

Invitation to Proposals to Apply for HUD CoC Builds Funding

The Rhode Island Statewide Continuum of Care invites eligible applicants to submit proposals to apply for HUD CoC Builds funding. **To be considered, proposals must be received by 5 pm on September 25, 2024.**

The Rhode Island Continuum of Care (RiCoC) has the potential to be highly competitive in this NOFO competition. Of the \$175 million in total funding, \$65 million is prioritized for small states – those with populations of less than 2.5 million, which includes RI. Additionally, HUD permits states that have only a single CoC to apply for the maximum award amount of \$10 million. It is expected that there will be substantial interest in the CoC Builds NOFO and despite some advantages for the RiCoC, securing funding will be highly competitive. Each CoC may submit only a single project (with the exception of CoCs partnering with Indian Tribes which can submit up to 2 projects, one on Tribal lands).

In Rhode Island, The CoC Builds program can provide a grant of up to \$10 million to a housing project that will create new permanent supportive housing units to serve people experiencing homelessness. Funding can cover the costs of acquiring the building/site, rehabilitation, or new construction of permanent supportive housing. All residents must meet HUD eligibility requirements for permanent supportive housing including meeting HUD's homelessness and disability definitions. All prospective residents must be referred through the CoC's coordinated entry system.

CoC Builds funding will be extremely competitive with only about 25 grants expected to be awarded nationally. The RiCoC urges all potential applicants to review the full Notification of Funding Opportunity found here: https://www.hud.gov/program_offices/comm_planning/coc/cocbuilds. A summary of the funding opportunity is attached to this request. Because this funding will be so highly competitive, prospective applicants must review the rating factors/points shown in the NOFO and the summary. HUD is seeking specific experience in terms of developing projects, leveraging resources, managing projects serving people who have experienced homelessness, maintaining properties, and maintaining a development schedule. Applicants who do not have the specific experience sought by HUD in this NOFO are discouraged from applying.

To apply, prospective applicants must have a site for the proposed development project and must have demonstrated site control no later than September 1, 2025.

Eligible applicants.

- Applicants must be non-profit organizations, with a proven history of successfully developing and managing housing projects and leveraging resources to create affordable housing. Experience in managing housing and serving people who have formerly experienced homelessness is mandatory for applicants.
- Prospective applicants must be able to sign a grant agreement with HUD no later than September 1, 2025. Grant terms may be for two, three, four, or five years. Applicants must

demonstrate in their proposal that they will have site control for the proposed site by September 1, 2025.

- Prospective applicants must demonstrate that they have experience with at least 4 similar development projects and that they have 3 examples of having leveraged funds for similar development projects.
- Prospective applicants must be able to demonstrate that they have experience in managing at least 4 properties providing housing and services to people who formerly experienced homelessness.
- HUD has specific leveraging requirements for CoC Builds projects and to be successful an applicant will need to demonstrate that it can secure additional capital funding or rental subsidies for the proposed project. Other capital resources should equal at least 50 percent of the funds requested through CoC Builds and rental subsidies should cover at least 25 percent of the units proposed. Prospective applicants can demonstrate that they can meet either the capital or rental subsidies requirement. Further, applicants must demonstrate that they can leverage healthcare and or supportive services funding that is equal to at least \$7,500/unit requested in the application.

Eligible Costs:

- The majority of the CoC Builds funds must be for capital purposes (acquisition, rehabilitation, new construction);
- Only 20 percent can be for other CoC-eligible costs including project-based rental assistance, operating costs, or supportive services. Additional details on what is eligible under the other CoC-eligible costs can be found [here](#).
- Additionally, HUD will award no more than 10 percent of the total budget (capital costs plus additional eligible costs) for project administrative costs.

Content of Letter of Intent

1. Proposed project

- a. Identify the site for the proposed project.
- b. Indicate the number of proposed units.
- c. Indicate if the project will serve 100% PSH-eligible clients or if it will be a mixed development providing permanent supportive housing, affordable housing, and other uses.
- d. Indicate total projected costs to acquire, renovate, or build the proposed project.
- e. Specify any other funding committed to the development, operations, or services for the proposed project.
- f. Provide a timeline for the development with HUD CoC Builds funding expected to be available on 9/1/25.
- g. Identify any partnering organizations in the development, management, or service provision.

- 2. Address HUD's Factors for Award** – please see the rating factors starting on Page 35 of the [CoC Builds NOFO](#) for more details. Please address each factor:

- a. **Development experience and leveraging.** (24 points)
 - i. Indicate 4 similar projects completed by your organization (up to 8 points)
 - ii. Indicate 3 instances in which the organization has leveraged resources similar to that in the proposed project. Examples of resources that will be considered include Low Income Housing Tax Credits, HOME, CDBG, Section 108, Section 202, and Section 811 (up to 8 points).
 - iii. Provide information regarding the availability of low-income housing tax credit commitments, project-based rental assistance, and other resources dedicated to the proposed project. (up to 8 points)
- b. **Managing homeless projects** (12 points)
 - i. Experience managing at least 4 properties (8 points); type and frequency of supportive services that will be available (3 points); providing transportation for program participants (1 point)
- c. **Implementation schedule** (12 points)
 - Provide a schedule for site control, environmental review completion, execution of grant agreement, start and completion dates, the anticipated date the jurisdiction will issue the occupancy certificate, date property is available to house participants (4 points);
 - likelihood that deadlines will be met (4 points); likelihood that project will be ready for occupancy within 36 months of award (4 points)
- d. **Property Maintenance** (5 points)
 - i. Demonstrate how you will ensure the property is maintained annually to prevent unnecessary costly repairs. Describe how the property will be maintained annually and needed repairs are conducted. Identify the source of funds that will be used and whether a reserve fund will be established; demonstrate how the property will handle replacement costs and whether there will be funds from other sources for this.
- e. **Unmet Housing Need** (7 points)
 - Describe the target population that the project will serve and the level of unmet need for new units of permanent supportive housing in the area for that population. Use PIT Count and HIC information to estimate the gap between the number of units of permanent supportive housing available and the number of homeless individuals and families experiencing homelessness where at least one household member has a disability. , Maximum points are awarded if applicants can demonstrate that there are fewer than 50 PSH beds in a given year for every 100 people that is proposed to be served.
- f. **Management of rental housing** (10 points)
 - i. Describe rental housing projects managed. Include grants awarded for affordable housing over the past 3 years. Specify number of assisted and unassisted units in each project. Maximum points will be available for adequately describing the management of at least 4 times the number of properties and units proposed in this application.
- g. **Coordinated Entry** (3 points)

- i. Demonstrate how the project will use the Coordinated Entry System (CES) or alternative CE process for DV survivors.
- h. Coordination with housing providers, healthcare organizations, and social services providers. (10 points)**
 - i. Leveraging housing resources that equal 50% of funds requested; non-CoC resources provide subsidies for at least 25% of the units proposed in application; commitment letters provided for these commitments (5 points);
 - ii. access to supportive services, health care, behavioral health, SUD treatment that is equal to at least \$7,500/unit included in the application (5 points).
- i. Experience promoting racial equity (8 points)**
 - Experience soliciting, obtaining, and applying input from underserved groups in planning/implementing housing projects; experience building community partnerships with grassroots and resident-led organizations, experience designing or operating programs that have improved racial equity.
- j. Community integration for persons with disabilities (7 points)**
 - i. Demonstrate how permanent supportive housing will enable program participants to make meaningful choices about housing, health care, and long-term services and supports that will allow them to fully participate in the community. The response should include how the PSH units will ensure non-segregation of individuals and families experiencing homelessness where at least one household member has a disability. Additionally, the response should state whether the PSH units will be part of mixed-use development, meaning individuals and families that will reside in the units are not all disabled
- k. Section 3 requirement (2 points)**
 - i. . Describe the actions that will be taken by project applicants to comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) and HUD’s implementing rules at 24 CFR part 75 to provide employment and training opportunities for low- and very low-income persons, as well as contracting and other economic opportunities for business that provide economic opportunities to low- and very low-income persons
- l. Environmental justice (2 policy initiative preference points)**
 - Include one or more of the following:
 - Reducing or mitigating exposure to environmental and health hazards (e.g. industrial facilities, EPA superfund sites, brownfields, and legacy pollution, heat islands).
 - Improving protection from and resilience to environmental harms (e.g. fire-resistant materials, floodproofing).
 - Expanding environmental benefits (e.g. clean air and water, public transportation, bike and walking paths, clean energy, green technology, biodiversity).
 - Overcoming prior disinvestment in environmental infrastructure (e.g. drainage systems, green spaces, pollution controls).

- Your application must also clearly describe how your activities will be informed by input from affected communities
- **Total Points:** 100 + 2 Environmental Justice preference points

Please keep responses as concise as possible while providing the required information. Responses should not exceed 15 pages.

Applications must be submitted electronically to the RICoC by the deadline (September 25, 2024, at 5 pm). Responses must be sent to Ben Darby, CoC Coordinator, bdarby@RIHousing.com

Information Session:

Interested applicants are encouraged to attend the scheduled RICoC Builds RFP Information Session.

Thursday, September 5, 2024, from 11 am to 12:30 pm

[Join the meeting now](#)

Meeting ID: 258 536 057 630

Passcode: gyLGGU

Next Steps:

Proposals submitted by the September 25, 2024, deadline will undergo a thorough review and scoring process, and only ONE proposal will be selected in early October. The chosen applicant will work closely with the RICoC Collaborative applicant and CoC Planners to prepare a strong HUD CoC Builds NOFO Application, which must be submitted to HUD by November 21, 2024.