

2023-10 (4% LIHTC / PAB) NOFA FAQs

Questions as of 10/03/2023

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4% LIHTC / Private Activity Bonds:

Technical Advisory issued 9/27/2023 OHCS has opened the 2023-10 4% LIHTC and PAB NOFA.

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

https://www.oregon.gov/ohcs/development/Documents/4percent%20LIHTC%20PAB%20NOFA%202023-10_v1.0.pdf

Questions/Answers:

1. What items are required with our Pre-App Survey submission? It is a response to the Smartsheet survey.
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. 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.
4. 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 3rd party reports as a part of their application materials before the close of the NOFA.
5. 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.
6. How long does a site control have to last to be valid as a response to the NOFA? It should be the latter between December 31, 2024, or through financial close if anticipated close is sometime in 2025.
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, we ask for some grace considering there are currently three open NOFAs.
9. 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.
10. 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.
11. Are we required to provide documentation of OHCS awarded resources? No, any indication of OHCS sources in the project budget will be confirmed with the program manager.