2024 CoC Builds Competition Information Session

Friday, October 4, 2024

1 PM - 2 PM

Virtual Meeting

Housing for All
A Stronger Montgomery

Overview

- HUD will be awarding $175 million in approximately 25 awards through the 2024 CoC Builds Competition for new Permanent Supportive Housing (PSH) projects through new construction, acquisition or rehabilitation.

- Montgomery County is eligible to apply for up to $7.5 million in one-time funds.

- Up to 20% of the award may be used for eligibles expenses, including supportive services and operating costs.

- Up to 10% of the award may be used for project administration.

- HUD is encouraging CoCs to leverage other funding sources.

What's the Focus?

- Increasing the availability of PSH
- Repurposing vacant buildings like hotels and office buildings
- Prioritizing rural areas and tribal reservations

HUD Policy Priorities

- **Increasing Affordable Housing Supply**
  - CoCs, applicants and developers should partner to determine an economical way to increase PSH supply that considers adaptive reuse and conversion of hotel properties.
  - CoCs and applicants should engage local leaders to mitigate zoning and land use issues that may impact adding PSH units to the CoC's housing stock.
- **Ensuring Access to Supportive Services and Public Services**
  - Prioritizes rapid placement and stabilization in permanent housing.
  - Housing is not dependent on service participation or other preconditions.

HUD Policy Priorities

- **Partnering with Housing, Health and Service Agencies**
  - Work closely with public and private healthcare organizations.
  - Partner closely with Public Housing Authorities and state and local housing organizations.
  - Partner with local workforce development centers.

Building Acquisition, Construction, Rehabilitation

- Montgomery County was awarded $7.3 million in HOME funds for an affordable housing project.
- For this application the County will leverage this funding to be used with a prospective CoC Builds award to acquire, construct or rehabilitate a facility.
- The County is looking for housing providers who are interested in partnering to develop a potential site for this project.

Permanent Supportive Housing Program

- Propose a project that only includes the supportive services and operations of a PSH program.
- The program budget may not exceed $800,000 and may need to be adjusted if the full grant amount is not awarded to the CoC.
- The new project application must meet project quality thresholds established by HUD.

Review Process

- The CoC Lead is responsible for reviewing and selecting the application to submit to HUD.

- The reviewers will consist of a representative from multiple County agencies.

- The applications will be scored based on the criteria provided, and the highest scoring application will be selected.

Project Scoring Criteria

Managing Homeless Projects

- Experiencing administering programs for people experiencing homelessness.
- Experiencing managing at least 4 properties.

Project Description

- Detailed description of the scope of the project and project plan for addressing the identified housing and supportive service needs, and anticipated project outcome(s).

Housing First

- The extent to which the program meets fidelity to the Housing First model, including eliminating barriers to entry, client choice, individualized supportive services, and community integration.

Project Scoring Criteria (continued)

Property Maintenance

- Detail how the interior of the units and property will be maintained to keep it in good working order and prevent unnecessary costly repairs.

Unmet Housing Need

- Population to be served.
- Level of unmet need in Montgomery County.

Management of Rental Housing

- Experience managing rental projects.

Project Scoring Criteria (continued)

Coordinated Entry

- Use of coordinated entry.
- How program particpants will be placed.

Coordination with Partners

- Leveraging non-CoC funded housing resources, healthcare organization and social service providers.

Experience Promoting Racial Equity

- Experience applying input from underserved groups.
- Experience building community partnerships with grassroots and resident-led organizations.
- Experience operating program with improved racial equity.

Project Scoring Criteria (continued)

Community Integration for Persons with Disabilities

- How the PSH program will enable program particpants to make meaningful choices about housing, healthcare and long-term services and supports to fully participate in community.

Section 3 Requirement

- Provide employment and training opportunities, as well as other economic opportunities for low- and very low-income persons.

Special Consideration

- Projects accepting individuals facing the most significant barriers to entry, including those related to immigration status, identification and vital documents requirements, and Medicaid eligibility.

Matching Requirements

All projects must meet match requirements to be eligible.

- HUD requires a minimum of 25% match on all grant funds except for leasing costs.
- Match can be **in-kind** or **cash.**
- Any cash or in-kind used towards the match must be used to support eligible activities under the grant.
- The match will be provided using the leveraged funds.

Important Deadlines

- Letter of intent to apply due **October 11, 2024.**

- Submission responding to questions in the scoring criteria due **October 25, 2024, by 5:00 pm.**
    - Completed applications include
        1. CoC Builds PSH Project Application;
        2. Project Full Budget (**total cost** to operate project).
    - Submit in Word and Excel format via email to NOFO@montgomerycountymd.gov.

- Notification of Project Selection will be provided to the agency and posted to the SEPH CoC [website](#) by **Friday, November 15, 2024.**

Questions?

If you have questions, please contact:

nofo@montgomerycountymd.gov

CoC Builds NOFO Information Page

https://www.montgomerycountymd.gov/homelessness/Continuumofcare.html