

Technical Advisory



September 28, 2015

Dear OHCS Multifamily Housing Stakeholders,

I want to thank everyone that has participated in Oregon Housing and Community Services' (OHCS) 2016 Qualified Allocation Plan (QAP) and Low Income Housing Tax Credit (LIHTC) Notice of Funding Availability (NOFA) stakeholder outreach process to date. The discussions that have taken place at the various roundtable meetings have been very informative, not to mention the additional input via emails and letters, as OHCS contemplates revisions to its current QAP and LIHTC NOFA process. The goal of the stakeholder outreach has been to engage with a broad and diverse group of folks that participate in the world of affordable housing to get initial feedback on a number of topics prior to recommending changes to our QAP to get an understanding of what should stay the same and what changes might be worth exploring. The feedback has been invaluable to our work in formulating recommendations to the State Housing Council.

I want to take a moment to provide some additional context as to how the stakeholder engagement has been undertaken, and how that process dovetails into the formal public comment period that will take place once the QAP is formally published and noticed. It is the intent of the Department to have a transparent and open process regarding the changes to the QAP and the 2016 LIHTC NOFA, and we appreciate your participation, input, and feedback. In addition to the public process outlined below, we have also created [a page on our website](#) which will have all the most up to date materials. I encourage you to check back often.

First, beginning in August, OHCS hosted a number of stakeholder roundtables with tax credit investors affordable housing lenders; 9% LIHTC project sponsors; and 4% LIHTC/tax-exempt bond project sponsors. Each meeting utilized a facilitation guide that raised a number of questions about the numerous programmatic policy and operational issues to spur dialogue. We have captured the input from each meeting and populated the feedback/input boxes to memorialize the discussion, and highlight where there was and wasn't consensus on the issue. The 9% LIHTC Roundtable did not make it through the entire facilitation guide during their initial meeting, so we wanted to provide an opportunity for stakeholders to provide their input in writing on any of the issues they wanted to engage further.

Second, we met with State Housing Council on September 11, 2015 to provide them with some understanding of the material discussion items that came out of the stakeholder engagement discussions, and solicit feedback of the Council members on those same topics. After the September State Housing Council meeting a matrix of suggested courses of actions was put together, taking into consideration all of the feedback OHCS had received to date, which became the basis of the final stakeholder engagement roundtable.

Third, the matrix of proposed changes to the existing QAP and supporting program documents was utilized to solicit additional feedback at one final stakeholder engagement roundtable that took place on September 18, 2015. At this meeting, the agenda included finishing up the original 9% LIHTC



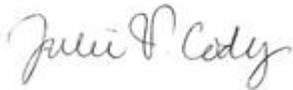
stakeholder facilitation guide and specifically discussing the proposed changes to the LIHTC program. The feedback from that meeting is being consolidated and will be posted on the [QAP website](#) as well as with State Housing Council Materials.

As of today, we are continuing to refine the recommended changes to the LIHTC program, taking into consideration all input received, oral and written. We will be publishing a draft QAP in advance of the October 2nd State Housing Council meeting. At the October 2nd meeting we will be presenting an updated matrix of the proposed material changes to Council in an effort to obtain any additional feedback prior to posting the draft QAP for formal public comment, which will be open for a period of 30 days once noticed.

The schedule that we have been operating under was developed to ensure that the 2016 LIHTC NOFA could be released on its normal schedule in January 2016. Changes to the release of the 2016 LIHTC NOFA have a far reaching domino effect both internally and externally. That does not mean that changes to the schedule cannot be made, but we would want to ensure we discussed and received appropriate feedback as to the trade-offs regarding changes to the timing and improvements to the QAP.

I encourage you to continue to participate in the process as we move forward into the 2016 LIHTC funding round. We value your input and want to assure you that all feedback we are receiving is being taken into consideration as we formulate our 2016 QAP. If you have any questions please feel free to contact me at 503-986-2106 or Julie.cody@oregon.gov.

Best Regards,



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