

## **IN-BoS CoC “CoC Builds” Funding Opportunity**

On 7/19/24 HUD released the CoC Builds Notice of Funding Opportunity (NOFO). The purpose of this Letter of Interest (LOI) is to identify partners to submit, with IHCD and the BOS CoC, a collaborative application to HUD for the following funding opportunity: to assist PSH units dedicated to serve households experiencing homelessness with at least one member who meets HUD’s definition of disability. Eligible applicants must be nonprofit, local government, or tribal entities. IHCD does not currently possess these funds, but is seeking partnerships to apply for these funds.

Prior to submitting an LOI, potential applicants should review the CoC Builds NOFO and this document to ensure their plan and project meet eligibility. Projects will be evaluated on their responses to the criteria listed below. Projects must agree to utilize Coordinated Entry (CE) as the sole source for client referrals and maintain client records in the Homeless Management Information System (HMIS), Client Track. Or DV Client Track.

### **About this Funding Opportunity**

CoC Builds is a highly competitive opportunity and IN-BoS is eligible to apply for up to \$7.5 million for construction, acquisition, rehabilitation, project administration, ongoing services and rental assistance. IHCD intends to submit an application that includes multiple subawards to fund several PSH developments. We anticipate subaward requests will range between \$250,000-\$2 million\* but are not limiting requests based on dollar amount. IHCD is conducting the LOI process on behalf of the IN-BoS CoC as the HUD designated Collaborative Applicant. The purpose of this LOI is to collect information from PSH project developers and owners who are interested in being included in the IHCD application that will be submitted to HUD, subject to approval from the IN-BoS CoC Board of Directors. To be eligible, applicants and projects must be able to meet the following program specific requirements:

- Applicants must be nonprofit organizations, units of local government, or tribal entities
- Applicants must be seeking capital funding for the construction, acquisition, or rehabilitation of new PSH units
- Projects must be located in the IN-BoS CoC geographic area, which includes all areas of Indiana except for Marion County
- Applicants must be able to demonstrate site control by prior to the execution of the grant agreement
- Applicants must be able to execute a grant agreement with HUD no later than September 1, 2025
- Projects must meet a 25% match requirement, which is defined as providing a minimum 25% of eligible activities funded by non-CoC sources, including administrative costs.
- Projects must complete an environmental review before awarded funds can be drawn for project activities
- No more than 20% of an applicant’s request 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)

Eligible LOI responses will be reviewed and selected by IHCD for inclusion. Selected applicants will be asked to provide additional information for submission and the final proposal to HUD will be approved by the IN-BoS CoC Board. The IN-BoS CoC application will be evaluated in a nationwide competition and selected for funding by HUD. Questions about the LOI or CoC Builds funding can be directed to [ZaGross@ihcda.IN.gov](mailto:ZaGross@ihcda.IN.gov).

**Key dates:**

September 23, 2024- LOI Guidelines Released by IHCD

October 3, 2024 - 1:30-2:30 - IN-BoS CoC Builds Informational Webinar:  
<https://events.gcc.teams.microsoft.com/event/1006a1aa-ef94-4d7d-829f-68a670a4022d@2199bfba-a409-4f13-b0c4-18b45933d88d>

October 14, 2024- LOI due to [ZaGross@ihcda.IN.gov](mailto:ZaGross@ihcda.IN.gov)

**Other Important Information:**

Project funding is anticipated to be available in October 2025. We would ideally show a project start date on 10/1/2025 or no later than 90 days from that point. Projects must exclusively serve the IN-BoS CoC service area, which includes 91/92 counties in Indiana (excluding Marion County). While the CoC Builds NOFO describes additional funding opportunities for small states or tribal areas, IN-BoS CoC does not qualify. No more than 20% of an applicant's request 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).

**LOI Requirements:**

Please submit a narrative (not to exceed **seven** pages, excluding attachments) that addresses the following items:

- 1) Readiness for funding opportunity: please identify who will develop, own, manage, and provide services at the development. Describe your experience and experience of project partners in developing supportive housing, your background in managing and maintaining those units, and experience providing services in PSH
- 2) Project plan: please describe the location of the project; the number of PSH units in the development; the total number of units in the development; progress made to date on securing funding and developing the units; and the timeline for construction, staffing, and occupancy for the PSH units
- 3) Resource needs: please describe all committed and anticipated capital sources that will fund the development of your project and demonstrate your current gap to develop the supportive housing. Additionally, identify the rental assistance source you anticipate using in the development and indicate whether it has been committed to the project.
  - a. Please attach a copy of your development budget, including sources and uses.
- 4) Community and capacity: please describe the population you plan to serve, how the project will address racial equity and/or target an underserved population, and how the project has been informed by individuals with lived experience

- 5) Partnership for housing and healthcare: describe the relationships your project has with housing authority(ies) and healthcare organizations and if you can demonstrate formal partnerships for project-based vouchers in the project or healthcare services
  - a. If available, please include a copy of your partnership agreements, contracts, or MOUs with healthcare organizations, rental assistance commitment letters, or other documentation that demonstrates formal partnerships with these entities.
    - i. Please ensure that value of assistance being provided is at least an amount that is equivalent to at least \$7,500 per unit included in the proposed project.
- 6) Attachments: If available, please attach your supportive services plan, supportive services budget, supportive services MOU, management plan, and operating budget

When you submit your LOI, please also attach a verification of the applicant's nonprofit, local government or tribal entity eligibility.

**Please submit your LOI no later than October 14, 2024, at 5 PM ET, via email to [ZaGross@ihcda.IN.gov](mailto:ZaGross@ihcda.IN.gov).**