

PROJECT BASED VOUCHERS

Northwest Oregon Housing Authority

Pre-Proposal Conference

KEY DATES

- Pre-Proposal Conference – Monday, February 26, 2024 at 10:00 am
- Proposals Due – Friday, March 22, 2024 at 2:00 pm
- Questions – Anytime in Writing to director@nwoha.org

GENERAL INFORMATION

- Up to 100 PBVs are authorized
- Projects must be in:
 - Clatsop County
 - Columbia County
 - Tillamook County
- Must serve families at or below 50% of area median income
- Contracts will be for 15 or 20 years

TYPES OF PROJECTS

- New Construction
- Rehabilitation
- Existing

- Be sure to review RPF (page 2) for prohibited unit types

25% CAP

- Not more than 25% of the units in a project can be project based, unless
 - Units are in a single-family building
 - Multi-family projects are made available for elderly/disabled
 - Families are receiving supportive services

CURRENT PAYMENT STANDARDS

Payment Standards (eff. 1/1/2024)								
Jurisdiction	SRO	0-Bed	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	6-Bed
Clatsop	\$771	\$1,028	\$1,101	\$1,401	\$1,885	\$2,381	\$2,738	\$3,095
Columbia	\$1,350	\$1,800	\$1,932	\$2,206	\$3,088	\$3,552	\$4,084	\$4,617
Tillamook	\$677	\$903	\$998	\$1,290	\$1,818	\$1,989	\$2,287	\$2,585

APPLICATION

- Please use the form provided
- Indicate whether your preference is for a 15 or 20-year contract
- If attachments are provided, please indicate the name of the document
- Required Documents include:
 - Form HUD 2880 – Standard Disclosure/Identity of Interest
 - Form HUD 92273 – Estimates of Market Rent (New/Rehab projects only)
 - Excluded Party Certification
 - Site Map

OTHER REQUIREMENTS

- Subsidy Layering Review (New/Rehab Projects)
- Part 58 Environmental Review
- Davis Bacon Wage Requirements Apply for Projects with 9 or More Units
- A HUD Approved Independent Entity Will Review Projects Where NOHA Has an Ownership Interest

QUESTIONS

- Please submit questions to director@nwoha.org
- Written responses to today's questions, along with others submitted will be posted to NOHA website as they are answered