

**OREGON HOUSING COMMUNITY SERVICES**  
**2019 4% LIHTC PORTFOLIO PRESERVATION NOFA**  
**APPLICATION DATE 07/02/2019**

PROJECT NAME	PROJ CITY	COUNTY	SPONSOR	GAP / HPF \$	LIHTC4 \$	LIHTC EQ \$	OAHTC \$	MEP \$	TOTAL COSTS	TYPE	POPULATION (SVCS)	TOTAL UNITS	PRES	#PBA	TYPE OF PBA
Springtree Apts	Portland	Multnomah	Wishcamper Development Partners LLC	\$5,000,000	\$573,752	\$5,392,193	\$0	\$167,000	\$18,341,731	A R	FAM WF	72	lp		
Alder House	Portland	Multnomah	Community Development Partners	\$4,000,000	\$794,218	\$7,306,074	\$0	\$100,000	\$21,462,722	A R	ELD HOM VETS WF DIS (PHY)	131	lp		
Orchards Plaza & Solhavn Preservation	McMinnville / Clatskanie	Yamhill / Columbia	Guardian Real Estate Services	\$3,500,000	\$495,000	\$4,603,040	\$1,800,000	\$0	\$18,213,031	A R	ELD FAM	117	P	110	RD
				<b>\$12,500,000</b>	<b>\$1,862,970</b>	<b>\$17,301,307</b>	<b>\$1,800,000</b>	<b>\$267,000</b>	<b>\$58,017,484</b>			<b>320</b>		<b>110</b>	

CODES FOR MULTIFAMILY HOUSING DATABASE	
<b>Funding Sources:</b>	
HDGP \$	Oregon Housing Development Grant Program (Trust Fund)
HOME \$	HUD Home Investment Partnership Grant Program
HTF \$	Federal Housing Trust Fund
LIHTC9 \$	Low Income Housing Tax Credit Program (9% credits)
HELP \$	HELP (FAF) Grant Program
OAHTC \$	Oregon Affordable Housing Tax Credit Program
GAP \$	Funding from GHAP and HDGP collectivley
GHAP \$	General Housing Account Program (document recording fee)
HPF \$	Housing Preservation Fund
LIHTC4 \$	Low Income Housing Tax Credit Program (4% credits)
LOAN \$	OHCS Bond Financing or Conduit Loan, including:
E/D	Elderly / Disabled Loan
RS	Risk Sharing Loan
Guar	Loan Guarantee Program
Predev	Predevelopment Loan
SMAL	Seed Money Advance Loan
MDPPP	Manufactured Dwelling Park Purchase Program
ORR	Oregon Rural Rehabilitation
AWHTC \$	Agriculture Workforce Housing Tax Credits (fka Farmworker Hsg Tax Credits)
FWHDA \$	Farmworker Housing Development Account
MEP \$	Weatherization Funds (PGE, Pacific Power) fka LIWP
H+DEV \$	Housing PLUS Program - Capital Development ( <i>defunct</i> )
H+RENT \$	Housing PLUS Program - Rental Subsidy ( <i>defunct</i> )
H+SVCS \$	Housing PLUS Program - Services Subsidy ( <i>defunct</i> )
OPP \$	Opportunity Purchase Program ( <i>defunct</i> )
ADF \$	Alcohol and Drug Free Housing Fund ( <i>defunct</i> )
MM \$	Migrant Million Fund ( <i>defunct</i> )
CIF/SCIF \$	Community Incentive Fund ( <i>defunct</i> )
§1602 \$	Tax Credit Exchange Program (ARRA) ( <i>defunct</i> )
TCAP \$	Tax Credit Assistance Program (ARRA) ( <i>defunct</i> )
<b>Target Populations:</b>	
FAM	Family
ELD	Elderly
DIS	Disabled
ADR	Alcohol & Drug Recovery
HIV	Persons with HIV/AIDS
FW	Agriculture Workforce (fka Farmworkers)
CH	Children (0-15yrs)
HOM	Homeless
DV	Domestic Violence
VETS	Veterans
PI	Previously Incarcerated
YO	Young Adults (16-21yrs)
WF	Workforce
<b>Services for Populations:</b>	
PHY	Physically Disabled
IDD	Intellectually and Developmentally Disabled
SPMI	Serious Persistent Mental Illness
<b>Unit Types:</b>	

ACCESS	Accessible Units
VISIT	Visitable Units
NET	Units with Internet Service
<b>Construction Type:</b>	
NC	New Construction
A	Acquisition
R	Rehabilitation
Recon	Reconstruction
<b>Units per Other Funding Sources:</b>	
PRES	Preservation:
	P Preservation (Acq/Rehab, >25% units Federal Project Based Assistance)
	Ip Preservation (Expired LIHTC, other PBA)
PBA	Project Based Assistance
RD	USDA Rural Development
Sec 8	HUD Section 8
T EX BF	Tax Exempt Bond Financing (Loan, OHCS or outside source)
RISK SH	Risk Share Loan (OHCS)
SHPO	Historic Rehabilitation Tax Credits
CDBG	Community Development Block Grant (another HUD Grant)
FHLB	Federal Home Loan Bank, aka Affordable Housing Program (AHP)
PSH	Permanent Supportive Housing
<b>Applicant Types (APPL TYPE):</b>	
NP	Non Profit
FP	For Profit
HA	Housing Authority
CH	CHDO (Community Housing Development Organization)
LG	Local Government
Grower	Agriculture Workforce (fka Farmworker) Employer
MPC	Manufactured Dwelling (Mobile Home) Park Cooperative
<b>FW Project Location:</b>	
FB	Farm-Based
CB	Community-Based
<b>Rent / Income:</b>	
No	No rent charged
N/A	Not income qualified (Manager's unit)
<b>Cycle: (Year application received)</b>	
S	Spring
F	Fall
A	4% LIHTC, RFP, non-CFC Funds, or Out of Cycle Projects
P	Pre CFC
G	GHAP NOFA
<b>LIHTC Data:</b>	
TC UNITS	Number of LIHTC designated units
10% NP	10% Federally mandated non profit set aside
QCT/DDA	Qualified Census Tract / Difficult to Develop Area (Found on Credit Calculation page within the Final Application under LIHTC section of file.)
Expired	Pre-1990 LIHTC projects (after 12/31/89 require extended use agreements)
EUA	Extended Use Agreement required

PIS	Placed in Service Date (Found on 8609 form)
CARRYOVER	Year of Carryover Allocation
ALLOC YR	Year LIHTC money was allocated to project (Found on Carryover Allocation document)
<b>RFP or RFA:</b>	Request for Proposals or Applications
<b>LO:</b>	Loan Officer
<b><i>Construction Type for Community Incentive Funds (CIF):</i></b>	
EDJ	Economic Development / Jobs
HSG	Housing or Mixed Use Development
PF	Public Facility
I	Infrastructure