

Changes Tracker (Redline Draft)

Page	Reason	Proposed Language
1	Final revised date updated	October 31, 2022.
8	Update to the dates of the HSC recommendation and public hearing	To be updated at line 22
9	Replacing lines 16-27	OHCS allocates the Private Activity Bonds (PAB) on a competitive basis through a series of set-asides, award order and prioritization laid out in this QAP. The set-asides specific to the PAB include their respective requirements and the percentages are further described below. Projects requesting to be financed with 4% LIHTC will be allocated PAB subject to availability. All project PAB allocations are subject to final approval by the Oregon Private Activity Bond Committee until such time as state law provides for an exception to this requirement.
9/10	Replacing lines 28 - 5	To be eligible for PAB and/or 4% Tax Credits, all applications must compete in the set-asides listed below. If after the resources are recommended for allocation between the two set-asides, there is remaining PAB authority in a given set-aside, PAB left unallocated will be diverted to the other set-aside category.
10	PAB Allocation set-aside descriptions	included at line 12.
10/11	Introduction of award order and eligibility criteria	included at page 10 at line 18.
11	Introduction of resource prioritization post award order and eligibility criteria	included at page 11 at line 6.
13	Update to the funding pass of the remainder of the tribal lands set-aside.	updated to reflect the passing of funds from the preservation set-aside to Non-Metro PJ set-aside.
14	Update to the HUD Non-Metro HOME PJ entitlement communities to reflect the update to Marion County.	Language updated.
16	Updating link to application fees	on line 7.
16	Updating the 4% application process description starting at line 13	When accepting applications for the 4% LIHTCs / Conduit Bonds, a two-part competitive process has been established for determining the closing calendar placement and bond issuer of those applications.
16	Inclusion of project performance language - starting at line 16	Project Performance: OHCS will accept application annually subject to Private Activity Bond availability based on readiness to proceed parameters. Projects must meet Readiness Benchmarks to remain in pipeline; Project may only change closing timeline once by requesting an up to 2-week change (OHCS will calendar based on capacity for supporting revised closing timeline); Failure to meet the established closing timeline will remove the project from the approved project list and will need to re-apply for a closing date; ONLY exception is for where OHCS is at fault for closing delay.
16	Processing of 4% updates	Changes between lines 24-34.
17	Clarification of the management agent packet requirements	Updated at lines 1-17.
18/19	9% funding pass updates	Funding pass process updated starts at line 36 through line 2.
21	Update to the language about failure to pass threshold	Line 5.
21	Long term affordability updated	Lines 10-14.
21	Extension of waiver of qualified contract for 4% like 9%.	See line 34.
22	Removal of elaboration to meet with OHCS EDI Office as a part of the DEI agreement.	Removal of language at 6-8.
22	Minority, Women, and/or Emerging Small Business Engagement detail updates	Updated lanauge between lines 12 -33.
23	MWESB reporting requirements detailed.	Line 1 - 20.
56	inclusion of additional disclaimer language.	Line 1-2.
57	Inclusion of effective date.	See updated at line 11.