

2019 LIHTC Information Session

July 23, 2018 10:00am to 12:30pm



New Hampshire Housing
Bringing You Home

Introduction

- Development Team
- Goals of Information Session
 - Update on changes (QAP, Underwriting Standards and Development Policies for Multi-Family Finance)
 - Important Reminders
 - Best Possible Application Submitted

Income Averaging

3rd Minimum Set-aside

- Policy to be Published - Draft Policy in Process
 - Allow IA
 - Limit to projects that are 100% affordable
 - Multi-building projects must be one project
 - Equally distribute units designations
 - Income bands
 - Written agreements

Qualified Allocation Plan

- Major Revisions to the QAP - Scoring
 - Income targeting for non-LIHTC units
 - Clarified proposed and committed sources of funds and added category for preservation projects with debt and/or existing reserves as a project source
 - Local planning and zoning approval requirements clarified
 - TDC weighted average 25% over the average
 - Community room requirements redefined

LIHTC Notes and Reminders

- TDC Weighted Average Maximum \$235,000

- Ensure that the in Basis/Not in Basis Amounts Total TDC

290 . Total Development Cost	\$5,000,000	Total Cost Not in Basis	\$500,000
291 . TDC Net of Syndication Costs	\$5,000,000		
292 . Eligible Basis			\$4,500,500

Note: To determine the credit amount the project qualifies for, a gap analysis will be used. The gap will be calculated using Total Development Cost less syndication costs, and total equity from tax credits also net of syndication costs.

Warning: TDC does not match basis/non basis column totals!

- Complete Applicable Percentage (9%, line 214)

213 . Enter applicable percentage for acquisition credit if project qualifies**		(.04 or actual)
214 . Enter applicable percentage for rehabilitation credit**	9.00%	(.04, .09 or actual)
215 . How much financing is non-qualified (federally subsidized?)		(Enter \$)

- Complete Development Team Summary, Part 3

LIHTC Notes & Reminders (Continued)

- Applications and All Related Documents - Due August 24th
- Cover Letter Summarizing Project
- Required Documents to be Submitted
- Supporting Documents Required for Scoring and Self-Scoring
- Service Plans - *MUST be approved prior to application submission*
- Mail Check and Signed Certification to:
 - New Hampshire Housing
 - PO Box 5087
 - Manchester, NH 03108
 - Attn: Natasha Dube
- Scoring Timeline

Environmental Review

- Phase I Environmental Review
- Back-up Documents
 - Phase I dated within 5 years from application date
 - Checklists (statutory and environmental assessment checklist)

Housing Trust Fund

- Available Funds - Scoring
- HTF Rents
- HTF Subsidy per Unit

HUD 811 PRA Program

- Eligible Units
- MOUs
- General Occupancy/One Bedroom Units
- Referrals/Vacancies/Lease-up
- Rental Assistance Contracts and 811 Rents

Affordable Housing Program FHLBB - Applications

- AHP Applications - Plan “B”

Underwriting Standards

- Underwriting Standards and Development Policies for Multi-Family Finance
- Permanent Loans
- Construction Loans and Interest Rates
- Required Reserves
- Rents and Utility Allowances
- DCR requirements
- Development Budget
 - Required Reserves
 - Management Fees

Construction

- Development Budget
 - Rising Construction Costs
 - Budget \$15,000 for Construction Administrative Service Fee

- Contact Shaun Malone for construction related questions
603-310-9212
smalone@nhhfa.org

Questions or Comments?