital	a. Acquisition (24 CFR 578.43); b. Rehabilitation (24 CFR 578.45); c. New Construction (24 CFR 578.47)
Rental Assistance	The Coalition will leverage rental assistance for this project in partnership with the CoC PSH Pipeline Workgroup.
Supportive Services	See 24 CFR 578.53 for all eligible expenses • Case Management • Moving Costs • Housing Search • Mental Health Services • Outpatient Health Services *Up to 20% of the budget. The Coalition will leverage the remaining supportive services if needed for this project in partnership with the CoC PSH Pipeline Workgroup.
Project Administrative Costs	See 24 CFR 578.59 *Up to 10% of the budget

8. Applicant Requirements

Eligible applicants include the following:

- Non-profit organizations that are members or willing to become members of the All Neighbors Coalition.
- Agencies that agree to:
    - Receive all referrals through the All Neighbors Coalition's Coordinated Access System (CAS).
    - Deliver services in alignment with CoC Housing First principles.
    - Fully participate in the Homeless Management Information System (HMIS).
    - Deliver services in accordance with the All Neighbors Coalition Permanent Supportive Housing Program Model.

- o Attend required annual training to include topics such as, but not limited to, HMIS, Security and Privacy, Housing Navigation, and Permanent Supportive Housing best practices.
- Agencies must receive at least 60% of the available points to be considered for funding by the All Neighbors Coalition.
- Agencies must meet Eligibility Requirements for Applicants of HUD's Financial Assistance Programs (See page 21 of CoCBuilds NOFO)
- Must have a grants.gov login
- Must have an organization UEI #
- Must have a current Code of Conduct

9. Selection Criteria

Applications containing all required items and submitted by the deadline will be reviewed and scored based on the selection criteria outlined in the CoC Builds Scorecard which can be found here.

Selection Criteria	Total Points
Project Overview	5
Development Experience & Leveraging	20
Property Management	10
Implementation Schedule	20
Experience Promoting Racial Equity	10
Budget	5
Total Points Available	70

10. Submission Instructions

All applicants must attend a mandatory RFP information session on September 26, 2024 at 1:30 PM. Register for the virtual RFP information session here. A recording and the slide deck will be made available on the Housing Forward funding website.

Applications are submitted through AmpliFund which is linked here.

Applications must be submitted along with all supporting documentation no later than 11:55pm on October 11th, 2024.

Please reach out to Rae.Clay@HousingForwardNTX.org if you have questions.