



A WAY HOME FOR TULSA

2025 COC BUILDS NOFO SUMMARY

INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) released the 2025 Continuum of Care Builds (CoC Builds) Notice of Funding Opportunity (NOFO), which provides \$75 million in competitive funding to support the creation of new permanent supportive housing (PSH) through new construction, acquisition, and rehabilitation. The original version of this NOFO was rescinded without awarding any grants, making this re-issued version the first opportunity to secure funding under the CoC Builds initiative.

The Tulsa City and County Continuum of Care (OK-501), with Housing Solutions as the lead agency, is eligible to submit one project application under this competition. This Request for Proposals (RFP) initiates a local competition to identify the single application that Housing Solutions will submit to HUD.

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COC BUILDS OVERVIEW

AVAILABLE FUNDING

- Total Funding in This Round: \$75 million in FY 2023 Continuum of Care (CoC) Program funds is available through this NOFO.
- Prioritization: The first \$30 million of the \$75 million will be prioritized for projects in states with populations under 2.5 million. These applications will be considered first.
- Expected Awards: HUD anticipates funding approximately 8 projects in this round.
- Future Funding (Separate NOFO): An additional \$100 million in FY 2024 funds has been set aside for CoC Builds. This funding will be awarded through a separate NOFO, expected to follow this one. HUD has not yet announced a release date or details for the second round.
- Maximum funding available is based on Tulsa CoC's Final Pro Rata Need (FPRN). **\$6 million for projects not located on Tribal land or \$8 million for projects located on Tribal Land***

* Requires official support from the relevant Tribal government(s)

FUNDING STRUCTURE

- **The majority (approx. 70-80%)** of the funding request must be for capital costs (construction, acquisition, or rehab).
- **Maximum 20%** may be used for other eligible CoC Program costs (supportive services, operating, HMIS, etc.).
- **Maximum 10%** may be used for administrative costs.

ELIGIBLE APPLICANTS

Only local Continuums of Care (CoCs) can apply directly to HUD through HUD's "E-SNAPS" system. Project applicants must apply through their local CoC. Only one application may be submitted by CoC, unless a second is for a project located on tribal lands.

- Nonprofit organizations with 501(c)(3) status
- Public housing authorities (PHAs)
- Units of local or state government
- Indian Tribes and Tribally Designated Housing Entities (TDHEs)
- Faith-based organizations

For-profit organizations and individuals are **not eligible**. Applicants must have active SAM.gov and e-snaps registrations.

Individual organizations cannot apply directly to HUD. They must work with their CoC, which will select one project to submit for the national competition (with an exception for a second project on tribal lands).

ADDITIONAL CONSIDERATIONS

If a project is located on tribal lands, the CoC may submit one additional application specific to that project.

- Eligible organizations should also be able to:
 - Demonstrate compliance with federal civil rights laws
 - Provide matching funds for 25% of requested grant amount through cash or in-kind services/goods.
 - Provide non-federal funds to sustain operations post-development (scored in the application)
 - Submit required documentation such as evidence of site control, leverage letters, and detailed budgets

Eligible applicants include nonprofit organizations, public housing agencies, units of local government, states, and Tribally Designated Housing Entities. However, all applications must be submitted by the CoC's Collaborative Applicant via e-snaps. Interested organizations must apply through the CoC's local competition process.

ELIGIBLE PROJECTS

- Projects must create **new units of permanent supportive housing (PSH)** for individuals and families experiencing homelessness, where at least one household member has a disability.
- Eligible development methods: **new construction, acquisition, and/or rehabilitation.**
- Projects must be located within Tulsa County.

PROJECT TERMS AND CONDITIONS

- Grant terms may be **2 to 5 years**, depending on project timeline.
- Selected projects must:
 - Provide proof of site control before execution of the grant agreement.
 - Demonstrate financial feasibility.
 - Complete an environmental review and subsidy layering review (SLR).
 - Meet construction and drawdown timelines per [24 CFR 578.85](#).

PROJECT SCORING

Category	Points
Development Experience & Leveraging	28
Managing Homeless Project	12
Implementation Schedule	12
Property Maintenance	5
Unmet Housing Need	10
Management of Rental Housing	10
Coordinated Entry	4
Coordination with Providers	10
Community Integration (Disabilities)	7
Section 3 (Hiring Local/Low-Income Workers)	2
Opportunity Zone Bonus	2

SCORING CHANGES FROM 2024

Several sections related to racial equity and fair housing have been removed. Applicants are no longer required to submit narratives on:

- Advancing racial equity
- Affirmative marketing or outreach
- Experience with promoting racial equity
- Affirmatively furthering fair housing

There are no new restrictions on using Diversity, Equity, and Inclusion (DEI) strategies. These topics simply are not part of the scoring.

WHAT MAKES A STRONG PROJECT?

- A clear plan to build or renovate permanent housing
- Experience with similar capital or housing projects
- A commitment from non-federal sources to help fund long-term operations
- Strong coordination with local health and social service providers
- Located in an Opportunity Zone (for bonus points)
- Site control already secured

FORMATTING AND SUBMISSION REQUIREMENTS

WRITING QUALITY

- Clarity and Grammar: HUD explicitly states that "applicants must ensure that the application is well-written, clear, and free of grammatical errors."
- Submissions will be reviewed for how well they communicate information—not just the content itself. Proposals that are unclear or difficult to follow may be scored lower.

CONTENT STRUCTURE

- HUD recommends concise, complete responses. Adhere to character limits as noted in e-snaps, HUD's online application system.
- Applicants must respond to each scoring criterion as outlined in the NOFO (Development Experience, Leveraging, Maintenance Plan, etc.).
- Because narratives must be entered directly into e-snaps, applicants should avoid uploading lengthy standalone documents unless required.
- Required attachments are only for items like site control, budget, and commitment letters for leveraged resources.

LOCAL COMPETITION INFORMATION

KEY DATES

- **RFP Released:** May 30, 2025
- **Technical Assistance Available:** June 2-6, 2025
- **Applications Due to CoC:** June 10, 2025 by 5 PM CST
- **CoC Task Group Review/Selection:** June 16, 2025
- **Final Application Submission in e-snaps:** June 20, 2025
- **HUD Submission Deadline:** June 26, 2025 at 8:00 PM ET

Questions about this RFP should be directed to: nofo@housingstulsa.org (subject line: "CoC Builds RFP Assistance").

TECHNICAL ASSISTANCE

Virtual TA Sessions Available by appointment. Please email Rhene Ritter- ritter@housingstulsa.org.

Technical assistance will be available by appointment to all applicants. Special outreach will be conducted to ensure smaller, emerging, and historically underrepresented providers have access to guidance on capital projects and the application process.

HOW TO APPLY

Applicants are required to complete their project applications directly in e-snaps. However, **do not click “Submit” in e-snaps** at this stage.

Housing Solutions and the AWH4T Leadership Council will review all draft applications and notify applicants by email once their project is approved for submission to HUD. Only after receiving this confirmation should the applicant formally submit their application in e-snaps.

To export your application draft for review:

1. Log into e-snaps.
2. Navigate to the **Submissions** screen.
3. Click **Export to PDF** to download your application draft.

Submit this PDF copy to Housing Solutions for review by the local deadline.

Use [this form](#) to submit 2025 AWH4T CoC Builds NOFO e-snaps applications.

BEST PRACTICES FOR APPLICANTS

All proposals must be clearly written, concise, and free of grammar or formatting errors. Applications that are unclear or do not directly address the scoring criteria listed in HUD’s NOFO may not be considered competitive. Responses must be suitable for entry into HUD’s e-snaps system and must follow all required content and attachment guidelines.

- Keep responses focused and directly aligned with HUD’s scoring factors.
- Avoid jargon or overly technical language unless necessary.
- Reviewers will be looking for clear explanations and evidence that the project is feasible, funded, and aligned with CoC priorities.

RESOURCES

CoC Builds NOFO Application Resources

[HUD 2025 CoC Builds NOFO Competition Information](#)
[HUD CoC Builds FAQ](#)
[AWH4T Funding Opportunities Landing Page](#)

e-snaps Resources

For new users:

- [Establishing e-snaps Access Guide](#)
- [e-snaps Resources for New Applicants](#)

General:

- [e-snaps Login](#)
- [HUD Exchange e-snaps Hub](#)
- [Project Application Detailed Instructions](#)

EVALUATION CRITERIA

THRESHOLD REQUIREMENTS

General

- ☐ Eligible Applicant
- ☐ Resolution of Civil Rights Matters
- ☐ Application Submitted on 6/10/25 by 5 PM

Section 1: Standard Forms, Assurance, and Certifications Completed

- ☐ Application for Federal Assistance (SF-424)
- ☐ Applicant and Recipient Assurances and Certifications (HUD 424-B)
- ☐ Applicant/Recipient Disclosure/Update Report (HUD 2880)
- ☐ Certification Regarding Lobbying
- ☐ Disclosure of Lobbying Activities (SF-LLL)
- ☐ Certification for a Drug-Free Workplace (HUD-50070)
- ☐ Assurances for Construction Programs (SF-424D)
- ☐ Certification for Opportunity Zone Preference Points (HUD-2996)

Section 2B: Experience of Applicant, Subrecipient(s), and Other Partners

- ☐ Applicant adequately described experience utilizing Federal funds?
- ☐ Applicant adequately described experience leveraging Federal, State, local and private sector funds?
- ☐ Applicant adequately describes organization's financial management structure?
- ☐ Does applicant have any unresolved HUD monitoring or OIG audit findings for any HUD grants?

Budget

- ☐ HUD-426 Completed for indirect costs, if applicable
- ☐ Capital Costs included for new construction, acquisition or rehab?
- ☐ CoC Program Costs are no more than 20% of the total request?
- ☐ Administrative Costs is no more than 10% of the total request?

Project Location

- ☐ Proposed Project to be Located in Tulsa County? (Y/N/Unknown)
- ☐ Proposed Project to be Located on Tribal Land? (Y/N/Unknown)

Attachments

- ☐ Letters of commitment, contracts, or other formal written documents that demonstrate the percentage of subsidies or number of units being provided to support the project, if applicable.
- ☐ Certification for Opportunity Zone Preference Points" attachment included, if applicable.

Applications that pass the threshold review will be scored by an evaluation committee using the following HUD-aligned criteria (total of 100 points).

SCORING CRITERIA

DEVELOPMENT EXPERIENCE AND LEVERAGING		
Q#	Scoring Element	Points
V.A.1.a.i.	Demonstrate the applicant, developer, and relevant subrecipients have experience with at least <u>four</u> other projects that have a similar scope and scale as the proposed project.	8
V.A.1.a.ii.	Demonstrate that the applicant, developer, and relevant subrecipients have experience leveraging resources substantially similar to the funds being proposed in the current project. HUD will evaluate up to 3 examples of prior leveraging experience resources being leveraged for the proposed project. Examples of resources that will be considered include Low Income Housing Tax Credits, HOME, CDBG, Section 108, Section 202, and Section 811.	8
V.A.1.a.iii.	Provide information regarding the availability of low-income housing tax credit commitments, project-based rental assistance, and other resources dedicated to the proposed project. Describe the dollar value of each of these commitments and describe the overall cost of the project, including the estimated cost per unit. In cases where the project includes more than one type of housing (e.g. townhouses and apartments), or has multiple sites, provide cost per unit information on each site or housing type to the extent possible.	8
V.A.1.a.iv.	Demonstrate that the project will primarily utilize non-federal (state, local, private) sources of funding to support the continued operation of the project.	4
Section Total		28

MANAGING HOMELESS PROJECTS		
Q#	Scoring Element	Points
V.A.1.b.i.	Describe experience managing at least 4 properties, that at a minimum includes how you determined the amount of rent to charge based on unit size, addressing program participant complaints, working with other service organizations that may have placed program participants in the units, and maintaining the properties.	8
V.A.1.b.ii.	Describe the type and frequency of supportive services that will or have been made available (e.g., case management, life skills, health care). See 24 CFR part 578.53 for the full list of CoC Program eligible supportive services. State whether your organization or another organization has provided or will provide supportive services. If other organizations provide some or all of the supportive services, provide the organization(s) name, address, email address, and phone number. If your organization will provide direct supportive services with CoCBuils funds, you must include the supportive services on the supportive services budget in e-snaps.	3
V.A.1.b.iii.	Describe the methods of transportation that have been and will be available for program participants to travel to doctor appointments, recreation, public services (e.g., post office, library), shopping, other services, etc. If public transportation is available, indicate the hours of operation and the distance from the units.	1
Section Total		12

IMPLEMENTATION SCHEDULE		
Q#	Scoring Element	Points
V.A.1.c	<p>Based on the type of capital cost requested, provide:</p> <ul style="list-style-type: none"> New Construction – date construction will begin and end, and date property will be available for move-in. Acquisition – date property will be acquired. Rehabilitation – dates rehabilitation of the property will begin and end. <p>Provide the proposed schedule for the following activities:</p> <ul style="list-style-type: none"> site control, indicate if the property has already been identified; environmental review completion; execution of grant agreement; start and completion dates; anticipated date the jurisdiction will issue the occupancy certificate; date property will be available for individuals and families experiencing homelessness to begin occupying units. 	12
Section Total		12

PROPERTY MAINTENANCE		
Q#	Scoring Element	Points
V.A.1.d. i.	<p>Demonstrate how you will ensure the property is maintained annually to prevent unnecessary costly repairs. Your description must include:</p> <ol style="list-style-type: none"> How the property will be maintained annually and needed repairs are conducted (e.g., checking for roof leaks, routine maintenance for heating and cooling). Identify the sources of funds and amount that will be used and whether there will be a reserve fund established specifically for maintenance and repair of proposed units. How will the project cover replacement costs (e.g., replacing broken or damaged appliances, major equipment). Indicate if there will be funds provided from other sources and what those sources will be. 	3
V.A.1.d.ii.	Identify the sources of funds and amount that will be used and whether there will be a reserve fund established specifically for maintenance and repair of proposed units.	2
V.A.1.d.iii.	Describe how the project will cover replacement costs (e.g., replacing broken or damaged appliances, major equipment). Indicate if there will be funds provided from other sources and what those sources will be.	2
Section Total		5

UNMET HOUSING NEED		
Q#	Scoring Element	Points
V.A.1.e. i.	Describe the population that will be served by the project and the level of unmet need for new units of permanent supportive housing (PSH) in the area for that population.	
V.A.1.e. ii.	Using the PIT Count and HIC information, estimate the gap between the number of units of PSH available and the number of homeless households experiencing homelessness in which at least one household member has a disability.	
Section Total		10

MANAGEMENT OF RENTAL HOUSING*		
Q#	Scoring Element	Points
V.A.1.f.i.	Describe the rental housing projects recipient or subrecipients have managed. If you have or will partner with other organization(s) within the CoC to manage a property(s), provide the organization's information, type of program participants assisted, and experience.	5
V.A.1.f.ii.	Describe the number of grants for affordable housing awarded over the last three years, total amount of awards, and the type of subsidy funding or financing provided for housing.	3
V.A.1.f.iii.	Specify the number of assisted and non-assisted units in each property listed above.	2
Section Total		10

**Note: Maximum points will be available for adequately describing management of at least 4 times the number of properties and units proposed in this application.*

COORDINATED ENTRY		
Q#	Scoring Element	Points
V.A.1.g.	Demonstrate how the project will use the CoC's coordinated entry process, or in the case of victim service providers, another coordinated entry process that meets HUD's minimum requirements, to refer individuals and families experiencing homelessness in the new PH-PSH units.	4
Section Total		4

COORDINATION WITH HOUSING PROVIDERS, HEALTHCARE & SOCIAL SERVICE PROVIDERS		
Q#	Scoring Element	Points
V.A.1.h.i.	Demonstrate either that: 1. the project is leveraging non-CoC funded housing resources through coordination with housing providers, healthcare organizations, and social services providers to provide at least 50 percent of the amount being requested in this application, or 2. the project is leveraging non-CoC funded housing resources to provide subsidies for at least 25 percent of the units that are proposed in this application.	5
V.A.1.h.ii.	Demonstrate through written commitment from healthcare organizations, social service provider, or other organization: <ul style="list-style-type: none"> Demonstrate access, via healthcare organizations, social service provider, or other organizations, to health and supportive services (e.g., supportive services, home-based and long-term services and supports, primary and medical care, behavioral health, substance use disorder treatment and recovery, and other services); The 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; and Attachment required: letters of commitment, contracts, or other formal written documents that demonstrate the services being provided and value of the assistance being provided per unit included in the proposed project. 	5
Section Total		10

COMMUNITY INTEGRATION FOR PERSONS WITH DISABILITIES		
Q#	Scoring Element	Points
V.A.1.i.i.	<p>Demonstrate how permanent supportive housing will enable program participants to make meaningful choices about housing, health care, and long-term services and supports that will allow them to fully participate in the community.</p> <p>The response should include how the PSH units will ensure non-segregation of individuals and families experiencing homelessness where at least one household member has a disability.</p> <p>Additionally, the response should state whether the PSH units will be part of mixed-use development, meaning individuals and families that will reside in the units are not all disabled.</p>	7
Section Total		7

SECTION 3 REQUIREMENT		
Q#	Scoring Element	Points
V.A.1.j.i.	<p>Describe the actions that will be taken by project applicants to comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) and HUD's implementing rules at 24 CFR part 75 to provide employment and training opportunities for low- and very low-income persons, as well as contracting and other economic opportunities for business that provide economic opportunities to low- and very low-income persons.</p>	2
Section Total		2