



OHCS Charges Combined (Updated: October 14, 2025)

NOTE:

- This is not an exhaustive list of OHCS charges. Please check the **General Policy and Guidelines Manual (GPGM)** or **Program Manuals** for any additional program-specific charges, and more details on the charges.
- Conduit bond charges were updated by the Housing Stability Council in **February 2025**.
- Charges are not applicable to HOME and HTF funding

General Charges (assessed during ORCA and underwriting steps)		
Type	Amount	Description/Comments
General Application	\$2,500	Charged for submission of a complete impact assessment application.
Reservation - Grant	1% of reservation amount	Not applicable when paired with 9% LIHTC.
Reservation - Loan	1.5% of reservation amount	Not applicable when paired with 9% LIHTC.
Document Preparation and Recording	\$750 per recorded document	
Packet Review	\$300 per review	Applies to Management Agent Packet reviews only outside of initial project financing.
Recipient Charge	≤\$300k = \$1,000 >\$300k = \$2,000 >\$300k with LIHTC = \$2,500	After a funding reservation is issued, invoiced at closing. Applies to all capital resources.
Scattered Site Charge	\$1,500 per additional site	
9% LIHTC		
Type	Amount	Description/Comments
9% Application	\$1,000	In addition to the General Application charge.
9% Reservation	9.5% of annual allocation	Charged at closing.
9% Late Carryover	\$1,000 plus \$200 per business day. \$100/hour for re-evaluation	If carryover application is received after December 1 st .
LIHTC Late Submittal	\$1,000 plus \$100	More than 120 days after placed in service.

Final Application	per month. \$100 per hour for re-evaluation	
4% LIHTC		
Type	Amount	Description/Comments
4% Application	\$2,500	In addition to the General Application charge.
4% Reservation	12% of annual allocation	Charged at closing.
Average Income	Either \$450/unit one time charge at closing OR \$15 per unit per year monitoring during compliance period	LIFT is not eligible for Average Income.
LIHTC Late Submittal Final Application	\$1,000 plus \$100 per month. \$100 per hour for re-evaluation	More than 120 days after placed in service.
Tax-Exempt Conduit Bonds		
Type	Amount	Description/Comments
Conduit Bond Application	\$1,500	In addition to the ORCA Application charge.
Issuance Charge	1.5%	Charged up front on the full tax-exempt portion of the bond.
Annual Charge on Balance	0.25%	Charged annually on the remaining outstanding balance of the full bond (tax-exempt and taxable if there is a taxable tail).
Other Program-Specific Application Charges (mostly for ORCA off-ramps)		
Type	Amount	Description/Comments
Agricultural Workforce Housing Tax Credit (AWHTC)	\$200	For on-farm developments
Predevelopment	\$500	
Land Acquisition	\$500	
Portfolio Stabilization Investment (PSI)	\$500	
Monitoring Charges		
Type	Amount	Description/Comments



Non-LIHTC Monitoring (LIFT, PSH, Operating Agreements, etc.)	\$25/unit/year	Monitoring charges are not stacked. If unit is funded by more than one source, the largest eligible monitoring charge will be used.
LIHTC Monitoring	\$40/unit/year for the first 15 years, \$30/unit/year after 15 years.	For 4% and 9% projects.
Conduit Bond Monitoring	\$10/unit/year	For conduit bonds – if not paired with other funding sources with other eligible monitoring sources.
Utility Consumption Monitoring	\$100 plus \$3/unit	Applies to Utility Consumption Modeling used when standard models are not adopted.

