

NOFA #2023-3 Information Session

Set-Aside Grant Fund for Federally Recognized
Tribes

January 5, 2023



Agenda

Key Dates

Funding Overview

Application Process & Resources

Questions

Key Dates & FAQs

- NOFA published: December 15, 2022
- Pre-Applications due: January 17, 2023 by 5 pm
- Last day to submit questions: February 14, 2023 by 5 pm
- Applications due February 17, 2023 by 5 pm
- Awards announced by June 2023

All questions must be directed to
HO.Development@hcs.Oregon.gov

We will aim to post updated FAQs to the OHCS website on a weekly or as needed basis.

NOFA Funding Categories

LIFT. For projects that provide permanently affordable homes using a shared equity model to homebuyers at or below 80% AMI.

Supplemental LIFT Grants. For qualifying LIFT applicants that demonstrate further subsidy is needed beyond the LIFT loan.

Development Subsidies. For non-LIFT qualifying projects to fund new construction of affordable homeownership housing units or the conversion of existing structures into new affordable homes for homebuyer 120% AMI or lower. These funds will enable the development of diverse homeownership models based on the needs of the community beyond the CLT model.

Pre-development & Capacity Building Grants. For emerging and established developers to increase the pipeline of developers receiving OHCS funding and build their capacity to develop more housing.

Set-Aside Grant Fund for Federally Recognized Tribes. For Tribal applicants to support the development of affordable homes for purchase and other homeownership-related projects.

Funding Allocations & Eligibility

Fund Category	Fund Source	Set aside amounts	Eligibility	Max # of Applications
LIFT FUNDING				
LIFT Homeownership	Article XI-Q Bonds	\$32,400,000	Not-for-profit, tribally designated housing entities, federally recognized tribes, public housing agencies, and for-profit organizations that utilize a permanent affordability model	3
Supplemental LIFT Grants	General Funds	\$12,814,802	Projects that qualify for LIFT funding	N/A
HDIP FUNDING				
Development Subsidies	General Funds	\$13,328,701	Not-for-profit organizations, tribally designated housing entities, federally recognized tribes, public housing agencies, for-profit organizations, and private developers	2
Pre-development and Capacity Building Grants	General Funds	\$1,500,000	Not-for-profit organizations, tribally designated housing entities, federally recognized tribes, public housing agencies, for-profit organizations, and private developers	1
Set-Aside Grant Fund for Federally Recognized Tribes	General Funds	\$5,000,000	Tribally designated housing entities and federally recognized Tribes	1

Set-aside Grants for Federally Recognized Tribes: Two Offerings

- Tribal Homeownership Development Offering
 - These funds can be used for homeownership development projects that increase the supply of affordable homes for purchase by Tribal members including:
 - New construction, including pre-development work
 - Conversion of an existing structure into affordable homes for purchase
 - Projects can include any model of homeownership that fits the needs of the Tribal community.
- Other Tribal Homeownership Activities Offering
 - These funds are for non-construction projects that lead to increased homeownership opportunities for Tribal members including:
 - Capacity building to establish or expand efforts related to homeownership development
 - Down payment assistance
 - Home safety repairs
 - Non-construction homeownership projects

Program Guidelines: Both Offerings

Each tribe that applies and meets the application requirements will be guaranteed a minimum grant of up to \$100,000. The total request may be no more than \$3M.

There are no income restrictions.

Subject to the approval of an early session legislative bill, Awardees must spend the funds and complete the planned project by June 30, 2026.

OHCS reserves the right to fund less than the amount requested.

Grantee may retain up to their specified NICRA amount or the amount specified based on project type.

Tribal Homeownership Development Projects

- Projects must be ready to start within a year of receiving a reservation of funds and completed within 36 months of receiving the funding reservation.
- This is specific to construction projects. If not proposing a construction project, consider using the “Other Tribal Homeownership Activities” application.
- Application process is intensive.
- If the Set-Aside Grant Fund for Federally Recognized Tribes is oversubscribed, Tribal Homeownership Development applications may be considered for funding for Development Subsidy Funds.

General Fund Early Session Legislative Asks

Extension of use of funds beyond the biennium

Allow for soft set-asides among GF sources

NOFA Page is Updated Regularly

NOFA: LIFT Homeownership and HDIP

The **Notice of Funding Availability (NOFA)** provides an opportunity to apply for loans and grants. OHCS awards these funds through an annual competitive allocation process.

To receive the Technical Advisories announcing NOFA releases, sign up for [E-News](#).

To read our priorities over the next five years, read our [Statewide Housing Plan](#).

NOFA #2023-3

Local Innovation and Fast Track (LIFT) Homeownership & Homeownership Development Incubator Program (HDIP)

NOFA Status: Open to applications.

[Notices & FAQs](#)



[Training & Guidance](#)



[Application Materials](#)



Pre-Application

- Pre-application can be found here:
<https://tinyurl.com/OHCSHODPreApp>
- Pre-application is due Jan. 17, 2023
 - This lets us know what type of funding you are applying for and how much
- Once complete, OHCS will respond will send you Procorem WorkCenter log-in credentials within a week.



Procorem WorkCenter

- Depository for documents
- Where you can access OHCS specific forms
- Procorem Work Center Training Webinar:
<https://register.gotowebinar.com/recording/8244073718771606023>
 - Fill out the registration page to view the webinar



Application Process

Homeownership Development Application

- Narrative questions via a SmartSheet Form
- Excel workbook
- Supporting documents

Other Tribal Homeownership Activities Application

- Narrative questions via a SmartSheet Form
- Supporting documents (budget and financial audits)

Tips for Narrative Responses

- **Save responses in a document before submitting them through the Smartsheet form.**
- Form uses built in logic to ensure you're only seeing questions that apply to your project/agency.
- Be succinct.
- Focus on answering the questions rather than supplying macro-level data about the housing crisis/limited housing supply.



Application Review & Scoring

Funds are reserved by OHCS on a competitive basis to Projects of qualifying Applicants that:

1. Pass the Preliminary Review;
2. Meet the Threshold Requirements; and
3. Have the highest-ranking score from the Scoring Committee in accordance with available funding, subject to prioritization of qualifying Projects

*Please see the application scoring rubric in the Exhibit section of the NOFA.

NOFA Reminders



The NOFA and all related documents can be found at the following link:

[https://www.oregon.gov/ohcs/homeownership/
Pages/notice-of-funds-availability.aspx](https://www.oregon.gov/ohcs/homeownership/Pages/notice-of-funds-availability.aspx)



For questions about the NOFA, email:

HO.Development@hcs.oregon.gov



To be sure you receive updates, sign up for OHCS news alerts here:

<https://signup.e2ma.net/signup/1963877/1943072/>
Be sure to select “Homeownership Program News & Updates”



For Development Projects, use the checklist on the last tab of the application workbook to ensure all required attachments are uploaded to your Procore WorkCenter



Optional Procore training webinar can be found here:

<https://register.gotowebinar.com/recording/8244073718771606023>

Questions?



Pre-Development & Capacity Building Grants

- Up to \$150,000 per organization
- Applicants must submit a narrative application, budget, and financial audits
- Funds can be used for:
 - Training for staff to build skills related to housing development
 - Pre-development and planning efforts to get a specific project shovel ready
 - Funding to engage community members in the design and planning of homeownership development projects
 - Efforts to engage culturally specific partners and communities to ensure that potential homebuyers are ready to purchase homes built by the applicant
- Eligible activities must occur during the grant period.