

OVERVIEW OF CHANGES FOR THE 2013 QUALIFIED ALLOCATION PLAN

Introduction

- Updates the application process schedule with the applications due on December 10, 2012 and awards presented at the March 2013 Board Meeting.
- Final approval of the QAP by the Governor shall be a precondition to the execution of any Carryover Agreement under this QAP.

Part A: Requirements for 9% Tax Credits

- Section 2.2.5—Board may redirect RD funds to general pool
- Section 2.2.5.2—Establishes a set-aside for additional credits if the 9% tax credit rate is not extended by Congress
- Section 3.2.1—Require New Developer financial statements for the past 3 years and a new developer is only eligible for one project
- Section 3.2.3—Mandatory Developer Training requirement set
- Section 3.3.1—Restricts applicant contact with IFA during the appeal period
- Section 3.4.8—Realigned the set-aside priorities
- Section 4.5.2—Requires a commitment for tax increment financing
- Section 4.9—Increased Unit Cost Cap by \$5,000 per bedroom type
- Section 4.9.1—Clarifies that the applicant may subtract the residential portion of the federal historic tax credits when calculating the per unit cost cap
- Section 5.4.2—Clarifies the Qualified Development Team participation
- Section 5.14—Added a commitment to notify DHS referral network of vacancies
- Section 5.15—Added lease addendum concerning handicap accessible units
- Section 6—Resident Profile—Category 3—Clarified resident population with Special Needs
- Section 6—Resident Profile—Category 5—Clarified that this category is not available to an Applicant that has a Subsidized Project-Based Rental Assistance Contract
- Section 6—Building Characteristics—Category 2—Added Projects with HUD-VASH vouchers
- Section 6—Building Characteristics—Category 5—Clarified Handicapped Accessible Units to meet Olmstead goals
- Section 6—Other—Clarified Title Guaranty requirements
- Section 7.2.3—Added a basis boost up to 15% for projects that must use a floating rate if Congress does not extend the fixed 9% Tax Credit rate

Part B: Requirements for 4% Credits

- Section 9.4.14—Clarifies IFA's Executive Director's authority to award 4% Tax Credits subject to approval by the Board of the use of tax exempt financing
- Section 10.8--Increased Unit Cost Cap by \$5,000 per bedroom type
- Section 10.8.1—Clarifies that the applicant may subtract the residential portion of the federal historic tax credits when calculating the per unit cost cap
- Section 11.4.2—Clarifies the Qualified Development Team participation

Part C: Terms and Conditions

- Section 13.3— Clarifies that if the property in the Application has an existing LIHTC LURA, then the original LURA requirements, in addition to the project LURA requirements, will be enforced by IFA.

Appendix 1

- Section 8—Site Control—Leases and installment contracts are not allowed when HOME funds are provided
- Misc. clarifications in Construction items

Appendix 2

- Amends and adds glossary terms