# FY2024 CoC Builds NOFO Letters of Interest Due 8/19/24

On 7/19/24 HUD released the [CoC Builds Notice of Funding Opportunity (NOFO)](https://www.grants.gov/search-results-detail/355516). The Connecticut Balance of State Continuum of Care (CT BOS CoC) is seeking letters of interest for construction, acquisition, and rehabilitation funding for new units of Permanent Supportive Housing. The funding must be used to assist only PSH units dedicated to serve households experiencing homelessness with at least one member who meets [HUD’s definition of disability](https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-esg-homeless-eligibility/determining-and-documenting-disability/disability-definition/#:~:text=Physical%2C%20mental%20or%20emotional%20impairment,ability%20to%20live%20independently%3B%20and).

Interested applicants must **submit a Letter of Interest to** [**ctboscoc@gmail.com**](mailto:ctboscoc@gmail.com) **by 8/19/24.** Only applicants that submit a Letter of Interest by the deadline will be considered for this funding opportunity. CT BOS will review the Letters of Interest and announce next steps, including the deadline for submission of a complete application. Letters of Interest must adhere to the requirements outlined below. Questions regarding the funding opportunity can be submitted to [**ctboscoc@gmail.com**](mailto:ctboscoc@gmail.com)**.**

Prior to submitting a letter of interest, potential applicants should review the attached CoC Builds NOFO to determine if this funding opportunity is a good fit for your organization. In particular, applicants should note:

* This funding opportunity is highly competitive. $175 million is available nationally with not less than $65 million reserved for projects in small states. CT does not qualify for this reserved funding. In addition, 3 awards are reserved for projects located on Tribal reservations or Trust lands. As such, only applicants with projects well-positioned to get an excellent score should consider applying. Only one application will be accepted and submitted to HUD by CT BOS. That application will then compete against other applications submitted nationally. HUD will determine which applications are awarded funding based on the criteria outlined in the attached NOFO.
* Applicants will be required to submit all application materials to CT BOS in October 2024 (specific deadline TBA). CT BOS will review application materials, provide feedback to the applicant and submit the final application to HUD.
* If your project is selected by CT BOS for submission to HUD, your agency will be responsible for compiling and submitting to CT BOS all application materials required by HUD, including all narratives, forms, and required attachments. See [application materials in grants.gov](https://www.grants.gov/search-results-detail/355516). ***Note that approximately 25 pages of narrative and completion of at least 8 HUD forms will be required.***
* Project must be able to demonstrate site control by 9/1/25. Expected project start date is 10/1/25.
* Minimum award amount: $1 million; Maximum award amount: $10 million
* No more than 20% of the award can be spent on non-capital budget lines, which may be eligible for renewal (eligible activities: project-based rental assistance, supportive services, operating, project administrative costs)
* Applicants must meet HUD’s [25% match requirement](https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-match/coc-match-overview/) as defined in the CoC Program Interim Rule (i.e., match must equal a minimum of 25 percent of the total grant request including administrative costs.)
* Project must be located exclusively within the CT BOS CoC regions of the State.  This includes all cities and towns in the following counties: Hartford, Litchfield, New Haven, New London, Windham, Tolland, and Middlesex.
* Project must dedicate 100% of CoC funded units exclusively to [Dedicated Plus](https://www.hudexchange.info/faqs/3284/what-is-a-dedicatedplus-project/) households as defined by HUD.
* Projects must adhere to the requirements contained in the [CT PSH Operations and Requirements Guide](https://www.ctbos.org/wp-content/uploads/2023-CT-BOS-PSH-Operations-Guide-v10_w.Fiscal.pdf)
* Eligible project applicants are nonprofit organizations, States, local governments, instrumentalities of State and local governments, and Public Housing Authorities.
* Projects, except victim service providers as defined by HUD, must agree to enter client data into the [CT HMIS](https://www.cthmis.com/). Excepted projects must enter data into an HMIS comparable database.
* Project must agree to participate in the applicable [Coordinated Access Network(s)](https://www.ctbos.org/about-can-reps/) (CAN)adhere to [CAN policies](https://www.ctbos.org/wp-content/uploads/CT-CAN-Policies-HUB-211-DRAFT-2023.03.27-Formatted-v5.pdf) and accept referrals only from the Statewide by-name list.
* The primary factors that will make a project competitive are listed below in order of importance from highest to lowest weight. For more information on how HUD will score applications see Rating Factors starting on page 35 of the attached NOFO.

* + **Applicant development experience and leveraging**
    - Experience with at least 4 development projects
    - Experience leveraging resources – 3 examples needed
    - Availability of LIHTC, HOME, CDBG, Section 108, Section 202, Section 811 and project based rental assistance
    - Dollar value of LIHTC commitments
    - Leveraging housing resources that equal 50% of funds requested
    - Non-CoC resources provide subsidies for at least 25% of the units proposed in application
  + **Applicant Experience Managing Projects Serving People Exiting Homelessness**
    - At least 4 properties
  + **Implementation Schedule**
    - Availability to rent up quickly
  + **Applicant Experience with Management of Rental Housing**
    - Grants awarded for affordable housing over the past 3 years.
    - Number of assisted and unassisted units and properties; Maximum points for 4 times the number of properties and units proposed in the project.
  + **Promoting Racial Equity**
  + **Community integration for persons with disabilities**
    - Including mixed-use development
  + **Property Maintenance**
    - Having a reserve fund and plan to handle replacement costs

## Requirements for Letters of Interest

* Letters may not exceed 2 pages in length.
* Letters must include:
  + Name of the applicant organization
  + Applicant organization type
  + Primary contact name, email and phone number
  + Project Name
  + Project Location
  + Date by which applicant will have site control
  + Date by which the property will be available to begin housing CoC participants
  + Number of units to be assisted and number and type of households to be served at a point-in-time using CoC funds
  + Brief description of the target population to be served using CoC funds
  + A brief description of units at the proposed site(s) not assisted with CoC funds including the # of units and target populations
  + A summary of the merits of the application per the scoring factors described in the NOFO, including availability of other resources for the proposed project and the sources and dollar values of those commitments
  + Anticipated budget request, including total annual budget and anticipated annual ongoing budget for each eligible budget line item