

Invitation to Submit Letters of Intent to Apply for HUD CoC Builds Funding

The Office of Homeless Services (OHS) lead agency for the Cleveland/Cuyahoga Continuum of Care, invites eligible applicants to submit letters of intent to apply for HUD CoC Builds funding. **To be considered, letter of intent must be received by 5 pm on August 22, 2024.** A notice of intent does not bind a potential applicant but informs OHS as to the degree of interest and whether there is need for a more formal competition.

The CoC Builds program will 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. Eighty percent of the CoC Builds funds must be for capital purposes (acquisition, rehabilitation, new construction); the remaining 20 percent can be for other CoC eligible costs including rental assistance, operating costs, and/or supportive services.

CoC Builds funding will be extremely competitive with only about 25 grants expected to be awarded nationally. Further preferences that HUD has established for small states (under 2.5 million in population) and for Indian Tribes means that Cuyahoga will be competing for one in ten or eleven grants.

OHS 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.

In order 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.
- Prospective applicants must be in a position to sign a grant agreement with HUD no later than September 1, 2025. Applicants must demonstrate in their letter of intent 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.

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. Please address each factor:

- a. Development experience and leveraging.
 - i. Indicate 4 similar projects completed by your organization
 - ii. Indicate 3 instances in which the organization has leveraged resources similar to that in the proposed project.
- b. Managing homeless projects
 - i. Show experience managing at least 4 similar projects.
- c. Management of rental housing
 - i. Number of rental units managed by organization. Grants and awards that the organization has received to develop and/or operate affordable housing.
- d. Coordination with housing providers, healthcare organizations and social services providers.
 - i. Identify supportive services, healthcare services, or behavioral health services not funded by CoC funds that will be made available to participants.
 - ii. Identify other development funding or rental subsidies that will be leveraged for this project.

Please keep responses as concise as possible while providing required information. Responses should not exceed 10 pages.

Applications must be submitted electronically to OHS by the deadline. Responses must be sent to Melissa Sirak, Director of the Office of Homeless Services msirak@cuyahogacounty.us , Allison Gill, Senior Administrator agill@ucuyahogacounty.us , and Erin Rearden, Senior Administrator emrearden@cuyahogacounty.us .