

NOFA #: 2023-7 4% LIHTC/ PAB Recipients List

Recommended for Award

Metro Set-Aside

Project Name	Project Sponsor	PAB Request	PAB Request with NOFA 10% holdback	PAB Recommended	4% LIHTC Request (Annual)	OAHTC	Geographic Set-Aside	Estimated Financial Close Date
USA NHA Burnside Housing	USA Properties and Northwest Housing Alternatives	\$ 21,500,000	\$ 23,650,000	\$ 25,800,000	\$ 1,990,303	\$ -	Metro	10/31/23
Argyle Apartments	Attainable Development LLC/Northwest Housing Alternatives (NHA)	\$ 45,456,183	\$ 50,001,801	\$ 54,547,420	\$ 3,876,720	\$ -	Metro	12/01/23
		Total:	\$ 73,651,801	\$ 80,347,420	\$ 5,867,023			
Julia West	CDP Oregon LLC	\$ 27,710,000	\$ 30,481,000	\$ 33,252,000	\$ 2,818,226	\$ -	Metro	01/31/24
Kafoury Court (2023-4 - PSH)	Portland Community Reinvestment Initiatives, Inc.	\$ 14,550,786	\$ 16,005,865	\$ 17,460,943	\$ 1,321,925	\$ 800,000	Metro	02/01/24
Elmonica Station	REACH CDC	\$ 25,241,934	\$ 27,766,127	\$ 30,290,321	\$ 2,386,510	\$ -	Metro	03/29/24
Woodland Hearth (2023 - 4)	Community Partners for Affordable Housing	\$ 19,000,000	\$ 20,900,000	\$ 22,800,000	\$ 1,411,336	\$ -	Metro	03/31/24
		Total:	\$ 95,152,992	\$ 103,803,264	\$ 7,937,997			

Balance of State Set-Aside

Project Name	Project Sponsor	PAB Request	PAB Request with NOFA 10% holdback	PAB Recommended	4% LIHTC Request (Annual)	OAHTC	Geographic Set-Aside	Estimated Financial Close Date
Olive Plaza	Human Good Affordable Housing	\$ 26,000,000	\$ 28,600,000	\$ 31,200,000	\$ 2,246,396	\$ 6,000,000	BOS	12/31/23
		Total:	\$ 28,600,000	\$ 31,200,000				
Pacific Flats	Commonwealth Dev & NOWIA Unete	\$ 12,600,000	\$ 13,860,000	\$ 15,120,000	\$ 868,522	\$ -	BOS	02/01/24
		Total:	\$ 13,860,000	\$ 15,120,000				

Totals				
Current Year (2023) PAB Recommendations:		\$ 102,251,801	\$ 111,547,420	
Next Year (Q1 - 2024) PAB Recommendations:		\$ 109,012,992	\$ 118,923,264	

NOT Recommended for Award

Project Name	Project Sponsor	PAB Requested	Geographic Set-Aside	Estimated Close Date	Award Order	Reason
Simpson Studios	Bridges To Change	\$ 5,540,000	Metro	10/24/2023	Award Order 2 - I	Current Small/Vets Applicant
Green Family Housing	DCM Communities, LLC	\$ 15,300,000	BOS	11/15/2023	Award Order 4 - I	No Submission Mateials
Grants Pass Portfolio	Community Preservation Partners LLC	\$ 9,750,000	BOS	12/31/2023	Award Order 3 - I	Withdrawn before NOFA close
Pine Street Commons	Bridges To Change	\$ 8,300,000	Metro	3/4/2024	Award Order 2 - I	No Submission Mateials
North Bend Family Housing	North Bend City Housing Authority	\$ 22,500,000	BOS	3/5/2024	Award Order 1 - I	No Submission Mateials
Fairview Villa	Together We Grow	\$ 9,500,000	Metro	3/20/2024	Award Order 3 - I	Current Small/Vets Applicant
Wilsonville Transit Station Housin	Palindrome Properties Group	\$ 32,000,000	Metro	3/22/2024	Award Order 2 - I	No Submission Mateials
Dolores	Hacienda CDC	\$ 2,400,000	Metro	3/25/2024	Award Order 1 - I	No Submission Mateials
Peaceful Villa	Home Forward	\$ 52,100,000	Metro	3/26/2024	Award Order 1 - I	Withdrawn via email
Lake Grove Affordable Housing	Hacienda CDC	\$ 2,400,000	Metro	3/31/2024	Award Order 1 - I	No Submission Mateials
Loma Vista	Hacienda CDC	\$ 11,400,000	BOS	3/31/2024	Award Order 2 - I	No Submission Mateials
Baja La Lluvia	Hacienda CDC	\$ 9,940,000	Metro	3/31/2024	Award Order 2 - I	No Submission Mateials
D&B Apartments	Lincoln Avenue Capital	\$ 40,500,000	Metro	3/31/2024	Award Order 4 - I	No Submission Mateials
SW Barbur Apartments	Innovative Housing, Inc.	\$ 35,600,000	Metro	9/2/2024	Award Order 2 - I	Close date beyond allowable NOFA limits
		\$ 257,230,000				