



Local Timeline, Letter of Interest, and Readiness Review Packet TX-700 / The Way Home

Local LOI + Readiness Document Deadline: Friday, July 3, 2026, by 12:00 PM. Only one project may move forward for HUD submission.

Opportunity Summary

HUD has released the Continuum of Care Builds NOFO (CPD-2600-DC-025A), which provides competitive funding for the new construction, acquisition, or rehabilitation of new Permanent Supportive Housing (PSH) units. **This is a capital-focused PSH development opportunity.**

- HUD application deadline: July 23, 2026, at 8:00 PM Eastern Time, through e-snaps. HUD states there is no grace period.
- Anticipated HUD award date: September 15, 2026.
- Estimated performance period: October 1, 2026, through September 30, 2031.
- Funds must be obligated by HUD by September 30, 2026, and, once obligated, remain available for expenditure until September 30, 2031. HUD may require an earlier expenditure deadline in the grant agreement.
- The CoC may submit only one CoC Builds project application, unless submitting a separate eligible Tribal project.

What This Funding Is For

- Creation of new Permanent Supportive Housing units for eligible homeless individuals and families where at least one household member has a disability.
- Capital activities: new construction, acquisition, rehabilitation, adaptive reuse, or a combination of eligible capital activities.
- Up to 20 percent of the total award may be used for eligible non-capital CoC Program costs tied to the PSH project, such as supportive services, project-based rental assistance, operating, HMIS, VAWA costs, rural costs, and relocation.
- Up to 10 percent of the total award may be used for project administration.

What This Funding Is Not For

- Stand-alone supportive services only projects.

- Transitional Housing or Rapid Rehousing projects.
- Tenant-based rental assistance or sponsor-based rental assistance.
- Leasing, CoC planning, or Unified Funding Agency costs.
- Early concept projects without site control, a realistic development timeline, or a complete financing strategy.

Local Timeline

Date	Activity
June 25, 2026	Release local CoC Builds LOI and Readiness Document.
June 26-July 1, 2026	Optional readiness/TA calls with interested applicants. Please email to schedule TA for PSH Builds at renee.cavazos@cfththouston.org
July 3, 2026, by 12:00 PM	LOI and Readiness Document due to CFTH/The Way Home.
July 6-8, 2026	CFTH/The Way Home threshold, readiness, and local review of LOI submissions.
July 9, 2026	Finalist selected from LOI and Readiness Document submissions and notified.
July 13, 2026, by 12:00 PM	Finalist full HUD application package due to CFTH for review, including draft narrative responses, budget, match documentation, site control documentation, and required attachments.
July 14-16, 2026	CFTH review for revisions and completeness; revisions/comments sent back to finalist.
July 17, 2026	Finalist revised application materials due back to CFTH.
July 20-21, 2026	Final e-snaps entry and local quality review.
July 22, 2026	Target submission / backup submission day.
July 23, 2026 by 8:00 PM ET	HUD application deadline - no grace period.

Applicants should treat the LOI and Readiness Document as the local selection submission, not just an expression of interest. The finalist will be selected from these submissions.

Applicant Expectations

- Project must create new PSH units and include at least one eligible capital budget line: new construction, acquisition, or rehabilitation.
- Applicant must demonstrate site control at the time of HUD application. Acceptable documentation may include a deed, lease for new construction/rehabilitation, or purchase agreement for acquisition.
- Applicant must show development readiness, including a realistic implementation schedule and ability to meet HUD timeliness standards.
- Applicant must demonstrate financial feasibility and be prepared for HUD financial feasibility review and subsidy layering review before grant agreement execution.
- Applicant must have a plan for sustainable operating costs and housing coordination, including non-CoC resources where available.

- Applicant must provide supportive services and healthcare coordination, including commitment documentation where available.
- Applicant must participate in The Way Home Coordinated Entry process and HMIS unless an approved exception applies.
- Applicant must comply with environmental review, BABA, Section 3, VAWA, Fair Housing, accessibility, relocation/URA, lead-based paint, and other federal requirements as applicable.

Match Requirement

This program requires match consistent with CoC Program requirements at 24 CFR 578.73. Applicants must identify the source, amount, status, and documentation for all match included in the LOI and Readiness Document.

- For local review, required match should be committed and documented, or clearly identified as pending with a realistic commitment date.
- Do not list speculative match as committed.
- Cash and in-kind match must be eligible, documented, and tied to the proposed project.
- If in-kind services are proposed as match, the applicant should be prepared to provide an MOU or similar documentation if selected.

LOI Submission Instructions

- Submit one completed LOI and one completed Readiness Document by July 3, 2026 at 12:00 PM.
- Submit materials to: [insert local inbox].
- Late or incomplete submissions may not be reviewed.
- Submitting an LOI does not guarantee the project will move forward. Only one project may be selected for HUD submission.

Letter of Interest Questions

Section	Information Requested
Applicant Information	Organization name; primary contact; authorized representative; UEI; SAM.gov status; e-snaps access; applicant type; subrecipients, if any.
Project Overview	Project name; site address; jurisdiction; Opportunity Zone status; capital activity type; total units; new PSH units; unit mix; target population.
Site Control and Development Readiness	Current site control status and documentation; zoning/permitting status; environmental review status; relocation risks; estimated timeline for occupancy.
Development Experience	Applicant/developer experience with similar affordable housing or PSH projects, including up to three examples of similar scope and scale.
Budget and Leveraging	Total development cost; cost per unit; CoC Builds request; committed and pending sources; operating subsidy; services funding; match.
Operations and Housing Coordination	Owner; operator; property manager; rental subsidy source; long-term operating plan; non-capital CoC costs requested, if any.
Supportive Services and Healthcare	Service model; healthcare partner(s); written commitments; behavioral health/substance use/primary care coordination; community building; move-on plan.

Section	Information Requested
CoC Alignment	Unmet need addressed; how the project fills a PSH gap; Coordinated Entry participation; HMIS participation; alignment with TX-700 system priorities.
Compliance Readiness	Ability to comply with site control, environmental review, financial feasibility, subsidy layering review, BABA, Section 3, VAWA, Fair Housing, accessibility, URA/relocation, HMIS, Coordinated Entry, and supportive services participation requirements.
Attachments	Evidence of site control; development budget; sources and uses; development timeline; match documentation; leveraged funding commitments; operating pro forma; partner commitments; zoning/permitting documentation; Opportunity Zone documentation, if applicable.

Required Readiness Document

The CoC Builds Readiness Document must be completed and submitted with the LOI. This document will be used to determine whether the proposed project is viable and ready for HUD submission. The finalist will be selected from the LOI and Readiness Document submissions.

Readiness Section	What Must Be Addressed
1. Project Readiness Summary	Project name, applicant, address, request amount, total project cost, total units, new PSH units, capital activity, target population, and summary of readiness.
2. Site Control	Site control status, documentation type, attachment, and any remaining steps to finalize site control.
3. Development Timeline	Estimated dates for site control, environmental review, acquisition/closing, construction or rehab start/end, certificate of occupancy, units available, and first move-in.
4. Development Team	Owner, developer, property manager, service provider, healthcare partner, general contractor, architect, and relevant experience.
5. Budget and Capital Stack	Total development cost, cost per unit, CoC Builds request, committed/pending sources, and funding gap.
6. Match	Source, cash/in-kind type, amount, committed/pending status, and documentation.
7. Operating Sustainability	Ongoing operating plan, subsidy sources, services funding, and plan for non-CoC resources where applicable.
8. Supportive Services and Healthcare	Service model, healthcare coordination, written commitments/MOUs, and engagement in services.
9. Coordinated Entry and HMIS	Confirmation of participation in The Way Home CE and HMIS, or explanation of approved exception.
10. Compliance Readiness	Environmental review, SLR, financial feasibility, BABA, Section 3, VAWA, Fair Housing, accessibility, URA/relocation, lead-based paint, SAM/UEI, and e-snaps.
11. Local Need and System Alignment	Specific unmet need, PSH gap addressed, target subpopulation, and local system alignment.
12. Required Attachments	Available documentation supporting readiness, match, leverage,

Readiness Section	What Must Be Addressed
	operations, site control, and partner commitments.

Local Review Criteria

Local Review Area	Points
Project meets HUD threshold and creates new PSH units	Pass/Fail
Site control and development readiness	20
Clear unmet need and local system alignment	20
Development experience and project feasibility	15
Leveraged funding and capital stack	15
Operating sustainability and housing subsidy plan	10
Supportive services and healthcare coordination	10
Timeline and ability to submit by HUD deadline	10
Total	100

Projects that cannot demonstrate site control, committed or clearly documented match, development readiness, financial feasibility, and ability to meet HUD's submission timeline may not be selected to move forward.