



**Orange County Continuum of Care (CoC)
Board Special Meeting
November 5, 2024**

Public Comments

Board Member Comments

Business Calendar

**Continuum of Care Builds (CoCBUILDS) Notice of
Funding Opportunity (NOFO)**
Sarah Jones, CoC Manager,
Office of Care Coordination

Business Calendar – Item #1

CoCBuils NOFO

- On July 22, 2024, the U.S. Department of Housing and Urban Development (HUD) announced approximately \$175 million in funding will be made available through the CoCBuils NOFO – a first-of-its-kind funding for new construction, acquisition, or rehabilitation of permanent supportive housing (PSH).
- Through one-time awards under the CoC program, the CoCBuils NOFO will enable communities to develop new units of rental housing with supportive services for people experiencing homelessness.
- CoCBuils grant terms may be two, three, four, or five years. Projects selected for conditional award must be able to:
 - a. provide proof of site control (24 CFR 578.25) prior to execution of the grant agreement; and
 - b. execute the grant agreement with HUD no later than September 1, 2025
- The Orange County CoC is **eligible to apply for a maximum of \$7,500,000** and to **submit one (1) application**.
- The submission deadline for the CoCBuils NOFO is **November 21, 2024, at 9:00 p.m. PDT**.

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CoCBuilds NOFO

Eligible project type for this funding:

- Permanent Supportive Housing (PSH)

Criteria for Beneficiaries:

- Eligible program participants (beneficiaries) are individuals and families experiencing homelessness outlined in [24 CFR 578.37\(a\)\(1\)\(i\)](#) where at least one individual in the household has a disability.

Category	Permanent Supportive Housing
Eligible Applicants	Eligible Project Applicants –State governments, County governments, City or township governments, Special district governments, Native American tribal governments (Federally recognized), Public housing authorities/Indian housing authorities, Native American tribal organizations (other than Federally recognized tribal governments), Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education, and Others
Eligible program participants (beneficiaries)	Eligible program participants (beneficiaries) are individuals and families experiencing homelessness outlined in 24 CFR 578.37(a)(1)(i) where at least one individual in the household has a disability.
Eligible Activities and Costs	<ul style="list-style-type: none">• Acquisition (24 CFR 578.43)• Rehabilitation (24 CFR 578.45)• New Construction (24 CFR 578.47)• Project-based rental assistance (24 CFR 578.51(e))• Supportive Services (24 CFR 578.53)• Operating Costs (24 CFR 578.55)• Project administrative costs (24 CFR 578.59).

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Evaluation of Proposals in Response to the CoCBuilds Projects Request for Proposals (RFP)

- During the August 28, 2024, meeting of the CoC Board, the Orange County CoC Board approved the recommendation to establish a non-conflicted ad hoc to evaluate proposals submitted in response to the RFP for the CoCBuilds NOFO.
- A total of three (3) project proposals were submitted in response to the CoCBuilds Projects RFP
- The members of the CoCBuilds NOFO ad hoc independently reviewed the three (3) proposals and scored each application based on the scoring criteria as outlined in the RPF.
- All proposals were scored on a 100-point scale using the following rating factors:
 1. Development Experience and Leveraging
 2. Managing Homeless Projects
 3. Implementation Schedule
 4. Property Maintenance
 5. Unmet Housing Need
 6. Budget and Match
 7. Management of Rental Housing
 8. Coordinated Entry
 9. Coordination with Housing Providers, Healthcare Organizations and Social Service Providers
 10. Experience Promoting Racial Equity
 11. Community Integration for Persons with Disabilities
 12. Section 3 Requirement

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Evaluation of Proposals in Response to the CoCBuilds Projects RFP

- The CoCBuilds NOFO ad hoc participated in a meeting on October 29, 2024, to review and finalize all project proposal evaluation scores collectively, discuss the proposals at length, provide feedback on areas for improvement and highlight the unique strengths of each proposal.
- Utilizing an overall average score for each proposal and the discussion during the meeting, the CoCBuilds NOFO ad hoc recommended the proposal with the highest score to be recommended to the CoC Board for approval.

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Evaluation of Proposals in Response to the CoCBuils Projects RFP

Proposal Recommended

- Jamboree Housing Corporation (Jamboree)'s "Costa Mesa Senior"

Proposals Not Recommended

- American Family Housing's "Goldenwest Apartments"
- National Community Renaissance of California (CORE)'s "Marks Way and Aspan Court Apartments"

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Selected Project Proposal

Jamboree: Costa Mesa Senior

- Requested Funding Amount: \$7,500,000
- Will provide supportive services including case management, life skills training, access to substance use counseling and treatment, benefits counseling, mental health care and physical health care support
- Will provide 69 total affordable units
 - 34 one-bedroom units for households experiencing homelessness with a disability at or below 30% of the Area Median Income (AMI)
 - 34 one-bedroom units for households at or below 60% of the AMI
 - 1 two-bedroom unit for households at or below 60% of the AMI.
- Half of the proposed units (34) will be PSH units

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Selected Project Proposal

Jamboree: Costa Mesa Senior

- Will leverage Mental Health Services Act (MHSA) funds, Local Housing Trust Fund (LHTF) dollars and other resources/funding.
- The total development cost for Costa Mesa Senior is \$51,933,990 (\$741,914 per unit), and all units will be in the same standalone four-story building. The total construction costs are \$31,029,369
- The \$7,500,000 of CoCBuils funding would provide gap funding for the Costa Mesa Senior project

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Selected Project Proposal: Next Steps

- The CoC Board is being asked to approve Jamboree’s PSH project proposal, Costa Mesa Senior, for inclusion in the Orange County CoC CoCBuils NOFO Application to HUD.
- If approved, the Collaborative Applicant will work closely with Jamboree to revise and finalize the application, including providing feedback received from the CoCBuils NOFO Ad Hoc, to ensure the most competitive application is submitted.

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CoC Support Letter

- As described in Section III.D.2. of the CoCBuils NOFO, CoCs are required to include a letter signed by the CoC Board President stating the CoC supports the submission of the selected application.
- HUD also released the “CoCBuils NOFO Application Responsibilities Project Applicant vs Collaborative Applicant” document that clarifies that the letter can be signed by the CoC Board President or Committee, which is known as the CoC Board Chair or a CoC Committee in the Orange County CoC.

Section III.D.2. of the CoCBuils NOFO

The CoC must include a letter signed by the CoC Board President stating the CoC supports the submission of the selected application. The letter must include the:

- CoC Number and Name;
- name of the applicant organization;
- name of the project; and
- amount of funds that are requested.

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CoC Support Letter

- The Collaborative Applicant is seeking support from the Orange County CoC Board membership to approve the CoC Board Chair and Officers to sign a letter of support for the CoCBuilds NOFO application submission.
- The drafted letter of support, inclusive of the CoC number and name, name of the applicant organization, name of the project, and amount of funds being requested, can be referenced in **Attachment A** in the agenda packet.

Item 1. Attachment A

TIM SHAW
CHAIR

DR. SHAUNTINA SORRELLS
VICE CHAIR

NICHOLE GIDEON
SECRETARY

ORANGE COUNTY CONTINUUM OF CARE

[Date]

Office of Special Needs Assistance Programs
Community Planning and Development
U.S. Department of Housing and Urban Development
Washington DC, 20410

RE: Letter of Support for Continuum of Care Builds Notice of Funding Opportunity Application

To Whom It May Concern:

This letter is to express strong support for the application that the Orange County Continuum of Care (CoC) CA-602 is submitting to the U.S. Department of Housing and Urban Development (HUD) under the CoCBuilds Notice of Funding Opportunity (NOFO). The County of Orange, as the Collaborative Applicant for Santa Ana, Anaheim/Orange County CoC CA-602, is submitting Jamboree Housing Corporation's project, Costa Mesa Senior, with a requested amount of \$7,500,000 on behalf of the Orange County CoC.

According to the 2022 Orange County Housing Fund Strategy, projections estimate a need for capital funding for 2,396 supportive housing units, with an estimated funding gap of \$458 million in capital and \$495 million in operating subsidies. In Orange County, we continue to see a need to increase permanent supportive housing.

Attached are the signatures of the Orange County CoC Board Officers, on behalf of the CoC Board, certifying support for the CoCBuilds application submission for the Orange County CoC.

Sincerely,

Orange County CoC Board Leadership

Tim Shaw, Chair

Dr. Shauntina Sorrells, Vice Chair

Nichole Gideon, Secretary

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CoCBuils Timeline and Next Steps

DATE	ACTIVITY
September 12, 2024	Release of the RFP for CoCBuils Projects
September 13, 2024	Technical Assistance Office Hours for CoCBuils Project Applications begin
September 30, 2024	Technical Assistance Office Hours for CoCBuils Project Applications end
October 2, 2024	Question and Answer period ends at 5:00 p.m. PDT
October 4, 2024	CoCBuils Project Applications due at 5:00 p.m. PDT
October 2024	CoCBuils NOFO Ad Hoc to review and evaluate proposals received and selected project to be recommended to the CoC Board
November 5, 2024	CoC Board Special Meeting: Approve the selected proposal submitted in response to RFP, as recommended by the CoCBuils NOFO Ad Hoc, for inclusion in the Orange County CoC project application and approve CoC Board Chair letter of support for application submission of the CoCBuils NOFO
November 21, 2024	CoC NOFO Submission Deadline of 5:00 p.m. PDT, per HUD guidelines

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Recommended Actions

- a. Approve Jamboree Housing Corporation's permanent supportive housing project proposal called Costa Mesa Senior submitted in response to the CoCBuils Projects Request for Proposals (RFP), for inclusion in the Orange County CoC CoCBuils NOFO Application to the U.S Department of Housing and Urban Development (HUD), as recommended by the CoCBuils NOFO ad hoc.
- b. Approve CoC Board Chair and Officers' letter of support for application submission of the CoCBuils NOFO.

Next Meeting:
Wednesday, December 18, 2024,
from 2:00 p.m. – 5:00 p.m.

