

FAQ for 2021 OAHTC Resource Pool

NOFA #2021-7

Questions as of 05/14/2021

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Question: We are also planning on applying for 4% LIHTC funds. Should we apply for the OAHTC Pool and then apply for 4% LIHTC?

Answer: The OAHTC Pool is intended as a sole source from OHCS. If the project requires additional funding through OHCS, such as through a 4% LIHTC allocation, the project must apply for OAHTC through the 4% application.

Question: We would like to apply for funds for existing OHCS portfolio projects that have expired OAHTC, existing loans, and rehab needs. Please confirm we can apply for OAHTC to refinance the existing loan in order to get cash out for needed repairs.

Answer: I can confirm that you are correct. You can apply for OAHTC to refinance the existing loan in order to get cash out for needed repairs.

Question: On the Instruction Tab of the application there is a list of required documents, and on that list it indicates forms that are available in the Workcenter. How do we get a Workcenter set up for our proposed projects so that we can access these forms?

Answer: Thank you for requesting a work center, we'll have one set up for you within 3 business days.

Question: Can we use the forms from the 9% LIHTC NOFA?

Answer: Supplemental forms will be provided on the website and in Procorem Workcenters. If the forms are of the same version and format as those provided for this Application, you may use the same forms. It may depend from NOFA to NOFA.

Question: On the Instruction Tab in the highlighted area titled "Instructions" it says that Organizational Documents are required, however, they are not identified on the supplemental documents list. Are Org docs required for a "complete" application or will they be uploaded later if project is approved for a reservation of OAHTCs?

Answer: If you have organizational documents, please submit them with your application. They are not

listed as supplemental documents because the supplemental documents are documents we provide for applicants to complete and submit with their application. Organizational docs are supplied by applicants.

Question: What are the definitions of Rural and Urban. Are they the same at the 9% LIHTC NOFA?

Answer: Please see this link for OHCS' rural definition:

<https://www.oregon.gov/ohcs/development/Pages/housing-data-analysis.aspx>

Question: On the Supplemental Documents is the Housing Authority Marketing Commitment (if applicable). How do we know if it is applicable? I don't see anywhere in the application or in the Application Funding Notice. It is a scoring item in the 9% LIHTC NOFA? Is this required for the OAHTC funding?

Answer: If you have it, please include it, if not, it's not applicable.

Question: The Charge Transmittal is not calculating correctly for me. Is an OAHTC Pool Application \$1,000?

Answer: Yes, the application fee is \$1,000 for the OAHTC Pool Application submission. We've corrected the field for the application but if you downloaded a version of the application prior to the update you may simply pen in a correction on the form to display \$1,000 for submission.

Question: It says this application is subject to the CDM, but the CDM says the NOFA will indicate if Part 3 of the CDM is applicable. Is part 3 of the CDM applicable to this NOFA and application?

Answer: Part 3 of the CDM (the application requirements part of the CDM) is applicable to this NOFA and must be included in the application for it to be considered complete.