



2021 Low-Income Housing Tax Credit Information Session



May 2020 | NHHFA.org

AGENDA



Welcome & Introductions



New Preliminary and Final Scoring Process



Overview of Revised Scoring Categories



Updates to Underwriting Standards & Construction Policies



Questions & Comments



Important Reminders

Welcome & Introductions

- Welcome to the virtual information session
- Information on how this virtual meeting will run
 - Unmute to make comments or ask questions
 - Use the Chat feature
- Session is being recorded and will be available upon request



Preliminary and Final Scoring Process

Reminders and Notes

- Preliminary and final applications, along with all other documents must be submitted via Apricot.
 - For technical assistance or to obtain a log in - contact Kevin Hunter at khunter@nhhfa.org or 603-310-9224
- Application is being updated; we will accept the current application
- Submit supporting documents for all scoring categories.
 - Unsure of what to submit or if the documentation you have is sufficient? Call us so we can give you feedback.



Preliminary and Final Scoring Process

Preliminary Applications

- See list of required exhibits (minimum requirements).
- Staff will now score the preliminary application.
 - Developers should submit documentation available for scoring. Additional documentation can be submitted with the final application.
 - Provides scoring decision sooner so that developers can make changes to application, if applicable.
 - Developers can appeal some scores sooner in the process, submit appeals no later than August 21.



Preliminary and Final Scoring Process

Preliminary Applications (continued)

- Developers will self-score preliminary applications.
- Virtual meetings held to discuss feedback from staff.
- Site visits may be in the form of a “drive by”.
- Staff will commission an abbreviated HUD ER Checklist.



Preliminary and Final Scoring Process

Final Applications

- See list of required exhibits (minimum requirements).
- Exhibits and supporting documentation for scoring that were submitted with the preliminary application do not need to be resubmitted.
- New or updated documentation must be submitted.
- Preliminary and final submission will be used for final scoring.
- Payment of the 1% LIHTC fee and \$700 fee for the HUD ER Checklist to be mailed (post-marked no later than September 25).
- Submit the signed certification page via Apricot.



Qualified Allocation Plan

Cost Caps

- TDC weighted average per unit: \$245,000
- High cost TDC weighted average per unit: \$260,000
- Total TDC (not weighted) per unit: \$290,000
- Investment limit: \$200,000

Minimum points

- GO/Family: 85 points
- Age-restricted (all household members 62+): 80 points
- Preservation/Recapitalization: 95 points



Qualified Allocation Plan

Significant Changes to Scoring

- Supportive Housing – expanded category
- Section 811 Program – several updates, including allowing up to 25% of units committed to 811, larger sized units (no longer limited to 1 bedroom) and cannot be in 500-year flood plain
- Opportunity 360 Index scoring – education, health and well-being, and economic security
- HUD ER Checklist prepared for all projects, no more points



Qualified Allocation Plan

Significant Changes to Scoring (continued)

- Projects with 4% and 9% developed concurrently
- Opportunity Zones
- Energy Charettes via NH PUC
- Preservation scoring; points for existing debt has been moved to new scoring matrix
 - Matrix – minimum 7 points needed



Underwriting Standards

- Developer fees have been increased by about 5%
- Specialized consultants paid outside of developer fee may be allowed (historic tax credit consultant, for example)
- HOME and HTF loan holdbacks reduced to 2%
- Allowable costs using HOME and HTF funds: acquisition, construction, architecture, engineering, project legal fees, and developer fee
- Underwriting rents –updates, including for Section 811



Construction Polices

HFA 111 Design and Construction Policy Rules – updated September 2019

- Staff to review all Requests for Pricing for CMs and GCs before bidding
 - Allow one week for review and comments
- CM overhead, profit and general conditions revisions:
 - Projects \$2.5m and over - limited to 14% of cost of work
 - Projects \$1m to \$2.5m – limited to 16% cost of work
 - Projects under \$1m – limited to 20% of cost of work
- Final CM contingency limited to 2.5% of GMP
- Authority may allow other forms of surety, in lieu of P&P Bonds when there is an identity of interest between developer and contractor



Design and Technical Standards – Updated January 2020

QUESTIONS OR COMMENTS?



REMINDERS & UPCOMING EVENTS

- 2021 LIHTC Round
 - Preliminary applications are due on July 6, 2020
 - Final applications are due on September 25, 2020
- 2020 Housing & the Economy Conference
 - October 15, 2020 8:00 AM to 12:30 PM
 - Double Tree, Manchester
- 2020 Multi-Family Housing Conference
 - Tentatively scheduled to follow the housing & economy conference
October 15, 2020 1:00 PM to 4:00 PM
 - Be on the look out for an invitation!



Elnaz Najdmazhari
Program Manager, LIHTC
enajdmazhari@nhhfa.org

Natasha Dube
Director, Housing Development
ndube@nhhfa.org

Rob Dapice
Managing Director,
Management & Development
rdapice@nhhfa.org



32 Constitution Drive, Bedford, NH 03110

603.472.8623
NHHFA.org

