

## SAN MATEO COUNTY CONTINUUM OF CARE

### 2022 ANNUAL CoC NOFO QUESTIONS AND ANSWERS

#### A. Questions as of August 15, 2022

- **Is it advisable to have executed MOUs for in-kind contribution/service match in place as part of the application to COH, or should we wait until after grant approval?**
  - HUD does not require MOUs to be in place until the contract agreement stage (i.e., when signing the contract with HUD) but it would be helpful to have those in place as early as possible, and if possible, when an agency submits their application. If a new application is selected to be funded by HUD then they will want the agency to move to contract execution quickly and if MOUs are already in place, that will help the process move more quickly.
  
- **Can renewal project start dates be changed?**
  - Project dates are based historically on when a grant was first awarded. Agencies who would like more information on changing their start dates are encouraged to ask HUD via the CoC NOFO email: CoCNOFO@hud.gov. Agencies may also want to explore the possibility of consolidating any similar project types.
  
- **For DV bonus funds - there are no extra points for supportive services only (SSO), however, finding rental units is a challenge right now, therefore, could we do a combination of landlord cultivation plus direct services for clients to increase their ability to sustain housing?**
  - HUD allows for agencies to support rapid rehousing via a new or expansion application that only has line-items for supportive services, HMIS, and components rather than a rental assistance component to expand services for people in a rapid rehousing project. An agency can add in a navigation component or additional services to support individuals but that can get complicated because for the Annual NOFO, that's specially referring to coordinated entry projects.
  
- **For DV bonus funds - for a rapid rehousing project, what percentage would be lease and what percentage would be services?**
  - HUD doesn't have a specific percentage for either of those. However, rapid rehousing has to be rental assistance and not leasing funds. There has been an increase in projects applying for more supportive services and describing in their narrative what they will do with the additional money. And if an agency was doing an expansion grant, they are recommended to look at how this supplements the grant that they already have and how it makes it better and serves more people over time.
  
- **For DV bonus funds - could we do a signing bonus or expanded deposit for landlords?**

- The CoC Interim Rule, specifically [24 CFR 578.51\(a\)\(2\)](#) states that grant funds may be used for security deposits that can equal 2 months of rent and advance payment of the last month's rent may be provided in addition to the security deposit and payment of 1<sup>st</sup> months' rent. This could provide landlords the feeling of security by having a security deposit equal 2 months' rent and have the last month's rent paid up front (essentially totaling 3-months' rent at the start of the agreement). It is important that it is clear in the lease agreement and any other agreement that you are providing a security deposit, and that the amount is equal to 2-months' rent, plus last months' rent. If the language is not correct, that could lead to a monitoring finding later from HUD.