



Call for Letters of Interest: IN-BoS CoC “CoC Builds” Funding Opportunity

On 6/23/26 HUD released the [CoC Builds Notice of Funding Opportunity \(NOFO\)](#) with the following goals (outlined in section III.B. of the NOFO):

- *Increasing Supportive Housing for People with Disabilities.* HUD is seeking applications for Permanent Supportive Housing (PSH) projects that are dedicated to serving individuals with a disability, particularly elderly individuals (over age 62). Unlike Transitional Housing projects designed to facilitate moving on to self-sufficiency, HUD encourages PSH resources to be reserved and prioritized for individuals likely to have indefinite support needs who the CoC determines are unlikely to regain self-sufficiency. Given the significant supply of existing PSH across the nation and the underutilization of interim and Transitional Housing solutions; HUD is seeking PSH projects that meet targeted needs in communities, unmet by existing PSH.
- *Partnering with Housing, Health, and Social Service Organizations.* HUD encourages CoCs to apply for PSH projects that coordinate with housing, healthcare, and social service organizations (e.g. primary healthcare, substance-use disorder treatment, mental health treatment, and other services) within the PSH project.
- *Engaging Participants in Services and Community.* HUD is seeking PSH projects that engage participants in services designed to assist them in living independently (i.e., case management, life skills, on-site work or volunteer opportunities, etc.). Projects should facilitate community building among participants.

IHCDA is seeking Letters of Interest (LOI) is to identify partners to submit, with IHCDA and the BOS CoC, a collaborative application to HUD to create PSH units dedicated to serve households experiencing homelessness with at least one member who meets HUD’s definition of disability. Eligible applicants must be 501(c)(3) nonprofit organizations, units of local government, or tribal entities. Applicants are encouraged to read the full NOFO prior to submission of their LOI,

IHCDA does not currently possess this funding but is seeking partnerships to apply for funds.



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

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 \$12 million for construction, acquisition, and rehabilitation (capital costs) of new PSH units. No more than 20 percent of each award may be used for other eligible CoC program activities associated with the project (e.g., rental assistance or supportive services) and no more than 10 percent may be used for project administration. IHCDa 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. IHCDa 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 IHCDa 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 at the time of application. Evidence of site control includes a deed or lease. A purchase agreement is acceptable only if funds are used for acquisition
- Applicants must be able to execute a grant agreement within the timeframe specified by HUD
- 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
- Projects must complete a subsidy layering review prior to grant execution
- 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 include project-based rental assistance, supportive services, operating, HMIS, VAWA eligible costs, rural eligible costs, and relocation costs)

Eligible LOI responses will be reviewed and selected by IHCD for inclusion in its response to HUD. 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.

Key dates:

July 8, 2026 – LOI Guidelines Released by IHCD

July 13, 2026 at 2:00 PM – IN-BoS CoC Builds Informational Webinar

Join Meeting:

<https://teams.microsoft.com/meet/263629485877773?p=I9rikpkLNGNuoU470V>

Meeting ID: 263 629 485 877 773

Passcode: Eg6L9ei3

Dial in by phone

[+1 317-552-1674](tel:+13175521674), [961 798 604](tel:+1961798604) United States, Indianapolis

[Find a local number](#)

Phone conference ID: 961 798 604#

July 16, 2026 – Applicant questions regarding this opportunity must be submitted to ZaGross@ihcda.in.gov by end of day

July 17, 2026 – LOIs due to ZaGross@ihcda.IN.gov by 5:00 PM Eastern Time

Other Important Information:

Project funding is anticipated to be available in October 2026. 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 outlined above). Costs for leasing units or structures, tenant based and sponsor based rental assistance are ineligible.

LOI Requirements:

Please submit a narrative that addresses the following items:

- 1) Experience: identify who will develop, own, manage, and provide services at the development. Describe:
 - a. 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.
 - b. Experience developing other projects with a similar scope and scale as the proposed project.
 - c. Examples of experience in leveraging similar funding sources, such as Low Income Housing Tax Credits, HOME, CDBG, Section 108, Section 202, Section 811, and state, local and private resources.
 - d. Experience serving the population intended to be served in your application.
- 2) Project plan: describe the location of the project; site control status; the number of PSH units in the development; the total number of units in the development; and progress made to date on securing funding and developing the units.
- 3) Resource needs: 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. Attach a copy of your development budget, including sources and uses, and the total cost per unit.
- 4) Non-capital CoC costs: describe the anticipated sources and estimated funding amounts for rental assistance and supportive services. HUD will award full points to projects that are leveraging non-CoC funds.

If you are requesting non-capital CoC costs (e.g., project based rental assistance or supportive services), demonstrate the project has a plan to support ongoing operating costs with non-CoC funding. HUD will award full points to projects that have a specific timeline for transitioning away from CoC funds.
- 5) Implementation schedule: complete an implementation schedule based on the proposed CoC Builds project.

- a. Based on the type of capital cost requested, provide:
 - i. New Construction – date construction will begin and end.
 - ii. Acquisition – date property will be acquired.
 - iii. Rehabilitation – date rehabilitation of the property will begin and end.
 - b. Provide the proposed schedule for the following activities:
 - i. site control, property must already be identified;
 - ii. environmental review completion;
 - iii. execution of grant agreement;
 - iv. anticipated date the jurisdiction will issue the occupancy certificate;
 - v. date property will be available for homeless individuals and families to begin occupying units.
- 6) Unmet need: Demonstrate that the proposed project fills a specific gap in the geographic area of the CoC that is unmet by existing PSH projects. For example, the project serves a specific subpopulation whose needs are currently unmet by existing PSH (e.g., elderly individuals), a geographic area without any existing PSH, or provides a service model that is different from existing PSH in the area.
- 7) Supportive Services and Healthcare Coordination:
- a. Demonstrate that 20 percent of your award, or an amount equal to 20 percent of your award through match or leveraging, will be used to coordinate with healthcare or social services providers for the provision of supportive services (case management, healthcare, life skills training, etc.)
 - b. Demonstrate that program participants will be required to participate in supportive services in a manner that fits their individual needs by providing language from program policies or supportive service agreements. Supportive service agreements must meet the requirement at 24 CFR 578.75(h).
 - c. Describe how the proposed project will coordinate with a healthcare organization to meet the medical needs of participants. Healthcare must be provided on-site or in close proximity and can be provided by a non-profit organization. HUD will award full points to applicants that attach a letter of commitment or other formal written agreement with the healthcare organization referenced in the narrative.
 - d. Demonstrate that the proposed project has a plan in place to work with program participants who are able to maintain stable housing without

subsidy or without the level of support that PSH provides, to help them move on from PSH.

- 8) Meeting the needs of the elderly and veterans: describe any experience you have providing supportive housing for the elderly and veterans. Also describe whether you have any partnerships with providers of assisted living, medical respite, residential care, the VA, or other organizations to serve these populations.
- 9) Section 3 requirement: 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.

10) Attachments:

Required:

- a. Development budget, showing sources and uses
- b. Certification of non-profit status
- c. Evidence of any funding commitments (including conditional commitments)
- d. MOUs or agreements with supportive services providers (preferably indicating the value of any non-CoC funds that will be used to provide services)
- e. Evidence of site control (deed or lease, or purchase agreement for acquisition projects)

Optional:

- f. Supportive services plan
- g. Supportive services budget
- h. Management plan
- i. Operating budget

Please submit your LOI no later than July 17, 2026, at 5 PM ET, via email to ZaGross@ihcda.IN.gov.