

**Addendum No. 1 to
San Bernardino City and County Continuum of Care (CoC) FY 2026 Domestic
Violence (DV) Bonus, CoC Bonus, Reallocation, Expansion and Transition Grants
Projects Request for Applications (RFA)
Submitted Questions and Answers**

General Questions		
1	Question	What is considered a new project?
	Answer	A new project is a project application for new CoC Program funding, including projects created through the DV Bonus, CoC Bonus, reallocation, expansion, or transition grant process.
2	Question	Can organizations that have never received HUD funding apply?
	Answer	Yes, if the organization is otherwise eligible, it may apply for a new project (Refer to the HUD Exchange website link below).
3	Question	Will there be an application packet and templates for new applications or are we expected to create our own proposal.
	Answer	Because HUD has not yet released the FY 2026 application in e-snaps, OHS will issue an addendum with a local application packet and required templates. Applicants must use the OHS provided local application materials for the local RFA process and will be required to complete the HUD e-snaps application once HUD makes it available.
4	Question	Do we have to go through e-snaps to do the application?
	Answer	Applicants should create an e-Snaps account. HUD has not yet released the FY 2026 application (Refer to the previous question and answer, above).
5	Question	Can agencies have subcontractors in their applications?
	Answer	Yes. The applicant must clearly identify the services the subcontractor will perform, and the applicant remains responsible for the performance, compliance, and oversight of the subcontractors included in the project.
Scoring		
6	Question	Are the scoring criteria for renewal projects the same as those for new projects?
	Answer	No, renewal projects have different scoring criteria, based on the provider submitted Letter Of Intent (LOI).
7	Question	Will these projects be renewed annually automatically or will agencies have to reapply annually if this funding continues?
	Answer	HUD will reevaluate renewal projects annually. Renewals are no longer automatic and will be revised based on performance and other criteria. (Refer to the HUD NOFO Pg. 61 sec. 4b)
8	Question	What is the amount of points that is needed for the CoC to recommend a project to HUD?
	Answer	Scoring and Minimum Threshold: All RFA submissions will be evaluated using the local CoC scoring tool and applicable HUD project quality threshold criteria. Please note that a minimum threshold of 70 points is required for consideration. Applications scoring below this threshold will not be recommended for funding. (Refer to the RFA Pg. 6)
9	Question	What is the maximum amount we can request for SSO and how many awards will be released?
	Answer	Funding information on new CoC Bonus projects (TH and SSO) and DV Bonus projects is identified in the RFA. (Refer to the RFA Pg. 2 and 3)

Transitional Housing		
10	Question	Are new transitional housing projects allowed?
	Answer	Transitional Housing projects are allowed and are priority for the NOFO (Refer to the HUD NOFO Pg. 35). New Transitional Housing/Rapid Rehousing joint projects are not allowed (Refer to the HUD NOFO Pg. 36).
11	Question	Are emergency shelters eligible for this funding?
	Answer	Emergency shelters alone are not eligible. However, organizations operating shelters may apply if they are proposing an eligible Transitional Housing project.
12	Question	Is there a minimum or maximum number of units you can have in your Transitional Housing project?
	Answer	There are no minimum or maximum number of units listed in the NOFO.
13	Question	Would a master lease with separate apartment units be considered transitional housing opportunity? Of course, if we were to provide wrap around support and all of the other required resource coordination?
	Answer	Yes, provided the project is structured as temporary housing and the participants receive a sublease or occupancy agreement, along with the required supportive services. Wrap around support alone does not determine the project type; the project must meet the HUD CoC Transitional Housing requirements (Refer to the HUD FY 26 NOFO).
14	Question	Could we charge program fees under the master lease for households as they gain employment or strengthen their income?
	Answer	It is up to each agency to establish its program guidelines regarding participant fees or rent.
15	Question	We currently have a working collaboration for TH. If the other organization has the inventory, but we have the funds with supportive services, can we provide the clients and pay the fees associated with the TH?
	Answer	The arrangement may be allowable if the applicant clearly identifies the subcontractor relationship, explains who controls or provides the TH units, identifies which eligible costs will be paid, and demonstrates that the full project meets HUD CoC Transitional Housing requirements. (Refer to the HUD Exchange website link below)
16	Question	Can motels/resorts be used as TH scattered sites. Would a motel be considered a scattered site for up to 24 months?
	Answer	Motels or similar units may be used for Transitional Housing if the arrangement is eligible under HUD CoC requirements, the project is structured as temporary housing for up to 24 months, and participants have a lease, sublease, or occupancy agreement. Applicants should also review applicable local zoning ordinances to confirm that Transitional Housing is allowed at the proposed site.
17	Question	Would motel-based units that are currently being offered to our agency on a month-to-month rental situation be eligible as transitional housing?
	Answer	Motel-based units may be used for Transitional Housing if the arrangement is eligible under HUD CoC requirements, the project is structured as temporary housing for up to 24 months, and participants have a lease, sublease, or occupancy agreement. The applicant should clearly document the month-to-month rental or leasing arrangement, ensure the arrangement supports the proposed TH model and grant term, and review applicable local zoning ordinances to confirm that Transitional Housing is allowed at the proposed site.
18	Question	We are looking to apply for a transition grant to move from transitional housing. Should we keep a similar total budget to remain within the continuum's

		previous renewal demand? This would mean we serve less households as the costs for TH are typically more than RRH as the family has extended time to stabilize and more intensive services.
	Answer	For a Transition grant, the budget cannot exceed the amount of the eligible renewal funding being reallocated. Applicants should propose a budget and service level that are reasonable for the new project model and clearly explain any change in the number of households served (Refer to the HUD FY 26 NOFO Pg. 21 sec. K)
19	Question	For an eligible Transitional Housing project, does the applicant organization need to own the property or hold the master lease, or may the program operate through another allowable leasing arrangement, such as a lease or sublease?
	Answer	A Transitional Housing project may operate through an allowable leasing arrangement, including a lease, master lease, or sublease, provided the applicant clearly documents the arrangement and demonstrates that the project meets all HUD CoC Transitional Housing requirements. Participants must have a lease, sublease, or occupancy agreement.
20	Question	Can a group of cabins, where our agency has a master lease, be used as transitional housing?
	Answer	A Transitional Housing project may operate in cabins or similar units through an allowable leasing arrangement, including a lease, master lease, or sublease, provided the applicant clearly documents the arrangement and demonstrates that the project meets all HUD CoC Transitional Housing requirements. Participants must have a lease, sublease, or occupancy agreement.
21	Question	Can 30% of a tenant's gross income be charged as rent as part of a transitional housing program?
	Answer	Yes, if allowed under the project's written program policies; however, any rent or occupancy charge must comply with HUD CoC Program requirements. For CoC-funded Transitional Housing, an occupancy charge may not exceed the highest of: 30% of the household's monthly adjusted income, 10% of monthly gross income, or the applicable welfare rent amount, if any.
22	Question	What is the minimum or maximum number of Transitional Housing units required?
	Answer	There are no minimum or maximum number of units listed in the HUD FY 26 NOFO.
23	Question	Is funding available to purchase and run units under Transitional Housing?
	Answer	Capital costs such as purchasing a building are generally not funded. The HUD FY 26 NOFO is emphasizing services not capital projects.

Applicants should visit the HUD Exchange website for information on program eligibility and transitional housing :

<https://www.hudexchange.info/programs/coc/coc-program-eligibility-requirements/>

<https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-program-components/transitional-housing/>

[CoC Rent Calculation - Overview - HUD Exchange](#)