

Technical Advisory



August 18, 2015

To: Multifamily Stakeholders and Partners

Re: September 18th Roundtable, and 2016 Stakeholder Outreach Efforts

Dear Multifamily Partners and Stakeholders:

Oregon Housing and Community Services is currently in the midst of several planning efforts, including the Qualified Allocation Plan, or QAP, 2016 LIHTC NOFA, and the Balance of State Consolidated Plan. We wanted to give you an update about upcoming events and opportunities for you to provide feedback for these planning efforts.

Qualified Allocation Plan & 2016 LIHTC NOFA:

Prior to allocating tax credits through the Low Income Housing Tax Credit (LIHTC) program, each state is required to develop a Qualified Allocation Plan (QAP). Oregon's QAP provides both a competitive and non-competitive process for awarding tax credits to developments to help address the state's need for housing for people with low incomes.

OHCS has been conducting stakeholder outreach meetings with participating jurisdictions, lenders and investors, and developers and partners who participate in both the 9% LIHTC program and 4% LIHTC program.

- If you were unable to join us for the discussion on the 9% LIHTC, you can find the [discussion guide here](#), and we will accept comments in writing until September 18, 2015..
- If you were unable to join us for the discussion on the 4% LIHTC, you can find the [discussion guide here](#), and we will accept comments in writing until September 18, 2015.

Next Steps: Save the Date

We'd like to invite you to save the date for a third and final developer roundtable. This meeting will be on Friday, September 18th from 8:30 am to Noon at the OHCS office, 725 Summer Street NE, Salem, in Rooms 124 A&B. At this meeting, we'll finish up our conversation about the 9% LIHTC program, share with you proposed changes to both the 9% LIHTC program and the 4% LIHTC program, and let you know what's next for the process.

Don't forget: Consolidated Plan

Every five years, OHCS is required to submit a consolidated plan to the US Department of Housing and Urban Development (HUD) detailing our plans for the next five years. We are currently in the midst of this planning effort for the 2016-2020 Consolidated Plan, [view details here](#).



We currently have a [survey available for housing developers](#), which will be open until **August 31, 2015**. We hope you will respond to the survey – your input is critically important as this document will help guide OHCS’s work over the next five years, as well as help inform the QAP and 2016 NOFA revision process.

Thank you,



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