



STATE OF MICHIGAN

JENNIFER M. GRANHOLM  
GOVERNOR


MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

LANSING

RICK L. LABER  
ACTING EXECUTIVE DIRECTOR

## MEMORANDUM

To: All Interested Parties

From: Ted S. Rozeboom   
Director, Office of Legal Affairs  
Michigan State Housing Development Authority

Date: August 12, 2004

Re: Draft Michigan Qualified Allocation Plan 2005/2006

The Michigan State Housing Development Authority (the "Authority") is pleased to announce the availability of the draft Qualified Allocation Plan (QAP) for the State of Michigan. The draft QAP contains many proposed changes to the process for allocating Michigan's annual tax credit authority under the Low Income Housing Tax Credit program. The Authority anticipates that, once adopted, the new QAP will remain in effect for two years resulting in a more reliable allocation system.

Highlights of the draft QAP include:

- Points awarded in the scoring process are outlined in the Scoring Summary rather than in the QAP. The Scoring Summary has also been reformatted to make it more user-friendly.
- Housing Credit will be awarded in two competitive funding rounds in March and August of each year. Projects must meet threshold scores to compete for credit, and projects that meet or exceed the threshold score will be evaluated in an order established by lottery. An award of credit will be determined by the threshold score and the strength and completeness of the application submitted.
- Preservation and small projects will compete in the two competitive funding rounds, although these projects will compete within their own categories rather than within the general pool of applicants.
- A new holdback has been created for Cool Cities projects.
- High-speed internet capability will be required for all new construction projects, and several options have been provided for any project to earn additional points for providing high-speed internet access to tenants.
- Points earned based on a project's geographic location (e.g., Empowerment Zones, Renaissance Zones) have been consolidated to avoid duplicate point awards.



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- The development team will be evaluated for professional capacity to plan, build, market and operate the proposed development.

It is anticipated that public hearings regarding the draft QAP will be held in late September. A notice of the public hearings will be posted on the Authority's website and will be published in newspaper(s) of general circulation throughout the state at least fourteen days prior to the public hearings. Written comments regarding the draft QAP must be received by the Authority no later than close of business Thursday, September 30, 2004. Written comments should be addressed to:

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