

Master Leasing and Landlord Engagement NOFA FAQ

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Question	Answer
Is this funding opportunity only for non-profits?	This funding opportunity is available to providers who have current procurement authority through the Tri-County RFPQ or Joint Office procurements. See Appendix B: List of Qualified Providers in the NOFA Announcement.
Can the service are cover Clackamas County only?	The NOFA is specifically for funding services within Multnomah County.
For the master leasing - if we have a landlord that has a currently occupied building who is willing to convert units to our master lease as they turn them on a monthly basis, is that ok and are we ok to apply? This means some units would be online before July, but that the whole building will probably take 6 to 12 months to be completely come under our master lease.	Yes, that is a completely reasonable approach and we would welcome proposals like this.
For the budget are there any limits/maximum allowed for types of expenses? (ie. master leasing dollars, supportive staffing, admin rate, etc.)	<p>There are no specific limits but there are some parameters to consider.</p> <ul style="list-style-type: none"> - Fringe costs should be less than 30-40% of salary expenses. - Indirect rates will vary depending on your organization. If you don't have a federally negotiated indirect rate, then the indirect rate shouldn't exceed 10% of the direct costs. If you are a contracted provider with JOHS and want to confirm your indirect rate, please email erin.goldwater@multco.us. - Master leased units must be "rent reasonable" as defined by the Department of Housing and Urban Development (HUD) and cannot exceed 120% of Fair Market Rent (FMR). Average rent costs based on Home Forward RLRA data is included in the NOFA announcement. - Supportive service costs should not exceed \$10k/unit if it is Permanent Supportive Housing and less than \$10k/unit if the proposal includes lighter touch supports (this amount excludes the cost of rent).
Can these questions and answers also be included in the follow up recording link and powerpoint please?	Yes!
Do we need to include written termination, exclusion, and eviction policies with our master leasing proposal submission?	No, they do not need to be submitted with the proposal but will be required before program implementation.
Doesn't \$10k per unit conflict with the reasonable rental market rate right now? What does the \$10k cover?	The \$10k/unit does not include rent or maintenance costs. It includes the expenses for supportive services such as staffing, supplies, client assistance, etc.
If we already have a master lease, are we able to ask for funding for the remainder of the lease term if it's a two year lease?	The intent of this NOFA is to gain access to new units.
Will the JOHS office offer ongoing support beyond financial assistance? For example, if there was a lease violation or a mental health crisis will the housed individual have access to resources and will our office have direct contact with a support member?	JOHS will offer financial and programmatic assistance. Our consultant will help with determining master leasing best practices such as roles, responsibilities, and program guidelines. Individuals who are housed through master leasing programming or with RLRA vouchers will be supported by their service provider.
I am a landlord. How do I get involved?	We recommend connecting directly to qualified providers. A list of qualified providers is located in Appendix B: List of Qualified Providers of the NOFA Announcement. Also, if we receive proposals that don't have existing landlords lined up for master leasing, I'd be happy to share your contact info with those providers if their proposal is approved and they express interest in pursuing referrals from JOHS.
Is this a reimbursement contract or awarded as an up-front disbursement?	This is a reimbursement contract. Providers typically submit invoices monthly. Exceptions have been made for some providers who submit more or less often than monthly.
Would this be a good fit if we own property that we want to rent out?	If the proposal increases access to NEW units for people exiting homelessness, then it could be a good fit.
If we were to be awarded and use funds to care for the property that we would rent to a large family (not shared housing), can we propose staffing dollars to support the case management and supportive services?	Yes, funds can be used for case management and supportive services.
How does JOHS define supportive services?	Supportive or wraparound services are services that help ensure housing stability such as eviction prevention, behavioral health care, case management, education, and job supports.
Is a collaborative proposal allowed?	Yes! We encourage partnerships between organizations. Because we expect to receive collaborative proposals, we were intentional about including a required question for applicants. We want to ensure that the relationship between partners is mutually beneficial and creates power for any smaller and/or culturally specific providers.
If we contract with a subcontractor, do they have to be a qualified provider?	No, they do not need to be a qualified provider.

