



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875



Homes. People. Partnerships. Good. www.homesforgood.org

REQUEST FOR PROPOSAL FOR NEW CONSTRUCTION PBV FOR MULTI FAMILY UNITS

QUESTION/ANSWER

November 14th, 2018

Question: What are the minimum number of vouchers per development for this RFP?

Answer: Homes for Good is limiting the acceptance of proposals to those that include a minimum of ten PBV units per project site.

November 14th, 2018

Question: What is the number of vouchers that would trigger Davis Beacon Wages?

Answer: Nine or more project Based Vouchers would trigger Davis Beacon Wages.

November 28th, 2018

Question: Will existing projects be eligible for project-based assistance in the next RFP?

Answer: We do not have an answer at this time, the current RFP is for New Construction.

Question: Is it OK to have PBVs with a preference for a special needs population like adults with developmental disabilities?

Answer: Please see excerpt from our Admin Plan:

The PHA may establish a selection preference for families who qualify for voluntary services, including disability-specific services, offered in conjunction with assisted units, provided that preference is consistent with the PHA plan. The PHA may not, however, grant a preference to a person with a specific disability [FR Notice 1/18/17].

In advertising such a project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible disabled persons who may benefit from services provided in the project. In these projects, disabled residents may not be required to accept the particular services offered as a condition of occupancy.

If the PHA has projects with "excepted units" for elderly families or supportive services, the PHA must give preference to such families when referring families to these units [24 CFR 983.261(b); FR Notice 1/18/17].

PHA Policy

The PHA will provide a selection preference when required by the regulation (e.g., eligible in-place families, elderly families or units with supportive services, or mobility impaired persons for accessible units). The PHA reserves the right to add additional preferences as new PBV units are developed.



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875



Homes. People. Partnerships. Good. www.homesforgood.org

Question: Are the PBV inspections the same as tenant-based Section 8 inspections? Would there be any REAC inspections?

Answer: Yes, the inspections are the same. No there would not be REAC inspections.

Question: The second property we are considering has 34 total units and 10 set aside for adults in alcohol or drug recovery (A&D). Could the 10 A&D units be classified as "excepted units" (not counting toward the 25% project cap)?

Answer: The 10 would be considered as part of the total units toward the 25% cap, since they are part of the property.