



## 2011 Developer Meeting Q&As

### 1 Are the non-profit Exhibits online?

The list of Exhibits (see Appendix K) are on-line. Submit to [Dave Vaske](#) via email.

### Search

### 2 Do you need to submit multiple applications for non-profit?

Once the non profits exhibits are submitted and approved from IFA, this information will be retained within the online application.

### 3 Can you submit ahead of time?

Yes, anytime between now and March 8.

### 4 How is the project cap affected by the 30% boost?

You still have to stay within the \$1 million limit, even with the 30% boost. See the 2011 QAP Section 2.3.

### 5 Who may be contacted at IFA after the application is submitted?

You can contact [Dave Vaske](#) only. If it has been determined by IFA that a staff member or board member has been contacted by the Applicant or a party on behalf of the Applicant, then the Application will be withdrawn by IFA from consideration of the LIHTC. See 2011 QAP Section 3.3.

### 6 Are we able to submit an application if we have a delinquent loan with IFA?

IFA and HOME loans must be brought current before the application is submitted. See 2011 QAP Section 5.4.6.

### 7 The list of significant parties is very broad, is there a list of ineligible parties?

The significant parties are defined in the 2011 QAP Section 5.4.6.

### 8 What if we don't know the party is ineligible?

IFA will notify you of this matter as part of the delinquency notice and the developer may resubmit a replacement for the ineligible party.

### 9 New developers are to have a mandatory meeting with Dave, If you have submitted an app in previous years but not last year, do you need to meet with him?

No, See 2011 QAP Section 3.2.1.

### 10 How do you get to the online application?

Click [here](#)

### 11 If within your property the tenants do not pay utilities, is the applicant still eligible for the renewable energy points?

Yes, as long as the renewable energy source applies to the units.

### 12 The points for zoning were dropped off the QAP, how many points should be included in this category?

15 points. See 2011 QAP.

**13 What happens if there is not enough room in the description box to type everything out?**

Contact [Karen Winchester](#) and she will expand it

**14 Legal descriptions can be lengthy. Is this box expandable?**

Yes.

**15 In the narrative do we talk about all members of on the main team (developer Gen. Contractor etc)?**

Focus on the mandatory members.

**16 If applications on-line are updated, and we have an application saved but not yet submitted, will it be updated as well?**

Yes, it is updated by the next business day.

**17 When the unit cost is calculated by the on line application is the net amount of the energy savings (HVAC systems) used to reduce this cost cap?**

No, the system will utilize the gross dollar amount of the systems.

**18 Can you delete uploaded information?**

If you need something deleted, send an email to [Karen Winchester](#) and we will review.

**19 What happens if you are currently restructuring rental assistance contracts?**

Use the most current to show proof of contract.

**20 For the EPLS system, when there is a large accounting, law or legal firm, do we need to print out all officers or partners?**

No. Provide a report on the firm and one on the partner or partners who will be assisting with your project.

**21 What agency in the state should we contact in regards to a project that provides special needs to frail older persons?**

Check with the Department of Inspection and Appeals to find out if you qualify as a boarding home.

**22 If an existing project is all electric do we need to show gas hook-ups?**

No. See 2011 QAP Building Characteristics—Utilities p. 24.

**23 Will IFA accept the USDA required form of the capital needs assessment?**

Yes.

**24 What if the energy audit on an existing building conflicts with the developer preferred choice of products?**

IFA will review and make the final determination

**25 Regarding scoring points, can you clarify the 25% recycled material definition?**

The contents of the materials must be 25% or more renewable materials. The developer should review this with the contractor at the pre-construction meeting in which the IFA construction analyst will attend.

**26 Could you explain your policy on awarding to specific set-asides?**

Refer to the QAP (3.4.8) which prioritizes tax credit awards. For example, a non-profit would be first,

second preservation, then the general pool.

**27 If you received an 8823, do you have to put it in the application even if it was resolved?**

Yes, There is an exhibit that you will be required to submit. Email [Dave Vaske](#) if you have further questions. If you have had an 8823, then it is best to explain.

**28 What is the rule on proximity limits to walking trails and how are they awarded points?**

If points are awarded for walking trails, it must be a senior housing project and built on a project. They must be incorporated and built by the project. Points are not awarded for close proximity to parks, public walking trails, etc. If points are awarded on school routes, then it will be for a family project only. Points for walking trails and school routes are mutually exclusive.

**29 Are there any ties within the application if you are using IJOBS funding?**

No.

**30 May we show any expenditure that does not accelerate at a 3% rate on the cash flow?**

You can manually post for property taxes annually.

**31 How does the application handle tax abatements?**

You may enter the amount of actual taxes which could be zero. However, the DSCR requirements still must be met.

**32 Are there required file types when submitting the exhibits?**

No. IFA prefers PDF files.

**33 Will we be able to apply for City of Des Moines HOME and State HOME funding?**

Yes.

**34 Can more than one person get into the application at a time?**

Yes. As long as you are not trying to enter the same fields. One person will have to set it up so that the other(s) can get in using a different name and password.

**35 Is there a requirement for original signatures?**

No. Everything is submitted electronically. This process is paperless for IFA.

**36 Does IFA have information and access to 8823, and will they be online to get those records?**

No. They will not be online. A phone call to Lisa Strait, IFA Compliance Officer, 515-725-4932 or TC# 515-975-1041 can be contacted so that you may get those records.

**37 Q: What is the best way to use Yahoo maps to pull up an address, especially if it is new construction.**

First pull up the cross streets to get the zip code on [www.usps.com](http://www.usps.com), put the one that is closest or matches. Then you will obtain the nine digit zip needed to get a proper map location. Then you should be able to reference the primary address (used for the transportation company) in Yahoo maps. Please supply IFA with the name of the transportation company. If you are still having problems, email [Dave Vaske](#).

**38 Do you want the photos directly uploaded?**

IFA prefers the photos to be on PDF sheet and labeled to make them easier to read.

**39 If doing a rehab project and you want storage in the basement, is that going to trigger ADA?**

Yes. There has to be accessible storage for all persons, including handicap.

**40 If it is a rehab project, do you need to have a relocation plan?**

Yes. Even if you do not plan to move or relocate tenants, a relocation plan must be provided. A contingency plan must be indicated in the event of a circumstance exists during the renovation process and will not allow the tenant to remain living in the unit during the renovation process.

**41 Can you input data into the application at various times or dates?**

Yes, make sure you save as you go.

**42 Can multiple people from a project work on the application?**

Yes, you may have one main data person for the project. He/she may give multiple people rights to review that particular project.

**43 Is IFA's specific form required for all exhibits?**

Please see appendix K.

**44 Does the exhibit tab show all exhibits or just the exhibits needed for my particular project?**

The exhibit tab will list ONLY the exhibits needed for your project.

**45 In regards to scoring, how do I find out what exactly is needed for each set of points?**

The appendices (Appendix K-has the list of exhibits). If you have questions please contact Dave Vaske.

**46 IF a project is not in a QCT (qualified census tract) but it is determined that in order to make the project a feasible development the project would need the 30% basis boost, will IFA all a non-QTC project to request and be allocated utilizing the 30% basis boost to calculate the credit amount?**

There is a 30% basis boost for the projects located in Disaster Declared counties, for USDA 515 projects as well as ROSE projects. See 2011 QAP Section 7.3.

**47 How do we report vacancy history?**

Provide an annual report for each year (required) based on a monthly average vacancy. The vacancy is for physical vacancy. Do not include projects that are in lease-up phase, or have experienced a state agency reported casualty loss (provide explanation).

**48 Can rents be set at the applicable section 8 FMR exception level rather the FMR for her county and still qualify for the points in category 5, rent reasonableness?**

The gross rents, including the subsidy, must be below FMR for the county of residence in order for the project to qualify for the 20 points in this category.

**49 In regards to Section 6-Scoring Criteria of the QAP, location, category 1, can you explain the points for Existing Section 8 Project based property or USDA Section 515 property?**

Section 8 Based Property or USDA Section 515 Property may receive points at designated, since most of these properties are in outlying or rural locations where other points in this category are not achievable.

**50 Is there still a cap on architect fees for the 4% projects?**

No, they were removed for 9% and 4% projects. It was inadvertently left in the 2011 QAP in the 4% section. We will address this if necessary.

**51 Would an interest-only loan from the developer non-profit with a term exceeding 15 years qualify as a "foreclosable currently amortizing debt service obligation", when it doesn't amortize?**

If you are using the Developer Loan to meet the DSCR requirements, the debt must be foreclosable (legal note with valid, recorded mortgage). We do allow flexibility concerning the amortization, so interest only payments are ok during the first initial 15 years. In many projects the HOME funds are structured with interest only payments and interspersed principal payments.

**52 Are there points available for covered garages?**

No, the points were taken out of the 2011 QAP.

**53 Can a community be considered a Great Place but not have a 28E in place? If so can we still be eligible for points for this?**

IFA requires a 28E Agreement to qualify for points relating to the Great places. The Department of Cultural Affairs may be able to provide more information concerning the agreement.

**54 If you have had any type of 8823, are you excluded from LIHTC?**

You may be excluded at IFA's discretion. Please disclose the date, project and circumstances and how the matter was resolved. If you were issued an 8823 and could not correct it within the allowed 90 days, please explain.

**55 Is there a difference in points in regards to percentage of handicap accessible units within our property?**

100% of the units must be accessible in order for the project to receive points.

**56 Are community rooms required for LIHTC projects?**

Community rooms are a scoring item but not a threshold item.

**57 What approvals for change orders are required by IFA during construction?**

If you have a material change (2011 QAP Section 8.3) to the project or if your change order involves changing the type of specific building materials as noted in the threshold application, you must receive prior approval from Dave Vaske. If you received scoring points for a specific item, then you may not change it.

**58 How detailed should our plans and specifications be?**

Make sure you outline the specifications.

We want to know what materials you are going to use.

We want this to supplement your drawings that were submitted.

**59 Is there a minimum square footage per unit?**

No.

**60 Is the 60% durable goods applicable on new construction and rehabs?**

It is used for scoring points. With regards to rehabs, try to upgrade to a more durable goods if possible.

**61 Where is the energy audit submitted?**

The energy audit is required prior to the start of construction.

**62 Are the points for renewable energy scored 0-20 based on analysis of the energy plan?**

The score will be either 0 points or 20 points. i.e. If geothermal supplies the total heating and cooling for all the residential units, you would receive 20 points. If geo thermal is used just to supplement the hot water heaters, you would receive 0 points.

**63 Under Building characteristics, can a new construction project obtain points?**

No, a CNA does not apply for new construction.

**64 Are building elevations required, under the 2011 QAP Section 11.4.10 Building standards, as part of the application?**

Those sections of the QAP do not list building elevations; however, IFA prefers that elevations are included with the application.

**65 Can a project still be approved if it is required to have a road extension for the project?**

In the application process, if the project is adjacent to a public, paved road, with no requirements for road extensions, it is worth points towards approval. The project may still be approved if the extension is required but the developer does not receive points.

**66 Is the CNA (capital needs assessment) due at the time of application or prior to start of construction?**

The CNA is due March 8 with your LIHTC application if you want to receive points for readiness to proceed. Otherwise you need to acknowledge in your application that you will provide a CNA prior to start of construction. See p. 24 of the 2011 QAP.

**67 If the site is not zoned correctly at application, will a letter from the city stating that the process is underway, suffice?**

If the site is not zoned appropriately at application, you must provide (with application), a letter from the Applicant stating that the site will be zoned appropriately at Carryover. You will not be eligible for points in the Building Characteristics, Category 6-Zoning. See 2011 QAP Appendix 1- Section C

**68 Do Polk County Housing Trust Fund monies reduce the LIHTC basis?**

If the Polk County Housing Trust Fund amount is structured as a loan, then this source of funds would not reduce the projects eligible basis.

**69 Could we meet the DSCR with a CDBG loan?**

You may NOT use the CDBG loan to meet the DSCR requirement.

**70 What are the Market Study fees for this round?**

\$5000 each for all general population or senior housing market studies regardless of market area.  
\$6000 each for all affordable assisted living or special needs market studies regardless of market area.  
\$5000 each for the first location of a scattered site general population or senior housing market study.  
\$6000 each for the first location of the scattered site affordable assisted living or special needs market study.  
\$3000 each for each subsequent location market study not in the primary market area for the first location.

**71 If we elect to implement a no smoking policy, does IFA allow current residents to be grandfathered?**

If you allow some residents to smoke on the property because of a "grandfather" clause, the project will not be eligible for points regarding a no smoking policy.

**72 Does the Capital Needs Assessment for the LIHTC application need to be done by an architect licensed in Iowa?**

The project architect must be licensed in Iowa, and likewise the architect doing the CNA.

**73 If we intend to use geothermal heating at a development, how do we calculate the utility allowance since the one from the housing authority would be much higher than the actual, if geothermal is used? Can we provide some form of letter from the utility company or geothermal installer?**

Please refer to the Appendix K from the IFA webpage. 11T in this appendix notes what is required—you will need a UA from the PHA or documentation from the utility company providing service for the project location.

**74 In reviewing the application I am not able to find any reference to an energy savings threshold through renewable energy that must be met to receive these points?**

In order for a LIHTC project to receive points for renewable energy, the project must be able to use geothermal, solar, wind or a combination of these. The source must provide the heating and/or cooling for the rental units in the project.

**75 With regard to the Non-Profit set aside, the QAP seems to indicate that for-profit entities cannot serve in any ownership capacity at all. Yet many non-profit deals have traditionally had a for-profit partner serving as a guarantor. I believe the syndicator will want this for-profit partner to occupy a position in the partnership structure, perhaps as a Special Limited Partner. What is allowed?**

IFA will allow the for-profit entity to serve as a Special Limited Partnership.

**76 Can a fitness room and a computer/business center be counted towards the required square footage for the community room requirement of 20 sf/unit?**

No. You may receive scoring points for the fitness room and a community room; however, you may not include the square footage of the fitness room in order to meet the 20 sf/unit requirement for the community room. See the QAP Appendix 2- Glossary Terms

**77 It appears that only form 15T has to be returned to IFA signed by the outside state agency by March 8, 2011. Would you confirm this?**

Section 1 of the 15T form should be completed by the developer, GP and management company. Download a copy of Exhibit 15 to the LIHTC application and then send it to the state agency. The state agency will complete section II and return it to IFA.

**78 I assume that we just submit one application for a project with two sites and we just list both addresses/legals/etc?**

Submit one application, but check the box in the site description noting you have a scattered site and how many. In the building section you will need to provide the addresses, legals etc.

**79 How would IFA perform the scoring (i.e. location near services, walkability/ etc) for a scattered site project?**

Each site must meet the specific requirement. If one site does, but the other/s do not, you will not receive points for a specific scoring item.

**80 I assume the site specific exhibits must be submitted for both sites?**

Correct.

**81 If the project is planning on having 20% of the units serve tenants at 40% AMI, do both sites have to have 40% AMI units? Or can one location meet the 20% test for the entire project?**

Both sites must meet the requirement.

**82 In the 2011 QAP it is stated that IDED Multi-family (rental) unit productions with LIHTC funds do not need a commitment letter for advance funding. Exhibit K does not provide this exception; can you clarify if a commitment letter required for the IDED-CDBG Disaster Recovery Funds as part of your application?**

No, appendix K has been corrected.

**83 Under the developer team member question, it asks if a developer has submitted a HOME app to**

**IFA. Are applications sent for HOME funds in previous years to IDED included in this? Or do you really want just IFA?**

If you have applied for HOME funds to IDED that is acceptable.

**84 In respect to the LIHTC's ROSE rent-to-homeownership program, does IFA have a uniform position to the land use restrictions conflict between 15 years for LIHTCs and 20 years for HOME funds? Do you care after the end of the fifteenth year whether the developer keeps the restrictions in place to meet the 20 year HUD requirement? Will IFA/HUD modify the HOME restrictions to eliminate the conflict?**

In order to allow an Applicant apply for HOME funds for use in a LIHTC project that is established as a ROSE Program, the Applicant must print out Exhibit H-27, "Agreement to Conditions for Joint HOME/LIHTC Programs' Funding of a ROSE Program." The Applicant must have a representative of the Ownership Entity sign the document, and upload Exhibit H-27 in the TAC system online.

The Agreement specifies several provisions that must be met in addition to the LIHTC program requirements for the ROSE Program. They are:

- 1.The terms of the Land Use Restrictive Agreement (LURA) for the Low Income Housing Tax Credit program and the Covenants and Restrictions and Mortgage for the HOME program, shall all extend to the completion of the HOME affordability period.
- 2.No portion of the LIHTC-funded project may be sold prior to the completion of the HOME affordability period.
- 3.The pro forma in the LIHTC Application must show that the HOME mortgage shall be paid in full by the end of the HOME affordability period; however, no prepayment of the HOME mortgage shall be allowed.
- 4.All provisions of the ROSE Program shall be maintained and continued through the completion of the HOME compliance period.
- 5.All of the items agreed to in this document shall be included as required provisions in the LURA and the Covenants and Restrictions.

**85 IFA has stated that all projects that are applying for state HOME funds must submit an appraisal by March 31. The 2011 Qualified Allocation Plan only requires an appraisal when the land or building is being sold be a related party. Do we need to submit an appraisal if the land is not owned by a related party?**

HUD requires that IFA assure the costs of purchasing land and buildings are reasonable. During the application period, if the sale is not with a related party, then the Applicant may submit a valuation determination other than an appraisal (such as document that shows what other similar properties have sold for in the past 24 months) or a tax valuation. However, prior to the signing of the HOME written agreement, an appraisal from a non-related party must be provided to determine the appraised value of the property at the time of the sale to the Applicant. This allows the Applicant to use an appraisal that establishes a valuation for a lending institution or other source of funds, and not incur the additional expense of a second appraisal. The Applicant runs the risk that the HOME funds will be reduced by the amount awarded above the appraised value. For example, the application lists the sale price for a property at \$1 million. The HOME award is \$900,000. The appraisal comes back at \$800,000 for the property. The HOME award will be reduced to \$700,000.

**86 Can you give any clarification on the main entrance areas issues?**

Main entry designed with a foyer and equipped with a remote security and intercom system to each unit, to control entry to common areas; or a covered entry and storm door for unit main entrance to exterior.

**87 Is there a definition for "Related Party"**

See Identity of Interest in the Appendix 2.

**88 Is a Written Outline Construction Specification required?**

Item 8B in the Appendix K (Exhibits & Scoring Checklist) requires you to upload your plans and specifications

**The description of the letter of support says it is worth 10 pts but the application gives you 20 points when calculated, which is correct?**

The text in the application is incorrect the correct score is 20 points. This has been corrected in the online application.

**90 Is there a specific IFA form for the Letter of Support?**

No.

**91 Do we need to documentation showing source of utility calculations if all the utilities are paid by the project and not by the tenants?**

The LIHTC currently requires you to submit an Exhibit 11T. Just note on this document that all utilities are being paid by the landlord/owner.

**92 When is the plan for the Iowa Rose Program due?**

The Rose Program Plan is due with the LIHTC application. The application requests information from you, in Exhibit 2S and the related exhibits are now available. You can also find these Exhibits in the 2011 Program, Appendix G, Exhibits A, B and C on our website.

**93 Would an air source heat pump be acceptable as an alternative to geothermal, solar or wind generation requirement for IFA?**

An air to air heat pump system does NOT meet the QAP requirements for points in the Renewable Energy Source.

**94 How should the square footage of a garage unit attached to a rental unit be shown on the IFA application?**

List the garage as an amenity and do not include the garage square footage in unit or common space.

**95 If a property's energy provider will not sign the Exhibit 9S Certification of Available Utilities, will documents that verify that this energy provider does indeed provide utilities to this site work for the application?**

You must provide a properly executed Exhibit 9S in order for IFA to consider an allocation of points for Readiness to Proceed.

**96 Does the unit cost cap apply to units that are market rate?**

The unit cost cap is the same for Mixed Income project with some market rate units as a 100% LIHTC project.

**97 Do we need to provide a consultant agreement with our energy consultant as part of Exhibit 9T?**

You do not need a signed consultant agreement with your energy consultant at the time of the LIHTC Application.  
Exhibit 9T is for the project development consultant.

**98 If you have submitted preliminary outline specifications in a previous application, do you need to submit these specifications again?**

Yes.

**99 If we have a project in two adjacent cities but they are in the same county, i.e. two CEO's, do we need to notify the county chairperson?**

The LIHTC application will produce the letter to the CEO, so the letters will be produced by our online system and IFA will send the notification.

**100 Do the requirements for the monitored alarm security system include all interior corridor doors?**

In order to receive 5 points for this item in the Market Appeal category, you must provide a monitored alarm security system for each door that accesses each unit, including interior corridors. The monitoring must be provided through a third party company.

**101 Will a solar hot water system be considered as an option as a renewable energy system?**

A solar hot water system does not meet the scoring requirement for Renewable Energy scoring points. If you have a solar energy system that heats the units, (a type of HVAC system), then provide this information in advance and we will review for consideration of points.

**102 Does the tenant paid portion of the rent or the gross monthly rent have to be below 100% of FMR to be eligible for points?**

In order to receive the 10 pts for meeting the FMR, the gross monthly rent (not the tenant paid portion) must be below 100% of the FMR.

**103 How would you like to see the ROSE Programs monthly escrow underwritten on the LIHTC Application?**

You must list the monthly escrow as an expenditure, do not net it out in the rents.

**104 I am writing to get some clarification on the statement in Section 6, category 3 of the QAP, "Commitment to hold, pursuant to IFA's held for occupancy policy..."**

Please refer to Appendix F—Resident Populations with Special Needs. Item #3 on page 2 clarifies IFA's policy on held for occupancy. It is based on a minimum of 25% of the units. It is a requirement throughout the initial 15 year compliance period. As indicated in the developer training, you should review the Iowa Boarding House law since it is possible it could apply.

**105 Is it necessary to enter a rural development property using the "Create a new Rural Development Application"?**

No, that application is for the non-competitive RD Preservation Program. There are only 2 developers approved through a prior RFD to submit these applications. See Section 2.2.3.1 of the 2011 QAP.

**106 I am working with the local department of housing to obtain a project-based rental Assistance Contract, but I will not have this at the time the LIHTC Application is due at IFA. Do I need to complete Exhibit 7T and 7S?**

Since you have a conditional commitment from the local housing agency, you will not receive points for a Project Based Rental Assistance Contract. You do not need to submit exhibits 7T and 7S. Note that the units listed at or below 40% AMGI and rent restricted will receive points per the QAP Resident Profile—Category 1—Serves Lowest Income Residents.

**107 Please provide clarification regarding the information needed to complete Form 8821.**

Per 3.4.6 Authorization Forms, the application must include an executed IRS Form 8821, Tax Information Authorization Form, for each developer, for sharing of information between IFA and the IRS.

Section 2 Appointee should contain: Iowa Finance Authority, 2015 Grand Ave, Des Moines, IA 50312; Telephone# 515-725-4900; Fax# 515-725-4901; CAF No. may leave blank.

3(a) Type of Tax: Should list individually all types of tax returns filed which bears the name of the Developer(s) i.e. income, employment, LIHTC, for Individual, partnership, corporation filed. (Example: of Series 1040 & attached schedules; Series 1065 and attached schedules; Series 941 and attached schedules; Series 1120S and attached schedules; Series 8609 and attachments; Series 8586 and schedules).

3(b) Tax Form Number: Should list any form filed in which the developer was listed

3(c) which they have filed in the last three years (2008, 2009, 2010)

3(d) It should include all tax form numbers which have been filed by each developer in the past three years (a) (b) You should include lien information, balance due amount(s), or tax liability.

Item 4 should be checked since you are requesting to disclose information to a state agency.

**108**

**Are there any instances in which your project would not require Exhibits 6T and 15T (a, b & c)?**

Exhibit 6T may not apply to your project if you only have a permanent loan with no other sources of funds or where your remaining sources do not require a commitment (State HOME Loan, City of Des Moines HOME Loan or CDBG Disaster Funds). If this applies to your project, upload a document stating Exhibit 6T does not apply to your project and why.

Exhibit 15T (a, b, and c) may not apply to your project if your developer/general partner/management company has only participated in the LIHTC Program in Iowa. If this applies to your project/team member, upload a document for the appropriate exhibit (a, b, c) stating this and why.

**109 Under the Development Team Experience/Efficiency how are the hard construction costs determined in order to receive points?**

The 10 points for Category 3, Development Team Experience/Efficiency are calculated for new construction (and projects with federal/state historic credits): The hard construction costs are attributed to the threshold level at the same percentage as the #of units at each bedroom type compared to the total units. If half of the units are 1 bedroom - then half of the hard construction costs divided by the # of 1 bedroom units must be less than or equal to 95% of the 1 bedroom unit cost cap. The 10 points for Category 3, Development Team Experience/Efficiency are calculated for acq/rehab and rehab projects: The hard construction costs are attributed to the threshold level at the same percentage as the # of units at each bedroom type compared to the total units. If half of the units are 1 bedroom - then half of the hard construction costs divided by the # of 1 bedroom units must greater than or equal to \$35,000 (as is listed on page 25 of the 2011 QAP).

**110 If all 8823 issues have been corrected, do we need to complete 17T, or is 17T required only for uncorrected issues of non-compliance?**

No, you do not need to complete exhibit 17T if you do not have any "out of compliance" 8823's at the time of LIHTC Application due date.

**111 What should be listed in the Exhibit 15 T and 16T, section f Number of non-corrected 8823's issued?**

Any 8823's which were issued after the 90 day correction period should be listed as well as dates for the out of compliance period. The number of these non-corrected 8823's must be listed since the inception of the project.

**112 We are having a problem with attaching exhibits. We have attached exhibits on our project and the exhibits have mysteriously disappeared.**

The IFA IT Department has looked into the exhibit issue. This is not a problem on IFA's system so please check your system for proper document upload.

**113 How is deep rent skewing (15% at 40% AMI) different than committing 20% of the units to those at 40% AMI for points? Do we check the deep skew box if we are doing the 20% at 40% or is that a different commitment?**

The 20% at 40% is a state scoring commitment. You do not receive any additional points if you check the deep rent skewing. Deep Rent Skewed is an IRS requirement for a project, if checked, and must be marked on the 8609 form. (See IRS form 8609 instructions and the IFA compliance manual.

**114 What requirement is noted that requires the use of an elevator, or that requires all levels be accessible to fall under the handicapped accessible requirement?**

The following is on page 63 of the 2011 QAP, Appendix 1, G (18)

18. Handicap Accessibility: In new as well as rehab construction, a minimum of five percent (5%) of all Units supplied must be fully handicap accessible on the building accessible routes which includes all floors if an elevator is provided. All Units on the accessible routes must be adaptable upon reasonable tenant request for special needs. A minimum of two percent (2%) of all Units supplied must be adapted for hearing and/or vision impairments. The two percent (2%) cannot be included in the five percent (5%) of the accessible Units that must also be provided with hearing and vision impaired equipment. (e.g. with strobes and horns).

Fully handicapped accessible refers to a "type A" unit, which means all of the unit area must be accessible. A project that has a second story and/or a basement must provide access to these areas to meet this 50% requirement. Keep in mind if you are requesting points for a basement in a ROSE project, the handicapped accessibility applies.

**115 If 100% of the units of a project are handicap accessible, are they all required to have horns/strobes, or just 2% of the total units?**

2% of the units.

**116 If our LIHTC application establishes the project as an elderly 55+, and we later win project-based-vouchers, are we permitted at that time to implement an elderly 62+ restriction as an overlay to our LIHTC LURA? Are changes between 55+ and 62+ allowed between March 8 and carryover?**

IFA generally would not allow material changes to the project per section 8.3 of the 2011 QAP.

**117 I wanted to confirm that it is not a requirement that one of the development team members has received an 8609.**

The Management Company/Manager must have at least one year of experience successfully managing a Section 42 property. IFA does not require the Developer, General Partner/Managing Partner, or Consultant to have received an 8609. Please provide a background of the development team members in the narrative section of the Project Team section of the LIHTC online application.

**118 In the Buildings tab, there is a check box titled "Extend Rent Limit". If you check this box, it then asks you to type in the contract number. We are trying to figure out if this applies to our project and what specifically is being asked. We believe it applies to the HAP contract on the property but are not positive on that point.**

Yes this is in reference to your subsidized project-based rental assistance. Provide the contract number and a copy of the contract in exhibit 7T, and exhibit 7S for points. The application will allow an extended rent limit.