

**Veterans Housing NOFA Frequently Asked Questions  
Questions and Answers as of August 4, 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 required 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 tis 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 section 3.4 Development Team Capacity. It was inadvertently left in by mistake.

**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, unless you are also applying for Mental Health Housing funds then both VGHAP and MHH.

**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.