



Mississippi Home Corporation  
735 Riverside Drive  
Jackson, MS 39202

**MISSISSIPPI HOME CORPORATION (MHC)  
HOUSING TAX CREDIT PROGRAM  
PROGRAM BULLETIN #13-001**

TO: Developers, Owners, Management Agents Representing Owners,  
Interested Parties and State of Mississippi

FROM: Katina C. Pace, Vice President of Tax Credits  
Mississippi Home Corporation

SUBJECT: 2012 Qualified Allocation Plan (QAP) Amendment  
Health Care Zone Special Allocation Cycle

DATE: First issued: February 8, 2013  
Amended: February 11, 2013

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This bulletin serves to inform of a recent amendment to the Mississippi Home Corporation's (MHC) 2012 Qualified Allocation Plan (QAP). In collaboration with the Office of Governor Phil Bryant, MHC has established policies relative to the recent Mississippi Health Care Industry Zone Act. Please see this link for a copy of the legislation: <http://billstatus.ls.state.ms.us/2012/pdf/history/HB/HB1537.xml>

The Health Care Zone scoring criteria provides as follows:

*Developments must be located within a county which has certificates of need of more than three hundred and seventy-five (375) acute care hospital beds. The counties that currently have more than 375 acute care beds are Lee, Lauderdale, Rankin, Hinds, Forrest, Jackson, and Harrison. Additionally, DeSoto County will be eligible for this scoring category and the Health Care Zone set-aside.*

*Developments may also locate in a county that has less than 375 acute care hospital beds so long as the county's health care zone has a master plan from an AICP certified planner (American Institute of Certified Planners) with experience working in Mississippi. Applicants must provide certification that a master plan is in place or has been commissioned for these counties from Mr. Tray Hairston, Associate Counsel and Policy Advisor for Economic Development for the Governor. If a master plan has been commissioned and is not yet in place, applicants must provide a second certification to Mr. Tray Hairston no later than May 31, 2013 that such master plan has been approved and is in place. Failure to provide a second certification by this date may subject the applicant to the penalties found herein.*

*All proposed developments must be located within a 5 five mile radius of a qualifying health care facility, as described in the paragraphs above. Applicants must contact Dr. Ben Mokry for a map which identifies the proposed development's location within a 5 mile radius of the acute care hospital facility. The market study must address housing priority for this specialized need. Applicants must include a specified marketing plan that identifies how they will target qualified medical professional personnel for the development.*

2012 Qualified Allocation Plan (QAP) Amendment  
Health Care Zone Special Allocation Cycle  
February 8, 2013

In a special allocation cycle, MHC will forward commit up to fifty percent (50%) of its 2014 Annual Credit Authority (ACA) and up to one hundred percent (100%) of its 2015 Annual Credit Authority (ACA), to the extent available to the State of Mississippi from the U.S. Treasury, for qualifying developments that were not awarded credits in the regular 2012 application cycle. In accordance with Section 42(h)(5) of the IRC, MHC will reserve up to ten percent (10%) of the 2014 ACA and ten percent (10%) of the 2015 ACA to be forward committed to qualified non-profit entities, as are defined within the 2012 QAP. If there are not enough qualified non-profit applicants, MHC will retain the applicable credit authority for future use.

Any 2012 applicant that was not awarded credits in the regular 2012 application cycle may opt to bring their application current to be considered for the special allocation cycle. The applicant must meet all of the requirements of the Health Care Zone Scoring Criteria found in the 2013 Qualified Allocation Plan and reprinted herein. To qualify, an application must satisfy the following criteria:

1. Application includes executed submittal statement provided by MHC (see copy attached).
2. Application includes current information regarding Site Control.
3. Application includes required map from Dr. Mokry to document qualifying site location.
4. Application includes qualifying certification statement from Tray Hairston for those developments which are not located within the eight (8) counties listed herein.
5. Application includes current information regarding Zoning.
6. Application includes current information regarding Market Study. Please see the attached Health Care Initiative Market Study Addendum (NOTE: the market analyst **must** enumerate the provided information in accordance with the addendum listing).
7. Application includes marketing plan meeting the requirements of the Health Care Zone scoring criteria.

Applicants will maintain the score they received in the regular 2012 cycle. Awards will be made based on the 2012 score as well as a review of the required documentation. MHC will NOT re-score the applications. All applicants must agree to begin construction **no later than May 31, 2013**. Any recipient that does not meet the May 31 deadline will pay a penalty of one percent (1%) of the annual credit amount each month until construction begins. Penalties will be assessed on June 1, July 1, and August 1, 2013. If construction is not started by September 1, 2013 the credits will be recaptured by MHC for use in a future cycle.

All submittals must be received by MHC between **9:00 a.m. on Monday, March 11, 2013** and **2:00 p.m. on Friday March 15**. No submittals will be accepted after 2:00 p.m. on March 15, 2013. The packages must be submitted in the standard green application binders and all information must be tabbed in accordance with the listing above. MHC will make awards within 30 days of the submission deadline.

If you have any questions regarding this program bulletin, please contact the Tax Credit Division at (601) 718-4642.

**2012 Qualified Allocation Plan (QAP) Amendment  
Health Care Zone Special Allocation Cycle  
Applicant Submission Statement**

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The Health Care Zone eligibility criteria provides as follows:

Developments must be located within a county which has certificates of need of more than three hundred and seventy-five (375) acute care hospital beds. The counties that currently have more than 375 acute care beds are Lee, Lauderdale, Rankin, Hinds, Forrest, Jackson, and Harrison. Additionally, DeSoto County will be eligible for this scoring category and the Health Care Zone set-aside.

Developments may also locate in a county that has less than 375 acute care hospital beds so long as the county's health care zone has a master plan from an AICP certified planner (American Institute of Certified Planners) with experience working in Mississippi. Applicants must provide certification that a master plan is in place or has been commissioned for these counties from Mr. Tray Hairston, Associate Counsel and Policy Advisor for Economic Development for the Governor. If a master plan has been commissioned and is not yet in place, applicants must provide a second certification to Mr. Tray Hairston no later than May 31, 2013 that such master plan has been approved and is in place. Failure to provide a second certification by this date may subject the applicant to the penalties found herein.

All proposed developments must be located within a 5 five mile radius of a qualifying health care facility, as described in the paragraphs above. Applicants must contact Dr. Ben Mokry for a map which identifies the proposed development's location within a 5 mile radius of the acute care hospital facility. The market study must address housing priority for this specialized need. Applicants must include a specified marketing plan that identifies how they will target qualified medical professional personnel for the development.

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**By my signature below, I hereby confirm my application submission for the 2012 Qualified Allocation Plan (QAP) Health Care Zone Special Allocation Cycle as prescribed under the Mississippi Home Corporation (MHC) Program Bulletin #13-001 dated February 8, 2013.**

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Ownership Entity Name: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

## HEALTH CARE INITIATIVE MARKET STUDY ADDENDUM REQUIREMENTS

The Health Care Initiative Market Study Addendum must be provided by all qualified applicants that opt in their development to provide housing under the Mississippi Home Corporation's (MHC) Certified Health Zone set aside. This addendum serves as an addendum to the market study submitted with the 2013 Housing Tax Credit Application. It specifically addresses the impact of the proposed development within the defined Health Care Zone. In addition to the market study, the analyst must supply the following Health Care Zone specific information as well as any other information that may be pertinent to the future success or the non-viability of the development.

**1. Problem Definition:**

Define the problem the market study seeks to answer, specifically addressing the medical oriented population to be served. In almost all cases, the problem will be whether sufficient potential demand exists for the development as proposed. Potential demand is the pool of households that are income qualified (household income does not exceed applicable program limits) and can afford the proposed development's rents.

For example, if the proposed development will serve 100% frail elderly it is inappropriate for the study to address the entire elderly population. The study must target the analysis to the frail elderly population, the potential pool of residents. The study must also segment the frail elderly pool into those households that are income-qualified and can afford the proposed rents.

**2. Market Area Definition:**

The market area is defined as the Health Care Zone in which similar properties compete with the subject property for tenants. A factual basis for defining the boundaries of the Health Care Zone must be in accordance with mapping provided by the Mississippi Home Corporation or a Health Care Zone approved by the governor's office. A Health Care Zone and Adjacent Non-Health Care Zone market areas may be delineated as subsets of the entire market area but a valid basis must be demonstrated for the decision to include a secondary market and for the geographical areas selected.

If an Adjacent Non-Health Care Zone market is included in the study, appropriate adjustments must be made in the reconciliation of supply and demand to reflect the development's decreased likelihood of attracting households from the Adjacent Non-Health Care Zone market area. Provide a map that identifies the development site and both the Health Care Zone and Adjacent Non-Health Care Zone market area competition for the proposed development. It is particularly important to compare the development to competing developments and market preferences.

**3. Economic Analysis:**

The market study must provide an overview of the Health Care Zone's economic base. The economic analysis, at a minimum, must provide the:

- a. Number of persons employed in the Health Care Zone currently and as of the last census with employment defining percentage of Health Care Zone medical workers, medical support workers, others:
- b. Unemployment rate currently and as of the last census
- c. Projected future employment growth in the market area

**4. Special Needs or Targeted Populations to be Served**

Identify the need for specialized housing to meet the following population groups within the Health Care Zone.

- a. Elderly
- b. Veterans
- c. Disabled
- d. Mental Health