

Technical Advisory



January 30, 2015

Re: 2015 NOFA – Release

Dear Partners:

Oregon Housing and Community Services (OHCS) is pleased to release the 2015 NOFA.

Request for Applications: LIHTC **NOFA #4160** and HOME **NOFA #4161**

Application Open Date: Friday, January 30, 2015

Application Due Date: Friday, April 17, 2015

Application Close Time: 4:00 PM PST

NOFA Web Page Link:

<http://www.oregon.gov/ohcs/Pages/multifamily-housing-funding-opportunities.aspx>

A NOFA training session will be held in Salem, **February 11, 2015** at Oregon Department of Veterans Affairs, 700 Summer Street NE Auditorium, Salem OR 97301, from 9 – 11:30 am. If you are unable to join in person, please register for the MF NOFA training at: <https://attendee.gotowebinar.com/register/5961550210930728705>.

Funding Allocations:

The **HOME NOFA** will include the allocation of the following funds to the Balance of State Region, separate and apart from the LIHTC NOFA:

\$3,500,000 in HOME funds

\$2,000,000 in GHAP funds

\$2,000,000 in OAHTC

\$300,000 in HELP

\$1,000,000 in LIWP

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The **LIHTC NOFA** will include the allocations of the following funds to the three funding regions:

- \$8,900,000 in 9% LIHTC; of which 35% will be included in a set-aside
 - Metro Region: \$4,094,000 of which \$1,432,900 is set aside for Preservation & Public Housing undergoing preservation transaction
 - Non Metro Participating Jurisdiction Region: \$1,513,000 of which \$529,550 is set aside for Preservation & Public Housing undergoing preservation transaction
 - Balance of State Region: \$3,293,000 of which \$1,152,550 is set aside for Preservation & Public Housing undergoing preservation transaction
- \$1,500,000 in HOME funds
- \$6,000,000 in GHAP funds
- \$12,000,000 in OAHTC
- \$300,000 in HELP
- \$1,000,000 in LIWP

Note: HOME funds allocated will be redistributed across the two NOFA as successful projects warrant, in order to commit all available funds. There is a per project cap of \$890,000 for LIHTC funds, \$500,000 per project cap for GHAP funds when combined with LIHTC, and a \$1,800,000 per project cap for OAHTCs for this NOFA. There is a minimum HOME amount of \$500,000 when requesting HOME with LIHTC.

Environmental Review: All applicants must contact Kim Travis **by February 25** to schedule their Environmental Review, review must be completed by April 1. Kim can be reached at kim.travis@oregon.gov.

Pro Forma and Manuals: An updated pro forma has been developed that will need to be completed for the application. The updated pro forma as well as the applicable program manuals are available here: <http://www.oregon.gov/ohcs/Pages/multifamily-housing-funding-opportunities.aspx>.

Jurisdictional priority letters: In order to align with local planning and investments, all non-Preservation projects (includes new construction and acquisition rehabilitation projects) will be asked to submit ONE letter from their jurisdiction stating the numeric priority of the project. This request applies to jurisdictions completing this criterion including county government, Participating Jurisdictions or cities with over 10,000 people, or Regional Solutions Centers.

Competitive Scoring:

We have not materially changed the competitive scoring process from the 2014 NOFA round. This year’s scoring methodology remains objective with specific criteria and weighting that is



outlined in the NOFA. Once released, be sure to read the entire NOFA for complete details and updated submission ordering.

A few specific points on changes between the 2014 and 2015 NOFA:

1. In the LIHTC NOFA for the Balance of State: preference will still be given to applicants who choose to use state HOME dollars to reduce or eliminate their request for other OHCS gap funds (such as GHAP, or HELP), however the weight has been reduced from 2014 and there is now a minimum of \$500,000 in HOME required with LIHTC projects.
2. There is now a \$500,000 cap on GHAP fund requests (up from \$200,000) for LIHTC projects.
3. In 2015 there remains a 35% soft set-aside for Preservation Projects; however Public Housing Projects undergoing a preservation transaction are now also eligible for the set-aside.
4. In 2015 organizations will be restricted to submitting no more than three (3) applications in response to any one NOFA.

If you will be applying for funding, please be sure to attend the **February 11 training in Salem**; if you can't attend in person you are invited to follow along by registering for the webinar. The training presentation will be made available online following the training.

For programmatic questions regarding LIHTC, please contact Carol Kowash at carol.kowash@oregon.gov. For programmatic questions regarding HOME, please contact Carole Dicksa at carole.dicksa@oregon.gov.

With appreciation,



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