



Request for New Permanent Housing Proposals

Purpose of the RFP

The Montana Statewide Continuum of Care (CoC) is soliciting proposals for new projects that will provide Permanent Housing for individuals and/or families experiencing homelessness in Montana.

The Montana Statewide Continuum of Care is soliciting proposals under the HUD Continuum of Care Extended Track Application Process as detailed in *Section III-F:2* of the *HUD FY 2025 Continuum of Care Competition and Youth Homeless Demonstration Program Grants NOFO* released on December 19, 2025 (FR-6901-N-25).

The Montana Statewide Continuum of Care welcomes applications from newcomers who have not received CoC funds before, current grantees, and those who have received them in the past. The CoC provides support to make the application process accessible to all. Eligible Applicants include qualified nonprofit organizations, States, local governments, instrumentalities of State and local governments, Public Housing Authorities, Native American Tribes and Tribally Designated Housing Entities (TDHE).

The proposed project must align with all applicable federal requirements, including those from the U.S. Department of Housing and Urban Development (HUD) and pass an initial threshold review to move forward in the Montana Statewide Continuum of Care Local Competition and be considered for inclusion in the *Extended Track Priority Listing* of new permanent housing projects.

Overview of Permanent Housing

Permanent Housing (PH) is a community-based housing model, the purpose of which is to provide housing without a designated length of stay. Permanent Housing program participants must be the tenant on a lease (or sublease) which must:

- Have an initial term of at least one year
- Be renewable for a minimum term of one month
- Be terminable only for cause

The *CoC Program Interim Rule* establishes two types of permanent housing that can be funded with *Continuum of Care Program* funds:

1. Permanent Supportive Housing (PSH)
2. Rapid Re-housing (RRH)

*Permanent Supportive Housing**

Permanent Supportive Housing (PSH) is permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to assist households in achieving housing stability.

*Rapid Rehousing**

RRH is permanent housing that provides short-term (up to three months) and medium-term (4-24 months) tenant-based rental assistance and supportive services to households experiencing homelessness.

**All new PH-PSH and PH-RRH projects must serve individuals and families with disabilities.*

Proposal Components

Cover Sheet – The Cover Sheet must include the following information:

- Applicant's Legal Name
- Type of applicant organization (Nonprofit organizations, States, local governments, instrumentalities of State and local governments, Public Housing Authorities, Native American Tribes or Tribally Designated Housing Entities.
- Applicant EIN
- Applicant Address
- Contact Person Name, Title, Phone Number, and Email

Section 1 – Organizational Experience and Capacity

- a. Describe your organization's history and experience providing services to people experiencing homelessness and the target populations you propose to serve.
- b. Describe your organization's experience with providing housing and services, including programs like emergency shelter, stabilization beds, transitional housing, permanent supportive housing, rapid rehousing, street outreach, and medical respite. Be sure to focus the description on your organization's experience designing and delivering the types of housing and services proposed in your application.
- c. Provide examples of your organization's experience managing federal, state, or local grants of similar size and scope. Experience managing federal grants will be scored favorably.
- d. Outline your staffing structure, including key staff positions, qualifications, and supervision.
- e. Describe your governance and financial management systems that ensure accountability and compliance.

Section 2 – Program Design

- a. Provide a concise overview of your proposed project, including the number of units and households to be served at a point-in-time, the target population, and the primary goals of the program.
- b. Describe the facility or housing setting where units will be located (include size, layout, and accessibility features).
- c. Explain your policies and approach regarding intake, length of stay, participant engagement, and discharge planning.

- d. Detail the supportive services to be provided, including case management, behavioral health, substance-use treatment, medical care, income supports, and life-skills training. Be sure the services described are well-suited to your proposed target population(s).
- e. Describe how you will ensure participants are connected rapidly to permanent housing options.
- f. Explain your approach to working with participants who have high service needs, including older adults, people experiencing unsheltered homelessness, those who are medically fragile and/or those with long-term homeless histories, serious mental illness, substance-use disorders, domestic violence, and/or histories of justice system involvement.
- g. Describe your strategy for working with law enforcement, health care providers, treatment providers, and other community partners as warranted based on your proposed target population(s).

Section 3 – Performance and Outcomes for the Proposed Project

- a. State your projected annual occupancy rate and average length of stay.
- b. Provide your target outcomes for exits to permanent housing, increases in income, and reduced returns to homelessness.
- c. Describe how you will collect and report data in HMIS or a comparable database and use data for continuous program improvement.
- d. Explain how you will evaluate participant satisfaction and incorporate feedback into program operations.

Section 4 – Budget and Match

- a. Provide a detailed budget delineating leasing, operating, rental assistance, supportive services, VAWA, and administrative costs.
- b. Identify sources and amounts for the required 25% match (cash or in-kind).
- c. Budget must be submitted in the Excel document provided.

Section 5 – Implementation Timeline

- a. Provide a detailed implementation timeline, including site/unit acquisition, hiring, program start-up, and anticipated full occupancy date.

Proposal Submission

RFP Schedule

RFP Released	January 26, 2026
<i>Proposals Due</i>	<i>5pm (MST) February 13, 2026</i>
Notification of Invitation to Submit Application to HUD	TBD – Dependent on HUD designated due date
Notification of Award By HUD	TBD by HUD
HUD Grant Start	TBD by HUD

Submission Requirements

- Send proposals and attachments via email to submit@mtcoc.org with subject line “Extended Track Permanent Housing Application” by *5pm (MST) February 13, 2026*.

Format

- 6 pages (not including cover sheet and budget); font – 12 or larger; all submissions in PDF format, except budget which must be submitted in excel format)
- Display applicant name in header and page number in footer

Attachments

All applicants should attach a copy of their Program Participation and/or Service Participation Agreement. If the program intends to use the *Montana Statewide Service Agreement for CoC-Funded Programs*, this should be clearly indicated under [Section 2 \(Program Design\)](#) of the proposal.

Evaluation of Applications

The Montana Statewide Continuum of Care Grants Review Panel will evaluate responses submitted. Only submissions found to be responsive (that is, complying with all instructions and requirements described herein) will be reviewed and scored. To be eligible for evaluation, responses must (1) be from an eligible applicant; (2) be received on or before *5pm (MST) February 13, 2026*; (2) meet the format requirements; (3) follow the required section outline; (4) be complete; and (5) meet *ALL* threshold criteria. Responses that fail to comply with all instructions and minimum requirements will be rejected without further consideration.

Threshold Review

Permanent Housing Proposals *MUST* receive the minimum required points *AND* comply with the Drug Use and Distribution Policy to pass *Threshold Review* and move forward to scoring and selection. Only those proposals that move forward to scoring and selection will be considered for inclusion in the *Extended Track Priority Listing* of new Permanent Housing projects (*complete Threshold and Scoring Criteria are included below*).

Applicants should be sure to address each of the New Project Threshold Criteria within the proposal and submit any supporting documentation.

Scoring

Responses that pass *Threshold Review* will be evaluated according to the scoring details below. The criteria specified in this RFP will be used to evaluate proposals for a total of 10 points:

- Organizational Experience and Capacity (3 points)
- Program and Service Expectations (4 points)
- Performance and Outcomes (1 point)
- Budget and Budget Narrative (1 point)
- Implementation Timeline (1 point)

Proposal Selection

If HUD implements the *FY 2025 Continuum of Care Competition and Youth Homeless Demonstration Program Grants NOFO* released on December 19, 2025 (*FR-6901-N-25*), selected applicants will be notified by email and provided with instructions on next steps

Contract Details

The selected entity will enter into a contract HUD. The award of any contract pursuant to this RFP is dependent upon the availability of funding.

Permanent Housing Projects Threshold and Scoring Criteria

Permanent Housing – Permanent Supportive Housing (PH-PSH) New Project Threshold Scoring Criteria*			
Criteria	Source	Scoring	Pts: Earned/Available
The type of housing proposed, including the number and configuration of units, will fit the needs of the program participants.	2025 NOFO Section V-4:6e	Yes – 1pt No – 0pts	/1
The type of supportive services and assistance that will be offered to program participants will ensure that the participant is able to successfully obtain and retain permanent housing and in a manner that fits their needs (e.g. transportation, safety planning, enhanced case management). If the applicant is proposing to expand an existing PH project, it must demonstrate how they are expanding supportive services to program participants, including where appropriate, on-site supportive services.	2025 NOFO Section V-4:6e	Yes – 1pt No – 0pts	/1
The project will serve homeless individuals or families with a disability. The services offered must be designed to serve any type of disability covered under 42 U.S.C. 11360(10), which includes disabled elderly individuals and/or individuals with a physical disability/impairment or a developmental disability (24 CFR 582.5) and not to the exclusion or priority of any one disability over another.	2025 NOFO Section V-4:6e	Yes – 1pt No – 0pts	/1
Demonstrate that the proposed project will require program participants to take part in supportive services (e.g. case management, life skills, substance use treatment) in line with 24 CFR 578.75(h) by providing direct language from a supportive service agreement (contract, occupancy agreement, lease, or equivalent).	2025 NOFO Section V-4:6e	Yes – 1pt No – 0pts	/1
The average cost per household served is reasonable, consistent with 2 CFR 200.404, meaning that the costs for housing and services provided by the project are consistent with the population the project plans to serve.	2025 NOFO Section V-4:6e	Yes – 1pt No – 0pts	/1
The project will be supplemented with resources from other public or private sources, that may include mainstream health, social, and employment programs such as Medicare, Medicaid, SSI, and SNAP.	2025 NOFO Section V-4:6e	Yes – 1pt No – 0pts	/1
The Project will not operate drug injection or safe consumption sites, knowingly distribute drug paraphernalia on or off property under their control, permit the use or distribution of illicit drugs on property under their control or conduct any of these activities under the pretext of “harm reduction.”	Montana Statewide CoC Drug Use and Distribution Policy	Project Complies: Yes/No	If No, the Project <i>DOES NOT</i> move forward in the Local Competition
Total Points Earned			

*New Permanent Housing – Permanent Supportive Housing (PH-PSH) Projects must receive at least 4 out of 6 points AND comply with the Drug Use and Distribution Policy to move forward in the Montana Statewide Continuum of Care Local Competition.

Permanent Housing – Rapid Rehousing (PH-RRH) New Project Threshold Scoring Criteria*			
Criteria	Source	Scoring	Points Earned/Available
The provision of tenant-based rental assistance will help individuals and families achieve self-sufficiency within 3 months or up to 24 months.	2025 NOFO Section V-4:6f	Yes – 1pt No – 0pts	/1
The type of supportive services and assistance that will be offered to program participants (e.g., case management, substance use treatment, mental health treatment, and employment assistance) will ensure that the participant is able to successfully obtain self-sufficiency and exit homelessness.	2025 NOFO Section V-4:6f	Yes – 2pts No – 0pts	/2
The applicant has previously operated homelessness projects where outcomes for employment income were improved compared to the average project in the CoC, or has a plan in place to ensure this.	2025 NOFO Section V-4:6f	Yes – 1pt No – 0pts	/1

The project will serve homeless individuals or families with a disability. The services offered must be designed to serve any type of disability covered under 42 U.S.C. 11360(10) and not to the preference or exclusion of one protected disability over another.	<i>2025 NOFO Section V-4:6f</i>	Yes – 1pt No – 0pts	/1
Demonstrate that the proposed project will require program participants to take part in supportive services (e.g. case management, employment training, substance use treatment) in line with 24 CFR 578.75(h) by providing direct language from a supportive service agreement (contract, occupancy agreement, lease, or equivalent).	<i>2025 NOFO Section V-4:6f</i>	Yes – 1pt No – 0pts	/1
The average cost per household served is reasonable, consistent with 2 CFR 200.404, meaning that the costs for housing and services provided by the project are consistent with the population the project plans to serve.	<i>2025 NOFO Section V-4:6f</i>	Yes – 1pt No – 0pts	/1
The project will be supplemented with resources from other public or private sources, that may include mainstream health, social, and employment programs such as Medicare, Medicaid, SSI, and SNAP.	<i>2025 NOFO Section V-4:6f</i>	Yes – 1pt No – 0pts	/1
The Project will not operate drug injection or safe consumption sites, knowingly distribute drug paraphernalia on or off property under their control, permit the use or distribution of illicit drugs on property under their control or conduct any of these activities under the pretext of “harm reduction.”	<i>Montana Statewide CoC Drug Use and Distribution Policy</i>	Project Complies: Yes/No	If No, the Project DOES NOT move forward in the Local Competition
Total Points Earned			

**New Permanent Housing – Rapid Rehousing (PH-RRH) Projects must receive at least 6 out of 8 points AND comply with the Drug Use and Distribution Policy to move forward in the Montana Statewide Continuum of Care Local Competition.*