2020 Notice of Funding Availability (NOFA)

Expectations

9% LIHTC, HOME, LIFT, Preservation

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Expectations Overview

- We are updating our application process, so want to provide some NOFA specific information to you about how the new process will work.

- This document will cover:
  - NOFA Overview / Resources & Dates (pg 3 – 7)
  - Pre-Application, including Site Review submission (pg 8 – 11)
  - Electronic Submission / Procorem Workcenter (pg 12 – 14)
  - Application (pg 15)
  - NOFA Training; Schedule (pg 16)

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NOFA Overview

- **2/13/2020**: NOFAs, Pre-Application, and template Application materials for each NOFA will be published.

- **3/6/2020**: Last day that Pre-Application for all NOFA will be accepted. *(note: pre-application submissions do not apply to LIFT homeownership)*
  - **3/13/2020**: OHCS will provide summary level information about the pre-applications back to applicants in order to increase transparency around the applicant pool.

- **4/24/2020**: Applications will be due.

NOFA Overview

- **LIFT Homeownership NOFA:**
  - $15 million in LIFT resources set-aside for homeownership
    - Split between urban and rural
  - Will use the same dates as the rental NOFA
  - Will use a DIFFERENT application than the one referred to in this presentation
  - Will NOT need to submit a pre-application
  - Framework for scoring criteria is in the Housing Stability Council packet, beginning on page 57 of the pdf here: https://www.oregon.gov/ohcs/DO/docs/NOV%20HSC%20Packet.pdf

NOFA Overview

- **LIFT Rental NOFA**
  - Resources:
    - $60 million in LIFT; half to urban and half to rural
    - $ 8 million OAHTC; $3 MM cap per project
    - Can pair with 4% LIHTC
  - Framework for scoring criteria is in the Housing Stability Council packet, beginning on page 57 of the pdf here: https://www.oregon.gov/ohcs/DO/docs/NOV%20HSC%20Packet.pdf
    - Emphasis on engaging communities of color, creating family sized units
    - Subsidy Limits:

	0-2 Bedroom	3+ Bedroom
Urban	$ 75,000	$125,000
Rural	$125,000	$175,000

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NOFA Overview

- **9% LIHTC and HOME NOFA**
  - Resources:
    - $10 million in 9% LIHTC
    - $7 million in HOME;
      - minimum $500,000 request
      - Available to projects outside of Clackamas, Multnomah and Washington Counties, the cities of Eugene / Springfield, Salem / Keizer
    - $6 million in Gap;
      - max $400,000 per project without state HOME funds; max $200,000 per project when used with HOME funds
    - $10 million OAHTC;
      - up to $3 million per project
  - Scoring Criteria have been updated to coincide with 2019 Qualified Allocation Plan: https://www.oregon.gov/ohcs/HD/MFH/LIHTC/QAP/2019-QAP-Final.pdf

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NOFA Overview

- **Preservation NOFA**
  - Resources:
    - $10 million Gap resources
    - $10 million OAHTC;
      - Cap of $3 million per project site
  - Will allow for both the preservation of federal project-based rent assisted projects, and other publicly supported housing
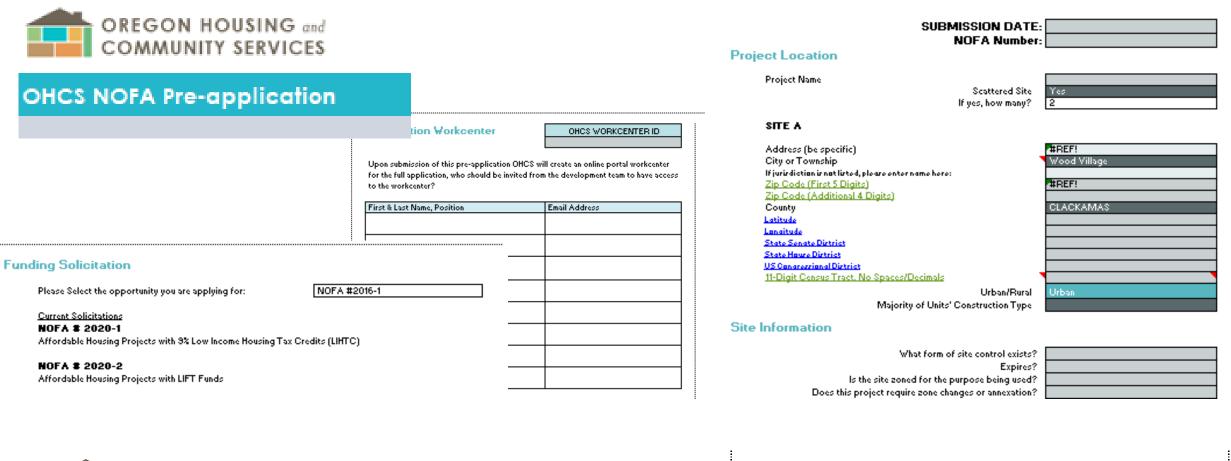
NOFA Pre-Application*

- What is a NOFA pre-application?
  - Captures high level information about projects planning to apply
    - Will be used to provide sponsors summary information about applicant pool in order to allow informed decisions regarding decisions to submit full application
  - You may submit a pre-application for the same project to different NOFAs (will require multiple submissions)
  - Pre-application will be an excel document that you complete, along with the Site Review checklist and email to MFNOFA@Oregon.gov
  - Once you submit a pre-application, the applicant will be given access to Procorem, where you will download a fillable version of the complete application and pro forma
  - The last date to submit a pre-application will be 3.6.2020

Does not apply to LIFT homeownership

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NOFA Pre-Application*

NOFA Pre-Application

- Site Review Checklists will be a required part of the NOFA pre-application submission
  - Site Review Checklists will be submitted as "self-certified"
  - Will be used to develop schedule for in-person site visits; priority for in person visits prior to funding recommendation will be projects seeking to use OHCS HOME resources
  - You can access the checklist through the #1 Project Site Review link on our website here: https://www.oregon.gov/ohcs/Pages/multifamily-housing-funding-opportunities.aspx

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NOFA Pre-Application

- Please Remember – in order to be eligible to submit a NOFA application, you MUST SUBMIT a pre-application for the project by 3/6/2020

- You will NOT be able to swap out projects; sites must remain the same from pre-application to NOFA submission

- You MAY submit a pre-application and then decide, without penalty, not to complete a full NOFA application

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Electronic Submission / Procorem

Starting this year we have moved to Procorem, an electronic application submission system that will change the way we will do business together.

It will allow us to be more efficient in communication, document control and time management by utilizing three main areas of focus:
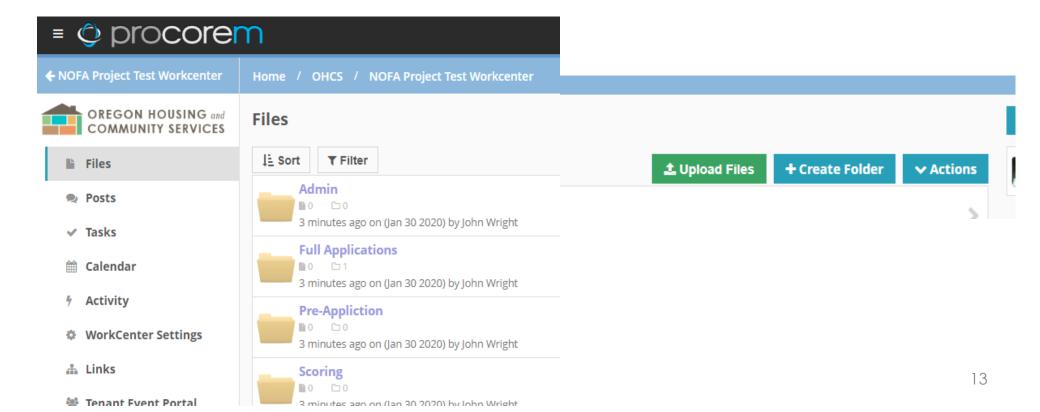
- Pre-application with electronic submission,

- Competitive application electronic submission, and

- A web-based "workcenter" to manage documents, communicate and track tasks and requirements. It has also been designed to grow as projects move from the application stage to the funding stage.

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Procorem *Workcenter*

Once you submit a pre-application via email to MFNOFA@Oregon.gov, the project team will be given access to a NOFA and project-specific Procorem Workcenter

From your Workcenter you will be able to download your project-specific application document, upload files, and track checklists for your NOFA submission

Procorem *Workcenter*

- In addition to downloading a NOFA and project-specific application, including pro-forma, from the Workcenter applicants will use the Workcenter to:
  - Submit application and supplemental documents by uploading into the appropriate folder by close date and time
    - The competitive application is different than any application we have put out in the past. The application is excel based, incorporates the proforma directly as well as the majority of prior word-document submissions and has been designed to reduce duplicative entries
    - NOTE: any applicable application charge will still need to be mailed
  - Receive FAQs
  - See the Task List for your complete application submission

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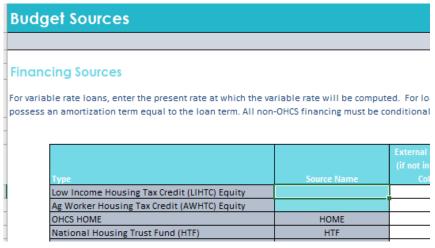COMMUNITY SERVICES

Application

- Although a template application will be posted to the website, applicants must submit the application downloaded from, and linked to, their Workcenter.

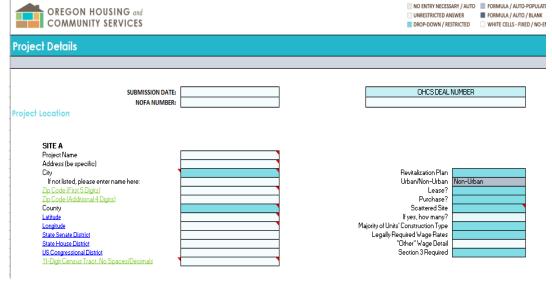- The application is a robust excel document, and includes the pro-forma, supplemental documentation, and scoring.

Training Schedule

- Staff are developing online recorded trainings to overview the new pro forma and application forms; questions can always be posed via email to MFNOFA@Oregon.gov

- NOFA specific trainings will also be made available via live and recorded webinars.

  - **LIFT Rental NOFA**   **February 20, 10:30 am – noon**
    - Register at: https://attendee.gotowebinar.com/register/6477326757888036876

  - **LIFT Homeownership NOFA**   **February 20, 1:30 pm - 3:00 pm**
    - Register at: https://attendee.gotowebinar.com/register/7269801962630870540

  - **Preservation NOFA**   **February 26th, 10:30 am – noon**
    - Register at: https://attendee.gotowebinar.com/register/4913585927742924043

  - **9% LIHTC/HOME NOFA**   **February 26th, 1 pm – 3 pm**
    - Register at: https://attendee.gotowebinar.com/register/4043779871195397643

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