

COC Builds

Technical Assistance Session

July 2026



Agenda

- What is CoC Builds For?
- Connection to the CoC
- Timeline
- Funding Availability / Award Structure
- Scoring / Review / Award Process
- Application Contents
- Questions



What is CoC Builds For?

- CoC Builds provides funding for one-time awards under the CoC program for New Construction, Acquisition, or Rehabilitation of new Permanent Supportive Housing for homeless persons* with a disability
- Not more than 20 percent of each award made under this NOFO may be used for other CoC eligible activities associated with the award
- Not more than 10 percent of each award may be used for project administration
- *Homeless Persons under the HUD/CoC Definition
 - Within the homeless definition there are four categories of homelessness:
 - Literally Homeless
 - Imminent Risk of Homelessness
 - Homeless Under Other Federal Statutes
 - Fleeing/Attempting to Flee Domestic Violence



What is CoC Builds For?

- Construction
 - Building a new structure
 - Building an addition to an existing structure that increases the floor area by more than 100 percent
 - Acquiring land associated with the construction
- Acquisition
 - The acquisition of existing real property for the purposes of providing housing to CoC PSH-Eligible Homeless persons
- Rehabilitation
 - Rehabilitate an existing structure owned by the project agency that will be used to provide housing to CoC PSH-Eligible Homeless Persons
 - Includes installing cost-effective energy measures, and bringing an existing structure to State and local government health and safety standards.



What is CoC Builds For?

- Other CoC eligible activities associated with the award
 - Supportive Services (24 CFR 578.53);
 - Project-based rental assistance (24 CFR 578.51(e)) where the unit sizes and current
 - FMRs are prepopulated;
 - Operating (24 CFR 578.55);
 - Homeless Management Information System (HMIS) (24 CFR 578.57);
 - Violence Against Women Act (VAWA) eligible costs (42 USC 11383(a)(13));
 - Rural eligible costs (42 USC 11383(a)(13)); and
 - Relocation costs (24 CFR 578.61)
- While the CoC Program allows for additional costs, the following costs are unallowable in this CoC Builds NOFO:
 - Leasing for units or structures;
 - Tenant-based and sponsor-based rental assistance;



What is CoC Builds For?

- Administrative Costs (No more than 10% of budget)
 - General management, oversight, and coordination.
 - Training on Continuum of Care requirements
 - Environmental review
- Generally, staff costs associated with activities such as case management, leasing operations, property acquisition/management etc... will fall not fall under Administrative. Instead they are covered under the corresponding, specific activity cost.

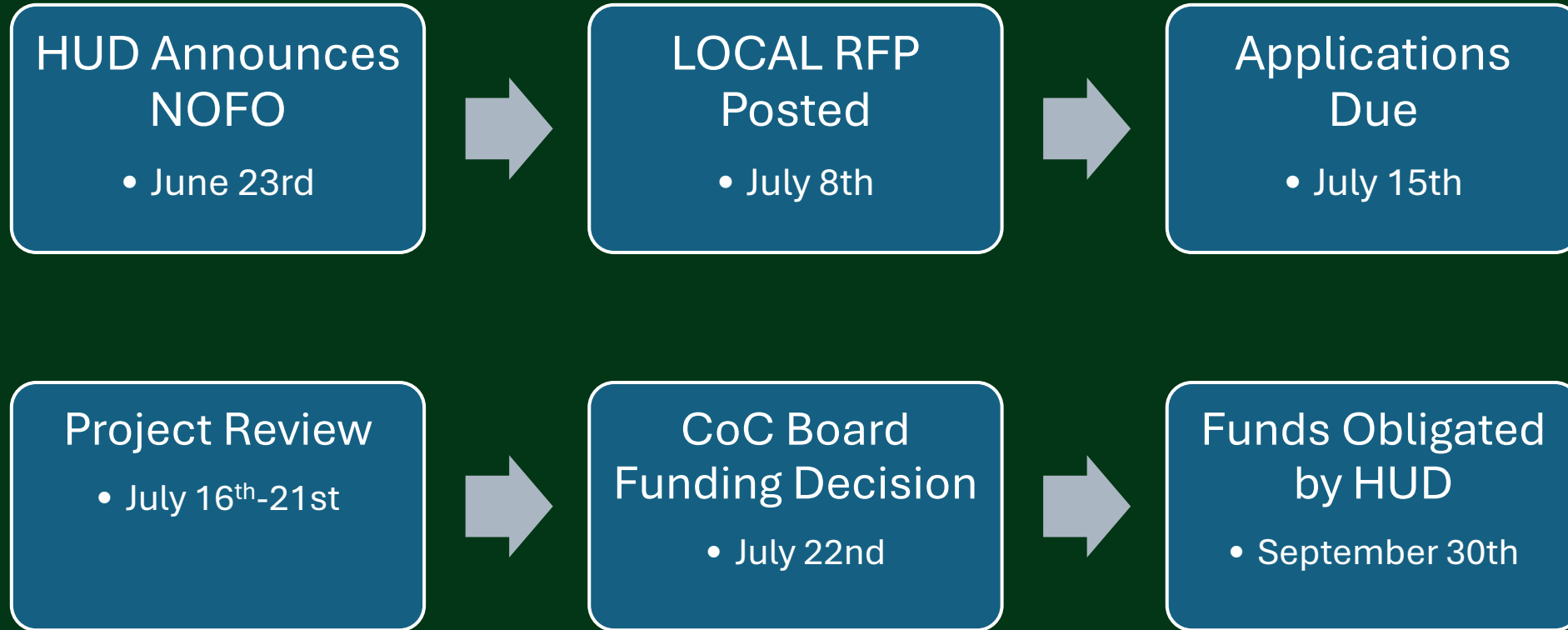


Connection to the CoC

- While this program is part of HUD's CoC system, funding for CoC Builds does is not part of the Spokane Regional Continuum of Care's Annual CoC Award for funding
- CoC Regulations (Title 24 of the Code of Federal Regulations) apply to the utilization of funds
- CoC Board provides funding approval
- Project Funding Amount is based on the CoC's Annual Renewal Demand



Timeline



Funding Availability / Award Structure

- One Project from each CoC can be selected
- Up to \$9,000,000.00 in project award can be made for the project that our CoC selects*
- Projects must have a minimum budget of \$1,000,000
- Projects are expected to begin following grant award issuance, on September 30th, 2026. Grant award period of performance can be 24, 36, 48, or 60 months from the time of the award.

Incorrectly listed in the RFP Document as *9,999,999.00



Scoring / Review / Award Process

- Staff Threshold Review is Performed
- RFP Committee Scores and Selects a Project to Recommend
- CoC Board May approve or revise the project award decision
- Application is submitted to HUD
 - During this phase, awarded project agency should be available to support the project submission to HUD



Application Contents

- Attachment 1 – HUD Form 2880
- Attachment 2 – Match Source Attestation
- Attachment 3 – Coc Builds RFP Questions
- Attachment 4 - CoC Builds Budget Workbook
- Attachment 5 – Organizational Code of Conduct
- Attachment 6 – Non Profit Documentation
- Attachment 7 - Evidence of Site Control (typically a deed or lease for New Construction or Rehabilitation projects, purchase agreement for Aquisition)



Questions

- Any Questions?

