

Pre-proposal Conference Questions

1. Can you clarify the due date of the letter of interest?
 - a. Deadline has been updated to Wednesday, Oct. 2. Review our website for more details: <https://www.hennepin.us/your-government/projects-initiatives/heading-home-hennepin>.
2. One of the requirements is already having a federal funding award. Would you count an award of project-based vouchers from the Minneapolis Public Housing Authority (MPHA) as a federal capital funding award?
 - a. No, because project-based vouchers are not capital funds.
3. Up to 20% of the total funding award can be used for services and operating costs. What can this 20% be made up of?
 - a. The 20% can be for use in project-based rental assistance, operating costs, or supportive services. For more details about Eligible costs, see [Section IV.G.3 \(pg. 34\)](#).
 - i. "You may include a budget request with the following eligible costs in the application. However, HUD will award no more than 20 percent of the total funds for use in project-based rental assistance, operating costs, or supportive services. Additionally, HUD will award no more than 10 percent of the total budget (capital costs plus additional eligible costs) for project administrative costs...If a project application's budget exceeds the cost limits noted above, HUD will reduce the costs to the eligible amount which will result in a reduction in the total amount of funds requested."
4. Does the total amount come into the project as a capitalized reserve that can be devoted to service or operating dollars? If not, how will the "up to 20%" in service and operational funds be dispersed?
 - a. CoC builds is a unique one-time opportunity. Separately, there is an recurring annual NOFO opportunity that releases service dollars into our community – CoC Program Competition.
 - b. If selected as an awardee by the Housing and Urban Development department (HUD), HUD will finalize specific terms of the CoC Builds award and budget in consultation with you.
 - c. Services and operational funding may be eligible for renewal during future CoC Program Competition.
5. Often with standard HUD CoC practices, you have the opportunity to access bonus funds or reallocations happening within the CoC—is that the case here or is CoC builds its own separate track for services and operating dollars?
 - a. Services and operational funding may be eligible for renewal during future CoC Program Competition. This means that yes, you would have access to bonus funds or reallocations once you are renewed through the CoC Program Competition. See question 4 for more information.
6. One of the key considerations is how much housing opportunity is the development offering or bringing to the community—is this judged on a total unit count basis, or is it judged on how many of the units of the overall building are permanent supportive housing?
 - a. Our application asks about each of these aspects.

- b. HUD also scores up to 7 points for Unmet Housing Need.
7. Can a project receive an award if it has already started construction before funding decisions are announced?
- a. HUD will score up to 24 points for Development Experience and Leveraging ([pg. 35](#)). "...If there are current properties under construction or rehabilitation where CoCBuilds funds could be used to obtain units, in addition to the bulleted items above, provide:
 - i. the amount and type of funds being used to construct the property;
 - ii. evidence of site control;
 - iii. evidence of completed and approved environmental review;
 - iv. identify the owner of the property and their experience with constructing or rehabilitation; and
 - v. the number of units that will be finished using CoCBuilds funds."
 - b. HUD will score up to 12 points for Implementation Schedule ([pg. 37](#)). "HUD will evaluate the implementation schedule and provide up to 4 points based on whether the development schedule is complete and has all necessary elements, up to 4 points depending on likelihood that development milestones will be met, and up to 4 points based on the likelihood that the project will be ready for occupancy within 36 months of award."
8. Does the project have to go through a separate environmental review and/or subsidy layering review to receive this specific funding, if the housing entity has already received HUD environmental approval?
- a. An additional subsidy layering would have to be completed based on inclusion of this additional funding.
 - b. This new funding would need to be included in the environmental review. Whether or not the project would need a separate environmental review depends on which level of review was already completed. This funding will most likely require an "Environmental Assessment" level ([Environmental Assessment - HUD Exchange](#)).
 - c. HUD does have some prioritization for projects that are already in the process for environmental review. See question 7 part a-iii.
9. Does the person renting have to have a disability and live independently? Can that person receive support from a waiver or not?
- a. Review the program description ([page 3](#)) for information about the target population. "...HUD is encouraging CoCs to leverage funds provided for construction, acquisition, or rehabilitation of new PSH...is permanent housing in which supportive services are provided to assist individuals with a disability and families where at least one household member has a disability and is experiencing homelessness to live independently."
 - b. HUD will score up to 10 points for Coordination with Housing Providers, Healthcare Organizations, and Social Services Providers ([pg. 39](#)). "Demonstrate either that:
 - i. the project is leveraging non-CoC funded housing resources through coordination with housing providers, healthcare organizations, and social service providers for new construction, acquisition, and rehabilitation to provide at least 50 percent of the amount being requested in the application, or

- ii. the project is leveraging non-CoC funded housing resources to provide subsidies for at least 25 percent of the units that are proposed in the application.”