

Technical Advisory



June 6, 2014

Re: 2014 NOFA – Release

Dear Partners:

Oregon Housing and Community Services (OHCS) is pleased to release the 2014 NOFA.

Request for Applications: LIHTC **NOFA #4027** and HOME **NOFA #4028**

Application Open Date: Friday, June 6, 2014

Application Due Date: Friday, August 15, 2014

Application Close Time: 4:00 PM PST

NOFA Web Page Link:

http://www.oregon.gov/ohcs/Pages/MFH_Multifamily_Housing_Funding.aspx

A NOFA training session will be held in Salem at OHCS, 725 Summer Street NE, Suite B, Salem OR 97301, on Thursday June 12th from 8 – 10:30 am. If you are unable to join in person, training materials will be posted online, and staff will be available to answer questions as they arise. Phone-in capacity will not be available for this training session.

As announced on May 30, 2014, the details are as follows:

Funding Allocations:

The **HOME NOFA** will include the allocation of the following funds to the Balance of State Region, separate and apart from the LIHTC NOFA:

\$3,613,000 in HOME funds
\$3,000,000 in GHAP funds
\$1,000,000 in OAHTC
\$300,000 in HELP
\$1,000,000 in LIWP

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The **LIHTC NOFA** will include the allocations of the following funds to the three funding regions:

- \$8,949,892 in 9% LIHTC; of which 35% will be included in a Preservation set-aside
 - o Metro Region: \$4.08MM of which \$1.4MM is set aside for Preservation
 - o Non Metro Participating Jurisdiction Region: \$1.52MM of which \$0.53MM is set aside for Preservation
 - o Balance of State Region: \$3.35MM of which \$1.17MM is set aside for Preservation
- \$3,000,000 in HOME funds
- \$2,200,000 in GHAP funds
- \$15,000,000 in OAHTC
- \$300,000 in HELP
- \$2,000,000 in LIWP

Notes: HOME funds allocated will be redistributed across the two NOFA as successful projects warrant to commit all available funds. There is a per project cap of \$890,000 for LIHTC funds, \$200,000 per project cap for GHAP funds when combined with LIHTC, and a \$1.8MM per project cap for OAHTCs for this NOFA.

Environmental Review: All applicants must contact Kim Travis by **July 1** to **schedule** their Environmental Review. Kim can be reached at kim.travis@oregon.gov.

Pro Forma and Manuals: A new pro forma has been developed that will need to be completed for the application. The updated pro forma as well as the applicable program manuals is available here: http://www.oregon.gov/ohcs/Pages/MFH_Multifamily_Housing_Funding.aspx.

Jurisdictional priority letters: In order to align with local planning and investments, all non-Preservation projects (includes new construction and acquisition rehabilitation projects) will be asked to submit **ONE** letter from their jurisdiction stating the numeric priority of the project. This request applies to jurisdictions completing this criterion including county government, Participating Jurisdictions or cities with over 10,000 people, or Regional Solutions Centers.

Competitive Scoring:

Based on feedback from the NOFA outreach sessions, we have designed the 2014 NOFA to be more objective with specific criteria and weighting that will be outlined in the NOFA. In 2014, the competitive scoring will also include elements of financial feasibility and pro forma review which were in Threshold last year. Once released, be sure to read the entire NOFA for complete details and updated submission ordering.



A few specific points on scoring:

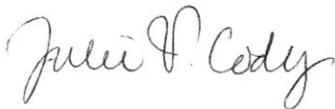
- 1- In the LIHTC NOFA for the Balance of State: preference will be given to applicants who choose to use state HOME dollars to reduce or eliminate their request for other OHCS gap funds (such as GHAP, or HELP).
- 2- In both NOFAs, preference will be given to those projects that serve special needs populations (including but not limited to veterans, elderly, people with a presence of a disability, previously incarcerated persons, and survivors of domestic violence) as well as units for households with children.
- 3- In both NOFAs, applicants will need to demonstrate alignment with state policy initiatives, with preference given to those that show well developed partnerships that further multiple public policy objectives and are positioned to improve outcomes for residents.
- 4- In both NOFAs, applicants will be asked to discuss their resident service plan including relevancy to the target population, partnerships involved in their provision, and outcomes anticipated.
- 5- In both NOFAs, preservation applicants will be required to detail the impact to tenants as well as the risk of loss of the project.

If you will be applying for funding, please be sure to attend the June 12th training in Salem. The training presentation will be made available online, though no web specific training is anticipated at this time.

For programmatic questions regarding LIHTC, please contact Carol Kowash at carol.kowash@oregon.gov. For programmatic questions regarding HOME, please contact Carole Dicksa at carole.dicksa@oregon.gov.

Thank you for your patience.

With appreciation,



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