

2022 NOFAs FAQs

Questions as of 01/28/2022

Table of Contents:

Combined Resources Pool: 1

Index:

AWHTC with other OHCS funding sources.....	3	Preservation Pool.....	3
Combined Pool.....	3	PuSH and general preservation funds	2
corrected version	1	PuSH funds.....	2
full application	3	section number references	1
LIFT with OAHTC	2	supplemental documents	3
OAHTCs offered	2	wildfire set asides	3

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Combined Resources Pool:

Technical Advisory 01/24/22: Last week, we published our 2022 Combined Pool Application for a variety of development, rehabilitation, and preservation resources for Affordable Rental Housing. Unfortunately, the version that was published had key formatting errors in the Instructions Document for the application. Specifically, the section headings were not properly numbered and there were conflicting references to different sections. We have updated the document to address these errors, and published a corrected version.

The updated Combined Pool Application Instructions Document can be found here:
<https://www.oregon.gov/ohcs/development/Pages/notice-of-funds-availability.aspx>

Questions/Answers:

1. The Combined Announcement and Instruction for Application Document does not contain section numbers which are referenced the document. Can you please re-issue the instructions with the section numbers. [We have updated the Application Instructions to include section numbers and have fixed the erroneous section number references.](#)
2. Additionally, are the section numbers in the grid below meant to align with sections listed in the Eligible Activities and Funding paragraph? [They are meant to align. The section numbers have been updated to match.](#)

Eligible Activities and Funding Available

Applicants may apply for only one eligible type of activity described in Sections 4, 5, and 6 below, and may request funding only up to the available funding per project for projects within that activity type. Please see the chart below for the funding available through this offering.

Sec.	Pool Name	4% Leverage	Funding Sources and Amounts
2	OAHTC	None	\$250M OAHTC
2	OAHTC Wildfire	None	\$200M OAHTC
3	PuSH*	None	\$10M Preservation, OAHTC**
3	Affordable Rental Housing Preservation	None	\$20M Preservation, OAHTC**
4	Manufactured Dwelling Park Preservation	None	\$25M Pres., OAHTC**

**For housing acquisition costs only. Must be a property included in the Statewide Inventory maintained by OHCS.*

***Up to 95% of permanent loan amount.*

- Affordable Housing Preservation – The application instruction state, “The OHCS preservation funds provide grant funds to recapitalize and fund envelope improvements to existing affordable housing projects at risk of loss.” Could you clarify the allowed uses of the PuSH funds. I thought these funds were to fund acquisition of project with expiring restrictions. PuSH funds are meant for the acquisition of affordable housing at risk of expiry. The housing must be included in the PuSH database maintained by OHCS. Since PuSH funds are only for acquisition, any PuSH projects in need of other preservation funds can also apply for the other Preservation funds listed in section 3.
- Is it possible to apply for both PuSH Preservation as well as Affordable Rental Housing Preservation Funding? It is possible to apply for both PuSH and general preservation funds for projects that have been identified as PuSH projects.

Question: Please clarify if the OAHTCs offered in this NOFA can be paired with other department resources that will be published at a later date (ie. 9% LIHTC or LIFT)? Or will there be additional OAHTC offered directly in those NOFAs?

Answer: The upcoming NOFAs will also have OAHTC as an available funding source to request. The OAHTC Pool is primarily for projects that only need OAHTC from OHCS. The Preservation Pools can also request OAHTC as needed.

Question: Regarding the timing and use of LIFT with OAHTC, assuming an application for OAHTC is submitted this week, when will decision be made and how does this timing relate to the upcoming LIFT 4% NOFA?

Answer: OAHTC's are one of the funding sources available through the LIFT NOFA. You do not have to submit a separate application for the OAHTCs now if you are applying for LIFT Rental as well.

Question: Can you clarify if the 2022 Combined Pool application applies only to preservation projects/OAHTC requests? The NOFA sections for 9% and other programs are not yet populated.

Answer: That's correct. The combined Pool app is a noncompetitive application for Preservation funds and OAHTC. The 9% LIHTC NOFA will be released later this year.

Question: Can the funds available through this Affordable Rental Portfolio Preservation Pool NOFA (\$20K per unit) be used in conjunction with 9% LIHTC? If a project submitted funding through this NOFA, could it also use this source as grant leverage in their 9% application?

Answer: The preservation funds available through the Combined Pool application are not intended to be leveraged with other OHCS offerings. The noncompetitive pools are meant for projects that only require the funds offered through the application. If this fund offering does not match the needs of your project, we will be offering a larger competitive Preservation NOFA in September.

Question: Can we apply for both the AWHTC pre-application as well as the OAHTC pre-application? There is some confusion around the use of AWHTC with other OHCS funding sources.

Answer: We've made an internal determination to allow an exception to the rule for the standalone AWHTC app to allow project sponsors in disaster areas to apply for AWHTC through the standalone app and also apply for other necessary funds through other NOFAs like the upcoming LIFT NOFA that will include disaster relief GHAP funds.

Question: Will projects applying under the wildfire set asides have to be fully ready to go (Typical NOFA ready) or does the set-a-side have a lower readiness threshold?

Answer: Projects will need to be ready to proceed like a typical NOFA application. The idea of the Wildfire funds is to deploy them quickly for projects that are ready to start in areas where recovery is needed.

Question: Regarding the Affordable Rental Housing NOFA that was released as a part of the Combined Pool Application, it is clear from the Instructions what is needed for the Pre-App, but what specifically is needed for the actual application? Can you provide me access to Procorem to view a list that details what is needed?

Answer: The full application will be the usual pro forma application in excel with multiple tabs. We will be granting access to Procorem workcenters to every project sponsor that submits a pre-app. When submitting a full application through Procorem, sponsors will be expected to provide the usual supplemental documents: CNAs for projects involving rehab, site control information, site designs, development plans, and LOIs.