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HENNEPIN COUNTY  
MINNESOTA

# HUD CoCBuils NOFO Competition

September 30, 2024



# Purpose of the HUD CoC program & CoCBuilds

- Promote community-wide collaboration to end homelessness
- Provide funding for projects serving eligible homeless populations
- Promote access and use of mainstream resources
- Optimize self-sufficiency for participants



# Goals for CoCBuilds competition

## HUD Goals

- Increase housing opportunities for people with high levels of need
- Increase supply of PSH for households where a member has a disability
- Encourage coordination between housing, health and service agencies
- Ensure access to resources for PSH in states with less than 2.5M people
- Affirmatively further fair housing

## Local CoC Goals

- Increase PSH housing by strategically allocating HUD funds to high need areas
- Advance projects that respond most directly to CoC needs, including needs of populations disproportionately impacted by homelessness
- Support project applications to ensure compliance, competitiveness, sustainability, and alignment with CoC plan.

# CoCBuilds

NOFOThe Notice of Funding Opportunity (NOFO) sets for specific guidance for CoCBuilds

**Intent:** Add new units of permanent housing through construction, acquisition, or rehabilitation

**Funds Available:** \$175M for ~ 25 projects. **Max Hennepin CoC \$7,500,000**

**Requirements:** Projects are required to complete the application for HUD, but apply for through the CoC

**Limits:** Only 1 project application per CoC unless Tribal coordination

**Timeline:** Apply by November 2024, Start October 2025. Complete project by September 2030.

# Eligibility

Applicants

Project Types

Costs/Activities

Participants

# Eligible Applicants

## **Eligible applicants**

- Nonprofit organizations
- Public housing authorities
- State or local government, or instrumentalities of state or local government
- Governments and instrumentalities of Native Tribal Nations

## **MINIMUM standards**

- Already have federal funds in the project
- Unique Entity ID (UEID)
- Active SAM.gov registration
- No unresolved civil rights matters
- Not debarred or suspended from doing business with fed govt.
- Has a financial system that meets federal standards in 2.CFR 200.302
- No unresolved delinquent Federal debt

# Eligible project types

## Types/Components

### **Permanent Supportive Housing only**

- Creating NEW units added to response system
- Having these characteristics
  - Offers community-based housing
  - Has no designated length of stay
  - Serves households where at least 1 member has a disability
  - Supports participants to live as independently as possible
  - Requires participants hold the lease (or sublease) for an initial term or at least one year that is renewable and is terminable only for cause



# Eligible activities/costs

Capital Expenses:

**Acquisition of a property**

**Construction of a building**

**Rehabilitation of a building**

Must be related to increasing the number of PSH units available. Cannot be renewed

## **Other Expenses**

**Non-capital project expenses (up to 20%)**

- **Services**
- **Operations**
- **Rental Assistance**
- **Administration (up to 10%)**

May only be added to a project with capital costs.

May be renewable in the regular CoC Program coemption on-going

# Eligible participants

## **Eligibility criteria**

1. Staying in homeless location at entry (Unsheltered or in Emergency Shelter)
2. Household member has a disability
3. Referred through Coordinated Entry

## **Coordinated Entry connection**

1. Prioritize households with high service needs and extensive experiences of homelessness
2. Meet minimum HUD eligibility criteria

# Review and Selection Process

CoC Review

CoC Selection

HUD Review

# CoC Project Review

How the local CoC will select a project to apply to HUD

## 1. Eligibility (Intent to Apply)

- Applicant is eligible
- Activities are eligible
- Population to be served is eligible
- Project Type is allowed
- Project geography is allowed

## 2. Quality of proposal (100-point scale)

- Need & Impact of Proposed Project – 45 points
- Strength of Project Team – 25 points
- Anticipated Competitiveness of Project – 35 points

# Need and Impact of Proposed Project

(45 points possible)

1. **Number of units for target population – 10 points** (How many people will have housing because of this project?)
2. **Funding requested per unit – 5 points** (Is the project maximizing other resources?)
3. **Housing First/Low barrier – 10 points** (Will the project eliminate barriers to housing access & stability?)
4. **Lived Experience involvement – 5 points** (Has the project sought, received, and used input from people with lived experience of homelessness?)
5. **Local CoC support – 15 points**(Does the project align with other affordable housing goals in the community?)

# Strength of Project Team

(25 points possible)

**Developer Experience** – 9 points (How likely is the developer to deliver the project on time?)

**Property manager experience** – 6 points (How likely is the property manager to support compliance as well as PSH outcomes?)

**Service Provider experience** – 6 points (How likely is the service provider to support participants in housing stability and community connection?)

**Team cohesion** – 4 points (Is there evidence that the team will work together to deliver a successful PSH project?)

# Competitiveness of Project

(35 points possible)

**Readiness/Timeline** – 11 points (Are enough resources secured and planning completed to enable the PSH units to open on time?)

**Community Integration** – 6 points (Will the project support participants engagement in community and maximum independence?)

**Racial Equity** – 6 points (How likely is the project team to plan to use the project to advance racial equity?)

**Healthcare Services** – 6 points (Are connections in place to ensure meaningful levels of healthcare services for participants?)

**Rental Assistance** – 6 points (Are connections in place to ensure affordability of PSH units once created?)

# CoC Selection

- Projects that pass the Eligibility Review are scored for Quality using the CoC Rating Factors
- The project with the highest Quality score is invited to prepare the full project application and narratives for HUD review
- The project representative(s) works with CoC to develop and submit the proposal to HUD



# HUD Review

Threshold Eligibility Review – If eligible, score rating factors

Minimum score for funding = 60

Policy preference points possible (Environmental Justice) = 2

Other considerations:

- Past performance
- Financial stability
- Financial management capacity

# Characteristics of selected projects

- ✓ Planned together with people with lived experience of homelessness
- ✓ Experienced partners
- ✓ Partnerships to maximize resources
- ✓ Clear and viable pathway to success
- ✓ Aligned with HUD policy priorities

# Application Steps & Materials

- Hennepin CoC Competition
- HUD Application
- Timeline

# Steps to Apply to Hennepin CoC

## **Submit:**

1. Intent to Apply
2. Project App Questions
3. Attach A: MHFA workbook
4. Attach B: Services, Rents, HMIS & Admin

## **Receive CoC Review and Selection results**

## **If selected, prepare HUD application**

- Consult/refine
- Meet with CoC
- Submit Full Proposal

# Elements of Full Project Application to HUD

- Standard forms
  - Application for Federal Assistance (SF-424)
  - Applicant and Recipient Assurances & Certifications (HUD-424B)
  - Applicant/Recipient Disclosure/Update Report (HUD-2880)
  - Disclosure of Lobbying Activities (SF-LLL)
  - Certificates Regarding Lobbying Activities
  - Grant Application Detailed Budget (HUD-424-CBW)
  - Assurances for Non-Construction Programs (SF-424B)
  - Assurances for Construction Programs (SF-424D)

# Other Requirements

- Certification of Consistency with Consolidated Plan (HUD-2991)
- Code of Conduct if not on file with HUD
- Narrative responses (up to 25 pages total)
  - Advancing Racial Equity
  - Affirmative Marketing and Outreach
  - Affirmatively Furthering Fair Housing
  - Project Narrative



# Unique aspects of CoCBuilds

- CoC Review is more of a screening process with consultation, not a full application to the CoC
- Project Applicant is the primary writer of the Application, not the CoC staff
- Project Applicant does not have to register in e-snaps or grants.gov to submit application



# CoC Resources for Applicant

Information Session

Today – slides will be sent upon request

1:1 Technical Assistance

Contact CoC if required

Project Narrative review

Contact CoC if required

# HUD Resources for Applicants

Go to: [Continuum of Care partnership to end homelessness | Hennepin County](#)

- ✓ CoCBUILDS NOFO
- ✓ CoC Virtual Binders for requirements of the HUD CoC program
- ✓ Laws, Regulations & Notices