

**Veterans Housing NOFA Frequently Asked Questions  
Questions and Answers as of August 17, 2017**

Submit questions, with subject VGHAP NOFA, to [MFNOFA@oregon.gov](mailto:MFNOFA@oregon.gov)

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**Q:** Does the project need to serve 100% Veterans to apply?

**A:** No. However the funds requested can only go into units serving Veterans.

**Q:** Do you have to submit a 4% LIHTC pro forma?

**A:** Only submit a 4% LIHTC pro forma if you plan on utilizing 4% LIHTC/Bonds.

**Q:** Will additional OHCS funding requests be allowed before the project’s placed in service date (i.e. LIFT funds, GHAP funds, etc.)?

**A:** No. You may only request the OHCS funds that are offered through the NOFA (VGHAP, MHH, OAHTC and/or 4% LIHTC/Bonds). These projects are not eligible to come into the 9% round later, projects awarded funds through this NOFA must be able to proceed without additional funds other than 4%/bonds.

**Q:** Will Davis-Bacon be required?

**A:** Davis-Bacon will not be triggered by OHCS in this NOFA. However if the project will be receiving Federal funds or Federal Subsidies you must contact that Federal agency for a Davis-Bacon determination. OHCS also recommends you contact Bureau of Labor and Industry (BOLI) for a State Prevailing Wage determination.

**Q:** Is a sustainable design path required in this NOFA?

**A:** Yes. As stated in the NOFA instructions and Project Development Manual (PDM)

**Q:** Do we need to submit a Real Estate Owned Schedule to support question 11 in 3.4 Development Team Capacity?

**A:** No. You do not need to answer question 11 of the section 3.4 Development Team Capacity worksheet. It was inadvertently left in by mistake so should be considered optional.

**Q:** Why does the urban site radius vary from the rural site radius in question 3 of 4.4 Competitive Scoring?

**A:** This was a policy determination that we have used for the past few NOFA cycles. Rural is based on driving distance and Urban is based on walking distance.

**Q:** Are you only considering VGHAP funds being requested in question 7 of 4.4 Competitive Scoring?

**A:** Yes. – This question has been updated from prior version of the FAQ document; this question specifically asks what VGHAP funds are being requested for units.

**Q:** Do Veteran units have to remain empty if an eligible tenant is not found?

**A:** The intent of the NOFA is to house Veterans. However if you are unable to find a qualified tenant you would have to request and exemption from OHCS Compliance to fill the vacancy with a non-Veteran. If the Veteran unit is dedicated to vets suffering from an SMI or SUD with MHH funds then the units must remain vacant until filled as those units are filled by referral.

**Q:** Do we need to submit a market study?

**A:** No. A market study is NOT required at the time of application.

**Q:** Can OAHTC's be requested for non-Veteran units?

**A:** No. OAHTCs offered through this NOFA are only for use in set aside Veteran units.

**Q:** What defines OHCS definition of "Multifamily"?

**A:** You will find the legislated definition in ORS 456.515(8). You can find it here:

<https://www.oregonlaws.org/ors/456.515>

**Q:** How much detail is required for the Architectural Review portion of the application?

**A:** Please read the NOFA instruction, beginning on page 9 It defines in detail architectural submission requirements.

**Q:** Since "preservation" is not an acceptable use, can there truly be a project within OHCS portfolio that could come in as a rehab?

**A:** No. Rehab of projects that do not currently have affordability restrictions is allowable; however these funds are not to be used to rehabilitate existing subsidized housing.

**Q:** Should the applicant list in Section 2 of the application and the pro forma any funds they plan on applying for?

**A:** No. You must apply for these funds with balanced sources and uses in the pro forma; any other resources must have already been applied for. If there are resources that you plan to apply for in the future, they are not considered realistic and ready to proceed.

**Q:** Why are portable vouchers not considered in question 6 of section 4.4 of the application?

**A:** Portable vouchers are tied to tenants and not the unit. There is no accurate way to determine how many tenants a project may receive that have a portable voucher.