



# Amendment to the 2019 Qualified Allocation Plan

The following amendments have been made to the Oregon 2019 Qualified Allocation Plan (QAP). These amendments will be submitted for temporary rule filing January 21<sup>st</sup>, 2021, followed by permanent rule filing January 31<sup>st</sup>, 2021.

## **Item 1. 2019 Qualified Allocation Plan - Cover Page**

Date will be updated to reflect final document date.

## **Item 2. Governor's Signature Page – Page 2**

Governor's approval declaration, signature and date will be updated to reflect final document date.

## **Item 3. 9% LIHTC Scoring Selection Criteria – New Construction and Acquisition / Rehabilitation Scoring – Pages 28 and 35.**

Scoring topic column – Page 28: Addition of, "Federally Declared Disaster Areas."

Scoring Criteria: New Construction / Acq/Rehab column – Page 28: Addition of, "In consultation with the Oregon Housing Stability Council, up to 5 points may be allocated to projects located in Federally Declared Disaster Areas that have had a wide-ranging impact on housing supply."

Section Row Summary – Page 28: Addition of, "Federal Disaster Areas – 5 points." The addition of 5 points, changes existing total from 9 points to a total of, "14" points for this section.

Table Total Points Available – Page 35: The addition of 5 points, changes existing total from 88 points to a total of, "93" points for this table.

## **Item 4. Preservation Scoring – Page 41**

Scoring topic column: Addition of, "Federally Declared Disaster Areas."

Scoring Criteria: Preservation column: Addition of, "In consultation with the Oregon Housing Stability Council, up to 5 points may be allocated to projects located in Federally Declared Disaster Areas that have had a wide-ranging impact on housing supply."

Table Total Points Available: The addition of 5 points, changes existing total from 98 points to a total of, "103" points for this table.

# State of Oregon

## Qualified Allocation Plan

### For Low Income Housing Tax Credits

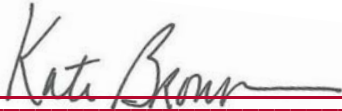
~~November 7, 2019~~

To be updated

TO BE UPDATED

**Approval of the State of Oregon  
2019 Qualified Allocation Plan  
Low income Housing Tax Credit Program**

I, ~~Kate Brown, Governor of the State of Oregon, do hereby approve for implementation the 2019 Qualified Allocation Plan that governs the federal Low Income Housing Tax Credit Program, as presented to me by the Oregon Housing and Community Services Department under the provisions of IRC Section 42, Executive Order EO-87-06 and OAR Chapter 813, Division 90.~~



November 7, 2019

The Honorable Kate Brown, Governor of Oregon

Date

## 9% LIHTC – Scoring Selection Criteria

This section applies to 9% LIHTC competitive applications only.

### New Construction and Acquisition / Rehabilitation Scoring:

	Scoring topic	Scoring Criteria: New Construction / Acq/Rehab
State Priority	Either	Up to 2 points for including PSH units in the Project (minimum 5 units, incentive up to 25% of total affordable units)
		1 point for agreeing to participate in OHCS provided PSH training and technical assistance
	Permanent Supportive Housing (PSH)	1 point for commitment of supportive tenancy service resources, funded outside of operational budget
		1 point for demonstrated experience in owning PSH affordable housing; managing PSH affordable housing; providing services in PSH affordable housing
	<b>PSH total</b>	<b>5 points</b>
	OR	up to 3 points for the inclusion of units with 3 or more bedrooms (minimum 5 units, incentive up to 15% of total affordable units)
	Family Sized Units	up to 2 points for the inclusion of units with 2 or more bedrooms (minimum 12 units, incentive up to 45% of total affordable units)
		<b>Family Sized Units</b>
	Special Needs Target Populations	up to 4 points for including targeting of special needs populations (broadly defined) in 10 -25% or more of the total affordable units
	<b>Special Needs Target Populations</b>	<b>4 points</b>
<u>Federally Declared Disaster Areas</u>	<u>In consultation with the Oregon Housing Stability Council, up to 5 points may be allocated to projects located in Federally Declared Disaster Areas that have had a wide-ranging impact on housing supply.</u>	
<b>Federal Disaster Areas</b>	<b>5 points</b>	
State Priority Total		<b>9-14 points</b>

	Performance	<p>Up to 2 points: OHCS Portfolio Compliance Criteria</p> <ul style="list-style-type: none"> <li>i. Most recent Real Estate Assessment Center (REAC) score.</li> <li>ii. Most recent Physical Review.</li> <li>iii. Most recent File Review.</li> <li>iv. Most recent Resident Services Review.</li> <li>v. Most recent Response Review.</li> <li>vi. Certification of Continuing Program Compliance (CCPC) submission received for current year shows compliance;</li> <li>vii. Ongoing compliance issues.</li> </ul> <hr/> <p>Up to 3 points: OHCS Portfolio Viability Criteria</p> <ul style="list-style-type: none"> <li>i. Financial submission as requested.</li> <li>ii. Most recent financial audit is closed.</li> <li>iii. Most recent audited financials Debt Coverage Ratio.</li> <li>iv. Asset management community evaluation completed satisfactorily.</li> </ul>
<b>Performance</b>		<b>5 points</b>
	Development History	<p>negative 5 points: Prior poor development performance; negative points to development teams that have had documented material changes from Project application that received a funding reservation to placed in service.</p>
<b>Development Team Capacity Total</b>		<b>12 points</b>
<b>Total Points Available</b>		<b>88-93 points</b>

	Performance	<p>up to 2 points: OHCS Portfolio Compliance Criteria</p> <ul style="list-style-type: none"> <li>i. Most recent Real Estate Assessment Center (REAC) score.</li> <li>ii. Most recent Physical Review.</li> <li>iii. Most recent File Review.</li> <li>iv. Most recent Resident Services Review.</li> <li>v. Most recent Response Review.</li> <li>vi. Certification of Continuing Program Compliance (CCPC) submission received for current year shows compliance;</li> <li>vii. Ongoing compliance issues.</li> </ul> <hr/> <p>up to 3 points: OHCS Portfolio Viability Criteria</p> <ul style="list-style-type: none"> <li>i. Financial submission as requested.</li> <li>ii. Most recent financial audit is closed.</li> <li>iii. Most recent audited financials Debt Coverage Ratio.</li> <li>iv. Asset management community evaluation completed satisfactorily.</li> </ul>
<b>Development Team Capacity Total</b>		<b>14 points</b>
	Development History	negative 5 points: Prior poor development performance; negative points to development teams that have had documented material changes from Project application that received a funding reservation to placed in service.
	<u>Federally Declared Disaster Areas</u>	<u>In consultation with the Oregon Housing Stability Council, up to 5 points may be allocated to projects located in Federally Declared Disaster Areas that have had a wide-ranging impact on housing supply.</u>
<b>Total Points Available</b>		<b>98-103 points</b>