

# 2023-7 (4% LIHTC / PAB) NOFA FAQs

Questions as of 06/27/2023

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## **4% LIHTC / Private Activity Bonds:**

**Technical Advisory issued 6/13/2023 and updated 6/14/2023:** OHCS has opened the 2023-7 4% LIHTC and PAB NOFA. Unfortunately, the first two versions that were published had errors in the instructions specific to the site review checklist due date for the application and conflicting financial close date requirements. To clarify, financial close dates must be proposed before March 31, 2024.

The updated 4% LIHTC and PAB NOFA Document can be found here:

[https://www.oregon.gov/ohcs/development/Documents/4percent%20NOFA\\_2023-7\\_FINALv1.1\\_6.13.23%20from%20DOJ.pdf](https://www.oregon.gov/ohcs/development/Documents/4percent%20NOFA_2023-7_FINALv1.1_6.13.23%20from%20DOJ.pdf)

### **Questions/Answers:**

1. What items are required with our Pre-App Survey submission? No, items are required with the pre-application survey. It is a response to the Smartsheet prompt.
2. Is it only the Project Site Review Checklist that is required through Procorem? No, all submission materials listed at section 3 of the NOFA are required to be submitted through the assigned Procorem Workcenter.
3. The NOFA states on page 12 that the Site Review Checklist will be submitted with pre-application, is that true? No, this is an error the site review checklist for new applicants will be submitted with the rest of the application materials and not with the pre-application survey. We've corrected the NOFA and send an additional TA on 6/15/2023.
4. If our project is a "scattered site project," do we need to submit a project site checklist for each property. Yes, applicants are expected to submit Site Review Checklists for all sites in the project with their intake application materials.
5. Are there any 3rd party reports due with the pre-application? No, the site review checklist is not required with the pre-application survey, but applicants are able to submit any available 3<sup>rd</sup> party reports as a part of their application materials before the close of the NOFA.
6. Do we need to demonstrate site control as part of our pre-application? No, the pre-application survey does not require documentation of site control, but the application materials required for the intake application will require site control documentation to meet readiness to proceed criteria.
7. Will OHCS release a list of all applicants and PAB requests for each project after the pre-application is closed? Yes, the department anticipates releasing a list of pre-application survey respondents.
8. How soon after the pre-application will OHCS invite groups to the intake application? The NOFA details that it will be within 5 days.
9. Do we have to submit any full 3<sup>rd</sup> party reports as a part of our intake application? All requirements of the NOFA are listed in section 3 of the NOFA starting on page 9.

10. Will there be additional due diligence after placement into the OHCS 4% LIHTC/ PAB Pipeline? Yes, projects recommended for award will work with their assigned production analyst to turn in materials to satisfy a full application.
11. When will awards of the intake application be published? We are estimating a one month turn around from NOFA close to release of recommendation of award.
12. How soon would a project be able to close assuming we have materials ready to send to the OHCS team? Understanding the process is iterative, we are prioritizing projects that can reach financial close ASAP and before end of year. Please indicate a feasible close date in your pro forma development schedule.
13. Our project has an anticipated financial close date after 3/31/2024, should we submit a pre-application survey anyway? No, please do not submit a pre-application survey. There will be a separate offering opening sometime between September and October of this year for financial closings slated for later in 2024.
14. Are projects currently under review for 2023 LIFT resources allowed to list those resources when we apply for this (2023-7 4%/PAB) NOFA? Applicants are not allowed to list pending OHCS resources in their 2023-7 NOFA Application.