

State of Nevada
Department of Business & Industry
Housing Division



Low Income Housing Tax Credit Program
Qualified Allocation Plan
2015

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1
2 **DISCUSSION DRAFT Nevada 2015 QAP for LIHTC**
3
4

5 **GENERAL INFORMATION**
6

7 **A. Background.**
8

9 Nevada Housing Division administers the Low Income Housing Tax Credit (LIHTC) program and is
10 required as the state’s housing credit agency, to adopt a Plan describing the process for the
11 allocation of housing credits. Section 42 of the Internal Revenue Code (IRC or the Code) is the
12 federal statute establishing the tax credit program. In accordance with Section 42, each state
13 allocating agency must have a Qualified Allocation Plan (QAP or Plan) which:
14

- 15 • Sets forth selection criteria to be used to determine housing priorities
 - 16 • Gives preference among selected projects to:
 - 17 ○ Projects serving the lowest income
 - 18 ○ Projects obligated to serve qualified tenants for the longest periods
 - 19 • Includes the following selection criteria:
 - 20 ○ Project location
 - 21 ○ Housing needs characteristics
 - 22 ○ Project characteristics
 - 23 ○ Applicant characteristics
 - 24 ○ Tenant populations with special housing needs
 - 25 ○ Public housing waiting lists
 - 26 ○ Tenant populations of individuals with children
 - 27 ○ Projects intended for eventual tenant ownership
 - 28 ○ The energy efficiency of projects
 - 29 ○ Projects of a historic nature
- 30

31 In 1975, the Nevada Legislature determined that there was a shortage of safe, decent, and
32 sanitary housing throughout the State for persons and families of low and moderate income. To
33 address this Statewide deficiency, and to ensure that there would be sufficient safe, decent and
34 sanitary housing for persons and families of low and moderate income, the Legislature enacted
35 Chapter 319 of Nevada Revised Statutes (NRS) Chapter 319, “Assistance to Finance Housing”,
36 establishing and granting powers to the Nevada Housing Division (the “Division” or “NHD”).
37 Thereafter, the Division’s implementing regulations were enacted as Chapter 319 of the Nevada
38 Administrative Code (“NAC”).
39

40 With respect to the Nevada LIHTC program, NRS Chapter 319 and NAC Chapter 319 implement,
41 and are used in concert with, IRC Section 42. To resolve any issues between code, statutes,
42 regulations, and the IRC § 42 shall be deemed the prevailing authority, then the NRS Chapter 319,
43 then the NAC Chapter 319 and then the current QAP.

State of Nevada Qualified Allocation Plan for 2015 – **DISCUSSION DRAFT**

1
2
3 There are 2 methods of obtaining a Tax Credit allocation under a QAP: 1) through the competitive
4 application process; and 2) tax-exempt bond financing.
5

6 **SECTION 1 ANNUAL PLAN INFORMATION**

7

8 Nevada’s 2015 QAP is adopted pursuant the Division’s regulations implementing the LIHTC. The
9 Regulations, the Application form, the Instructions and the Compliance Policies and Procedures
10 Manual constitute the Division’s QAP pursuant to the Code and federal implementing
11 regulations.
12

13 The 2015 QAP covers the periods of January 1, 2015 to December 31, 2015. All reservations of
14 2015 tax credits made during the plan year are subject to the annual Plan. The Division will
15 update its web page with information regarding the 2015 QAP. The website address is:
16 <http://housing.nv.gov/>.
17

18 OBJECTIVES OF THE QUALIFIED ALLOCATION PLAN

- 19 1. Increase the amount of safe and livable affordable rental housing in Nevada
- 20 2. Preserve existing affordable rental housing
- 21 3. Contribute to a vibrant and sustainable economy by supporting and facilitating the
22 construction of affordable workforce housing near employment centers
- 23 4. Increase the availability of housing with supportive services, including for veterans
- 24 5. Support the housing goals and objectives stated in the State of Nevada Consolidated Plan
25
26

27 **SECTION 2 APPLICATION SUBMISSION DATES**

28

29 **A. Tax Credit Application Deadline**

30 Pursuant to NAC 319.974, Applications for Tax Credits, and all supporting documentation, must
31 be sent to NHD’s Las Vegas or Carson City offices and received by **5:00 P.M. on May 2, 2015 (the**
32 **“Application Deadline”**), unless otherwise specified by the Division.
33

34 **B. Completeness and Consistency of Tax Credit Applications**

35 Final applications must be completed on a Final Application form prescribed by the Division.
36 Original applications must be complete and must materially match other applications for funding
37 that relate to the project (e.g., other applications for funding such as HOME).
38

39 Incomplete applications will be rejected. No additional materials may be submitted once the
40 application deadline has passed. Any missing required information or documentation,

1 incomplete information¹ that prevents underwriting, and/or does not conform to the QAP will
2 deem the application void and the Applicant/Co-Applicants will forfeit all application and other
3 fees paid to the Division. Applicants/Co Applicants are responsible for ensuring that all required
4 items and back-up documentation are included with the application. Therefore, Applicants/Co-
5 Applicants should read the QAP carefully and contact the Division with any questions well before
6 the Application Deadline. Applicants/Co Applicants are also encouraged to take advantage of the
7 pre-review period described in subsection C., below.

9 **C. Formatting**

10 One original and one electronic copy of the application must be submitted. The electronic copy
11 can be submitted on compact disc (CD) and must contain all information included in the hard
12 copy submission. Scanned copies of the reports are allowable.

13
14 The original application must be in a two-volume binder with the application and supporting
15 scoring documents in Volume One, marked with appropriate tabs, and the Market Study and any
16 Environmental/Engineering documents in Volume Two. Applications that are not in the required
17 format will be rejected.

18
19 Applicants/Co Applicants are encouraged to send in applications more than 15 days before the
20 Application Deadline to take advantage of a pre-deadline review period. The Division will allow
21 an extension of the 15-day review period if the Department of Housing and Urban Development
22 (HUD) guidelines for the finalization of the QAP are delayed. The Division will make an
23 announcement regarding the extension if applicable.

24
25 As part of the application certification, all Applicants/Co-Applicants acknowledge that upon the
26 issuance of the reservations all applications and all materials submitted constitute public records
27 within the meaning of the Nevada Public Records Act.

28
29 The Division may require throughout the initial and extended compliance period regular
30 submittals of financial as well as other performance and occupancy information for all projects.
31 This may include balance sheets, income statements, rent rolls and audited financials.

33 **D. Reporting**

34 The Division ~~may~~ requires information via regular and special reports throughout the initial
35 compliance and extended compliance period. ~~regular-~~ This includes no less than annual
36 submittals of financial, operating, reserve, occupancy and other performance statements and
37 information for all projects. This ~~may~~ includes copies of balance sheets, income statements,
38 operating and capital reserve statements, rent rolls ~~---~~ and audited financial statements. All
39 operators submitting applications herein agree timely to copy NHD on any and all legal notices,

¹ Missing application information includes any budget, back-up, or other application information required for all or specific project types. It does not include back-up documentation for optional preference points. An application that does not include any or appropriate back-up documentation for optional preference point rating factors will be accepted; however, the project will not receive points for those items where information is missing, incomplete or unclear.

1 including notices of delinquency, foreclosure, loan demands, liens, etc. Documents further
2 include:

- 3
- 4 • A note stating the final tax credit pricing accepted by the developer.
- 5 • Copies of monthly or quarterly reports submitted to investors or partners at the time
6 they are submitted to such parties.
- 7 • Copies of annual audited project financial statements are required to be submitted to
8 the Division each year during the initial 15 year compliance period.
- 9 • Copies of all secured debt loan documents, investor, partnership and management
10 agreements and amendments are required to be submitted after they are fully executed
11 and, if recorded, after they are recorded, and if amended, then after they are amended.
- 12

13 All copies of the above reports should be sent in electronic format only. The Division will
14 provide further information on this matter in its call(s) for information.

17 SECTION 3 TRAINING

19 A. Training Dates/Reservations for Sessions

20 Persons desiring training on the 2015 QAP and application should notify the Division by **January**
21 **31, 2015**. If a minimum of five persons notify the Division by this date, a formal training in
22 February will be scheduled. Otherwise, requests for technical assistance will be handled on a
23 case-by-case basis. Persons interested in training should contact: Michael Dang, Chief of State
24 and Federal Programs 775.687.2033 or email mdang@housing.nv.gov and copy Mark Licea,
25 mlicea@housing.nv.gov.

27 B. Training Cost

28 The cost of the above identified training, if scheduled, is **\$75** per person. The registration fee
29 must be prepaid by check payable to NHD and delivered to NHD's Carson City or Las Vegas offices
30 10 days prior to the training date.

34 SECTION 4 GUIDING PRINCIPLES AND PRIORITIES

36 Demand for housing credits often exceeds supply. In determining how and where to allocate the
37 credit, NHD must consider the need for affordable housing throughout the state of Nevada. The
38 purpose of the QAP is to reserve Federal Tax Credits for the creation and maintenance of rental
39 housing units for low and very low income households in the state in such a way as to further the
40 following principles and priorities:

- 41
- 42 • Reserve credits in order to provide an equitable distribution throughout the state;

- 1 • Reserve credits in order to provide a reasonable mix of affordable housing projects, both
2 in regard to the number of units, populations served (e.g., elderly, special needs) and type
3 (e.g., mixed use, assisted living);
- 4 • Reserve credits to as many rental housing projects as possible, considering cost, size,
5 location, income mix of proposals, and environmental sustainability;
- 6 • Reserve credits in order to provide opportunities to a variety of qualified Applicants, both
7 for-profit and non-profit;
- 8 • Reserve only the amount of credit that the Division determines to be necessary for the
9 financial feasibility of a project and its viability as a qualified low income housing project
10 throughout the credit period.

11

12 **Criteria for Approval**

13 Consistent with the Code requirements, the process for evaluating Tax Credit applications
14 includes a comprehensive analysis that gives preference to applications serving the lowest
15 income residents for the longest period of time, together with an analysis of the overall viability
16 of the proposed project. In order to ensure that the diverse housing needs of communities
17 throughout Nevada are considered, the low income targeting and extended use period of
18 proposed projects will be considered along with, at a minimum the following criteria:

19

20 **Market Conditions**

21 The Division will consider the stability of both tax credit and market rate properties in the primary
22 market area (PMA) of the proposed project, including vacancy rates, rent concessions, or reduced
23 rents. In addition, NHD staff will analyze the assumptions made in the Market Study regarding
24 capture rates and overall demand. Tax Credit applications may be deemed ineligible if: (1) the
25 assessment determines that comparable affordable housing projects have occupancy levels less
26 than 90%; (2) the proposed housing project would have significant adverse financial effect on
27 other publicly funded projects without offsetting public benefits; or (3) the rents for the
28 affordable housing project are equal to or greater than comparable market-rate housing.

29

30 The Division publishes an annual Apartment Facts report on its website. Potential applicants may
31 consult this publication as part of their research on market conditions. The Division will review
32 submitted third-party market studies as well as its own internal publications in determining the
33 needs of an area and alignment between proposed projects.

34

35 **Project Readiness**

36 The proposed project must be ready to proceed to be constructed, completed and tenant
37 occupied within the timeframes set forth in this Plan. The components of “project readiness” are
38 outlined further in this Plan. As part of the overall evaluation of the project’s readiness, the
39 Division will provide preference to projects that meet additional readiness-to-proceed criteria
40 outlined in the scoring sections.

41

1 **Overall Financial Feasibility and Viability**

2 The Code states that “the housing credit dollar amount allocated to a project shall not exceed
3 the amount the housing credit agency determines is necessary for the financial feasibility of the
4 project and its viability as a qualified low income housing project through the credit period”.
5 NHD, therefore, will evaluate the overall financial strength of each project and consider such
6 items as debt coverage ratios throughout the 15-year pro forma period, the ability to pay
7 deferred Developer Fees from cash flows, operating reserve amounts, and annual operating
8 expenses. While still acknowledging that there are legitimate circumstances that allow for a
9 waiver of certain underwriting criteria (e.g., lower vacancy rates for 100 percent occupied
10 project-based voucher deals, lower PUPA for independent senior deals), projects that exceed the
11 underwriting criteria will be considered to be stronger deals.
12

13 **Experience Developing and Managing Multifamily Rental Properties**

14 NHD will evaluate the experience of the Applicant/Co-Applicants in terms of the quality of the
15 development and management experience, including the compliance and overall financial
16 strength of the Applicant/Co-Applicants’ current low income housing portfolio, the number of
17 successful projects, compliance with any applicable regulatory requirements, and the
18 Applicant/Co-Applicants’ past performance with respect to the efficient operation of high-quality
19 low income housing projects.
20

21 **Total Project Cost per Unit**

22 NHD recognizes the wide range of project costs throughout the state, including such items as
23 land costs, construction costs, permits, etc. Project cost ratio comparisons are not the absolute
24 and exclusive arbiters of the best use of tax credits. Federal law requires carefully rationing the
25 amount of the credits. Given the limited nature of the housing credit, however, NHD may
26 ultimately need to make a judgment regarding the best use of this valuable resource as it relates
27 to the total project cost per unit and the requested annual tax credit per unit.
28

29 **Proximity to Existing Tax Credit Projects**

30 NHD must monitor the distribution of tax credit projects across the state as well as in particular
31 submarkets. In some cases, NHD may need to make choices between two credible applications
32 based on the number of Tax Credit projects in a particular market or area of the State. Attention
33 will also be paid to any recent reservations made in a particular market or area of the state.
34 Recently approved projects should be afforded the opportunity to lease-up without direct
35 competition from another Tax Credit project. Particular attention will also be paid to existing
36 projects that are not achieving pro-forma rents.
37

38 **Site Suitability**

39 Sites will be evaluated on the basis of suitability and overall marketability including, but not
40 limited to, schools, shopping, public transportation, medical services, parks/playgrounds;
41 conformance with neighborhood character and land use patterns; site suitability regarding slope,
42 noise (e.g., railroad tracks, freeways), environmental hazards, flood plain or wetland issues.
43

APPORTIONMENT OF TAX CREDITS

SECTION 5 APPORTIONMENT ACCOUNTS AND INITIAL BALANCES

The Per Capita Tax Credit (PCTC) for 2015 is estimated to be **\$2.30** subject to adjustment by the Consumer Price Index (CPI). This estimate is based upon the **\$2.30** multiplier published by the IRS in the *Federal Register*.

Estimated Tax Credit allocations are shown on the following table. Applicants/Co Applicants are responsible for obtaining information on the actual amount of apportionment prior to the submission of an application. Information on the actual amount of apportionment for each set-aside or other sub-account will be available on the Division's website or may be obtained by contacting the Division. NHD reserves the right to round up or down the actual dollar amount designated to any set-aside or geographical apportionment.

A. Veterans Housing Set-Aside for Clark County. The 2015 QAP will set-aside

\$1,000,000.00 of tax credits **from the Clark County apportionment** to fund a veterans housing project located in Clark County. The highest scoring project in the veterans housing category in Clark County will be funded from this set-aside. If the total amount of credits set aside (\$1,000,000.00) is not utilized, the remaining credits will be dispersed into the balance of the Clark County apportionment.

-If the sponsor/co-sponsor of the highest scoring veterans application in Clark Co. is also a qualified non-profit organization and is eligible for funding through the non-profit set-aside, the project will be funded **with the full amount of the non-profit set-aside, with the balance of the funds coming from the Veterans set-aside.** The remaining balance in the Clark County Veterans set-aside will be dispersed into the balance of the Clark County apportionment.

-Housing for Veterans in all other jurisdictions/set-asides, will be funded from their corresponding apportionment per the following table.

ESTIMATE BASED ON \$2.30 PER CAPITA MULTIPLIER	STATE POPULATION ESTIMATE² ALLOCATIONS (%)	ESTIMATED TAX CREDIT LEVELS
TAX CREDIT STATE CEILING	2,790,136	\$6,417,313
TOTAL PROPOSED 2015 AUTHORITY		\$6,417,313
NON-PROFIT SET-ASIDE (IRC § 42)	10%	\$641,731
USDA-RD SET-ASIDE (NHD)	10%	\$641,731
ADDITIONAL (NHD)	5%	\$320,866
Total of All Set Asides		\$1,604,328
NET 2015		\$4,812,985
TOTAL SET-ASIDES	Set Aside Percentage	
To Allocate Geographically	100%	\$4,812,985
TOTAL GEOGRAPHIC APPORTIONMENT	Percent of State Population	
CLARK COUNTY	72.54%	\$3,491,339
Less 2015 Commitment		\$0
CLARK COUNTY BALANCE		\$3,491,339
WASHOE COUNTY	15%	\$721,948
OTHER COUNTIES	13%	\$625,688

1
2
3

* See NAC 319.972 (Authorized IRS and State Demographer Values will be posted on website when available)
The above amounts are subject to change as final IRS and State figures are received.

Missing application information includes any budget, back-up, or other application information required for all or specific project types. It does not include back-up documentation for optional preference points. An application that does not include any or appropriate back-up documentation for optional preference point rating factors will be accepted; however, the project

State of Nevada Qualified Allocation Plan for 2015 – **DISCUSSION DRAFT**

1 **SECTION 6 NON-PROFIT SET-ASIDE**

2
3 There will be a non-profit set-aside in the amount of 10% of the state ceiling.

4
5 A reservation or allocation of Tax Credits from this set-aside will be limited to non-profit
6 organizations acting alone or in partnership with a for-profit Co-Applicant. The goal and mission
7 of the Applicant/Co-Applicant non-profit organization must be developing and providing
8 affordable housing. The non-profit Applicant/Co-Applicant must have successfully developed
9 and operated affordable housing which offers restricted/subsidized rents to income eligible
10 tenants, utilizing HUD/LIHTC/PHA and/or other public funding sources. The non-profit
11 organization Applicant/Co-Applicant must have actively participated in the development and
12 operation of the affordable housing projects either as the manager or general partner of the
13 Project Sponsor, the contractor, or Project Sponsor. Applicant, if awarded tax credits under this
14 set-aside, will be required to continually evidence “material participation...i.e., regular,
15 continuous, and substantial involvement (IRS Form 8823, Specific Instructions, Item 11q).

16
17 The non-profit Applicant/Co-Applicant must have received a determination letter from the IRS
18 indicating that the organization is qualified pursuant to IRC Section 501(c)(3) or 501(c)(4) and the
19 application package must contain an executed Exhibit Seven of NHD’s Application for Tax Credit
20 (that is posted on the Division website). The Applicant/Co-Applicant non-profit organization
21 must certify in writing to the Division that it meets the requirements of NAC 319.988.

22
23 The Applicant/Co-Applicants must also certify that no change has occurred in the organization
24 since the issuance of the IRS determination letter that would affect the validity of the
25 determination letter. If the Applicant/Co-Applicants receive a Carryover Allocation of Tax Credits
26 from the non-profit set-aside, any new Project Sponsor during the compliance period must
27 establish that the new Project Sponsor meets all of the requirements to qualify for a Carryover
28 Allocation of Tax Credits or the Final Allocation of Tax Credits from the non-profit set-aside under
29 the provision of this QAP.

30
31 The set-aside will be awarded to non-profit Applicant/Co-Applicants on a basis of high score
32 amongst all applications received in this category, regardless of geographic area served or type
33 of project. If the set-aside funds are not enough to fully fund the application, the remaining funds
34 will be appropriated from the geographic sub-account for the area within which the project is
35 located.

36
37 Applications submitted under this set-aside that do not receive funding from this set-aside will
38 be eligible to compete for an allocation of Tax Credits through the geographic set-aside process
39 as long as the application was submitted under both categories. The geographic set-aside
40 amounts will be based on the statewide geographic formula using the State Demographer’s
41 estimates as outlined in Section 5, Apportionment Accounts and Initial Balances.

1 **SECTION 7 USDA-RD SET-ASIDE**
2

3 There will be United States Department of Agriculture Rural Development (USDA-RD) set-aside
4 in the amount of 10% of the state ceiling.
5

6 At the time of application, the Applicant/Co-Applicants must have supplied the local USDA-RD
7 office with a letter authorizing that office to release to the Division a copy of the Applicant/Co-
8 Applicants’ application for USDA-RD funding. A copy of the letter must be submitted with the
9 Tax Credit application. Applicant must also include in the Tax Credit application a letter or other
10 written indication (emails are acceptable) from the USDA-RD confirming receipt and ability to
11 proceed.
12

13 A reservation or allocation of Tax Credits from the USDA-RD set-aside will be limited to new
14 construction projects, projects that have reached the 15 year threshold, or ~~or~~ existing housing
15 projects not yet in the Division’s Tax Credit housing portfolio receiving direct funding from USDA.
16 Direct funding includes loan guarantees, loan assumptions or other similar support as long as
17 approved by USDA.
18

19 Acquisition/Rehabilitation projects must be in accordance with USDA-RD regulations and must
20 substantially rehabilitate or change the project to accommodate the housing needs in the
21 jurisdiction in which the project is located. Acquisition/Rehabilitation projects will require a
22 letter from USDA explaining why the rehabilitation is warranted and indicating that the scope of
23 the capital needs assessment is acceptable, and that the rehabilitation meets USDA-RD’s
24 definition for substantial rehabilitation. The letter must accompany an application to constitute
25 a complete application; therefore, applicants are encouraged to submit their application and
26 capital needs assessment to USDA-RD for review prior to Tax Credit application submission. The
27 project must also meet NHD’s definition for substantial rehabilitation that for this particular set-
28 aside is an investment of at least \$10,000 per unit prior to funds invested to meet NHD’s energy
29 requirements.
30

31 USDA-RD Tax Credit applications will be processed with the normal Tax Credit reservation cycle.
32 If no Tax Credit applications are received requesting the USDA-RD set-aside, the Division will
33 distribute all sums in the USDA-RD set-aside to the three geographic sub-accounts based on
34 population.
35

36 If the USDA-RD is unable to issue certification stating the availability of federal funding by the
37 date the Division receives notice that National Pool Tax Credits are available, said reservations
38 will be cancelled and the USDA-RD set-aside will be returned to the General Pool for distribution.
39

1 **SECTION 8 ADDITIONAL CREDITS SET-ASIDE**

2
3 A set-aside of 5% will be reserved for additional credits. The pool of additional credits will initially
4 be distributed on a pro-rata basis based upon the proportion of population in each geographic
5 area (i.e., 72% of the set-aside will be awarded to Clark County, et. seq.). Projects within each
6 geographic area requesting additional credits will be awarded on a pro-rata amount of credits
7 based upon the total amount of additional credits requested within that geographic set-aside. A
8 project will not be awarded more than 10% of the 2015 or prior year (if applicable) award.
9 Although applicants may be eligible for up to a 10% award, the actual award will be determined
10 on available credits and project need as determined by analysis of an updated budget and
11 supporting documents.

12
13 Projects receiving Tax Credits in previous allocation rounds may request additional Tax Credits
14 due to increased construction costs, existing eligible basis from initial application that was above
15 the NHD per project tax credit cap, or decreases in credit pricing that result in a financing gap,
16 and subject to the conditions of this section.

17
18 Requests for additional Tax Credits are subject to the limitations specified below:

- 19
20 1) Additional Tax Credits exclude Developer Fees. Contractor Fee cannot go above the
21 actual percentage in the initial application.
22
23 2) The request for additional Tax Credits is limited to 10% of the original award.
24
25 3) Requests for additional Tax Credits within the 10% limit and not totally funded through
26 the set-aside may be considered at the end of the initial competitive round at the
27 discretion of the Administrator.

28
29 Applicant/Co-Applicants submitting applications for additional credits must submit a modified
30 application consisting of a cover letter clearly identifying the additional credits associated with
31 the project, the decreased equity pricing, or the remaining eligible basis from the initial
32 application that warrants the need for additional credits as well as an updated budget (showing
33 original budget and eligible basis and new budget and eligible basis by line item), updated pro
34 forma, updated sources and uses showing any new funds and identifying how remaining funding
35 gaps will be filled, updated CPA certification of eligible basis, and updated project information if
36 any items (e.g., number of units, amenities) have changed since the initial application. NHD staff
37 will underwrite the amount requested for additional credits at the current 70% present value
38 (PV) rate regardless of the rate used in the initial underwriting.
39

1 **SECTION 9 GEOGRAPHIC APPORTIONMENTS**
2

3 After each apportionment has been made to set-aside accounts established in the QAP, the
4 Division will allocate the remaining Tax Credits specified in the Plan into a geographic account.
5 The Division will allocate Tax Credits in this account to geographic accounts established for
6 Clark County, Washoe County and Other Nevada Counties. The allocations will be based upon
7 Nevada’s most recent official population estimates issued by the State Demographer. The
8 population estimates for Clark County, Washoe County, and Other Nevada Counties will be
9 used to establish apportionment percentages for the mandated geographic sub-accounts.
10

11 **SECTION 10 TAX CREDIT RESERVATION PROCESS**
12

13 The reservation of Tax Credits will be made on the basis of high score within the established set-
14 aside and geographic sub-accounts and, if need be, in the General Pool. Conditional reservations,
15 as outlined in Section 19, Maximum Amount of Tax Credits Awarded, may be awarded. Any
16 conditions placed on a reservation must be satisfied by the time of the Carryover Allocation or
17 the reservation will be terminated. Extensions of time will not be granted. The application must
18 specify all of the set-asides and/or geographic apportionments applied for by the Applicant/Co-
19 Applicants. The reservation of Tax Credits will be made in three steps.
20

21 **A. Step One: Reservation of Set-Aside Allocations**

22 § 42 Nonprofit Set-Aside (IRS category, § 42(h)(5)(A)) Allocation of credits from the Non-Profit
23 set-aside will be made to the highest scoring non-profit projects in accordance with the process
24 outlined in Section 5, Apportionment Accounts and Initial Balances. If additional Tax Credits are
25 needed to fund the proposal, Tax Credits will be distributed from the appropriate geographic
26 apportionment until the amount remaining in the geographic apportionment is too small to fund
27 the next highest scoring project receiving Non-Profit set-aside funds. Tax Credits from the Non-
28 Profit set-aside will be allocated until the amount of Tax Credits in the set-aside is fully allocated.
29

30 Unreserved amounts from the Non-Profit set-aside, if any, will be carried over into subsequent
31 rounds as a minimum Tax Credit to be set-aside **exclusively** for Non-Profit corporations pursuant
32 to ~~regulation~~ **regulation n.**
33

34 **USDA-RD Set-Aside (State Discretionary)** Allocation of Tax Credits to the project(s) with the
35 highest score in the USDA-RD set-aside account will be made first. Tax Credits will be allocated
36 until the amount of Tax Credits in the set-aside is fully allocated or the amount remaining in the
37 set-aside is too small to fund the next highest scoring project. Unreserved amounts from the
38 USDA-RD set-aside if any will be returned for redistribution to the General Pool.
39

40 **Additional Tax Credits (State Discretionary)** Requests for ~~a~~ Additional Tax Credits will be made
41 pursuant to Administrator discretion, and where exercised, in accordance with the voucher
42 program and Additional Credits Set-Aside. Unreserved amounts from the Additional Credits Set-
43 Aside will be returned for redistribution to the General Pool.
44

1 ~~Allocation of Tax Credits to the project(s) with the highest score in the USDA RD set-aside account~~
2 ~~will be made first. Tax Credits will be allocated until the amount of Tax Credits in the set-aside is~~
3 ~~fully allocated or the amount remaining in the set-aside is too small to fund the next highest~~
4 ~~scoring project. Unreserved amounts from the USDA RD set-aside if any will be returned for~~
5 ~~redistribution to the General Pool.~~

6
7 ~~Allocation of credits from the Non-Profit set-aside will be made to the highest scoring non-profit~~
8 ~~projects in accordance with the process outlined in Section 5, Apportionment Accounts and Initial~~
9 ~~Balances. If additional Tax Credits are needed to fund the proposal, Tax Credits will be distributed~~
10 ~~from the appropriate geographic apportionment until the amount remaining in the geographic~~
11 ~~apportionment is too small to fund the next highest scoring project receiving Non-Profit set-aside~~
12 ~~funds. Tax Credits from the Non-Profit set-aside will be allocated until the amount of Tax Credits~~
13 ~~in the set-aside is fully allocated.~~

14
15 ~~Unreserved amounts from the Non-Profit set-aside, if any, will be carried over into subsequent~~
16 ~~rounds as a minimum Tax Credit to be set-aside for Non-Profit corporations pursuant to~~
17 ~~regulation. Requests for additional Tax Credits will be made in accordance with the voucher~~
18 ~~program and Additional Credits Set-Aside. Unreserved amounts from the Additional Credits Set-~~
19 ~~Aside will be returned for redistribution to the General Pool.~~

21 **B. Step Two: Reservation of Geographic Apportionments**

22 After reservations are made to projects requesting set-aside funding, the Division will allocate
23 Tax Credits to the new projects in each of the three mandated geographic sub-accounts: Clark
24 County, Washoe County, and Other Nevada Counties. Geographic allocations will be made based
25 on high score within each set-aside. The Division will make Tax Credit reservations to geographic
26 sub-accounts in the following order: (1) Clark County, (2) Washoe County, and (3) Other Nevada
27 Counties.

28
29 If the Division does not reserve all of the funds allocated to the Clark County sub-account, the
30 Division will transfer any surplus Tax Credits remaining in that sub-account to the sub-account
31 for Washoe County. If the Division does not reserve all of the funds allocated to the Washoe
32 County sub-account, the Division will transfer any surplus Tax Credits remaining in that sub-
33 account to the sub-account for Other Nevada Counties.

34
35 Tax Credits will be allocated until the amount of Tax Credits remaining in each Geographic
36 Apportionment is insufficient to fund the next highest-ranked project for that area. Any Tax
37 Credits not reserved from Geographic account will be placed in a General Pool.

39 **C. Step Three: Transfer to the General Pool**

40 At the discretion of the Administrator, Tax Credits in the General Pool may be allocated to fund:
41 (1) the next highest ranked project in the first funding round submitted in any of the geographic
42 set-asides, with the requirement that the project can be implemented with the remaining
43 amount of Tax Credits as represented in the application: (2) new projects as part of a second
44 funding round: (3) projects requesting additional Tax Credits: (4) While it is not the intent of the

1 Division to do forward commitments, a partial commitment to a project with a corresponding
2 forward commitment for the balance of credits may be made at the discretion of the Division
3 Administrator.
4

5 **D. Closure of Project After Receiving Reservation of Tax Credits/ Commencement of**
6 **Construction**
7

8 Applicant/Co-Applicants must sign the Division’s Agreement to Commence Construction within
9 270 days from the date of the reservation letter.

10
11 All Applicants/Co-Applicants must also execute an agreement to promote the Division’s
12 participation in the project during the construction phase (see Exhibit 4 of NHD’s Application for
13 Tax Credits).

14
15 All Applicants/Co-Applicants must also execute an agreement to promote its property on the
16 NVHousingSearch.org website. There is no charge for this service. (see Exhibit XXX of NHD’s
17 Application for Tax Credits)
18

19 Each project that receives a reservation of Tax Credits must be closed within 270 days after the
20 date the Division provides written notification to the Applicant/Co-Applicants of the
21 reservation. Before the expiration of the period, the Applicant/Co-Applicants must demonstrate
22 to the Division that he/she/it has closed the project within that period by providing proof
23 satisfactory to the Division that he/she/it has:
24

- 25 1) Purchased and holds title in fee simple to the project site in the Applicant/Co-
26 Applicants’ name, or submitted to the Division with the application a written, legally
27 enforceable long-term ground lease with a term of at least 50 years.
28
- 29 2) Entered into a written agreement with a contractor who is licensed in this State to
30 begin construction before the expiration of the period.
31
- 32 3) Obtained adequate financing for the construction of the project. The Applicant/Co-
33 Applicants must provide written commitments or contracts from third parties.
34
- 35 4) Executed a written commitment for a loan for permanent financing for the
36 construction of the project in an amount that ensures the financial feasibility of the
37 project. The commitment may be subject to the condition that the construction is
38 completed and the project is appraised for an amount sufficient to justify the loan in
39 accordance with the requirements of the lender for credit. If the project is a rural
40 development project that receives loans or grants from the United States Department of
41 Agriculture, the Applicant/Co-Applicants must provide a form approved by the Division
42 that indicates that money has been obligated for the construction of the project before
43 the expiration of the period. An advance of that money is not required before the
44 expiration of the period.

1
2 A project that is not closed within the 270-day period will lose its reservation of tax credits unless
3 the Division receives from the Applicant/Co-Applicants a written request for an extension of 45
4 days.

5
6 The request must be accompanied by proof satisfactory to the Division indicating that:

- 7
- 8 1) The requirements for financing the project have been substantially completed;
 - 9
 - 10 2) The delay in closing was the result of circumstances that could not have been
11 anticipated by and were outside the control of the Applicant/Co-Applicants at the time
12 the application was submitted by the Applicant/Co-Applicants; and
 - 13
 - 14 3) The project will be closed within the 45-day period.

15
16 The Division is entitled to charge a fee in connection with the request for an extension of the 270-
17 day period.

18
19 Projects that have not closed within 270 days from the date of the reservation letter, or which
20 have been granted a 45-day extension and have not closed within the 45-day extension period,
21 will have their reservation of Tax Credits terminated.

22 23 **E. Ten Percent Test for Carryover Allocations**

24
25 Pursuant to the year-end tax bill of 2000 and the Housing and Economic Recovery Act of 2008
26 (HERA), the 10% test for the Carryover Allocations will be extended for twelve months from the
27 date of the Carryover Allocation. All information which must be submitted in order to receive a
28 Carryover Allocation must be sent to the Division's Carson City or Las Vegas office and received
29 by **5:00 P.M., September 27, 2015**. The Division will issue Carryover Allocations on or about
30 November 8, 2015. The Applicant/Co-Applicants must supply the Division with a Federal Tax
31 Identification Number to receive a Carryover Allocation.

32
33 The Project Sponsor must meet the 10% test by **November 8, 2015**. Project Sponsors must
34 submit a quarterly project status report of the project, during the construction phase, until a
35 certificate of occupancy is issued by the building department, on a form prescribed by NHD due
36 **May 9, 2015** to ensure a project is moving forward and remains viable.

37 38 **F. Declaration of Restricted Covenants (DRC)**

39
40 The DRC for all projects which receive a reservation must be recorded: (i) when the project
41 receives a Carryover Allocation; or (ii) before the commencement of construction, whichever
42 occurs first. All Applicants/Co-Applicants and Project Sponsors agree to cooperate with the
43 Division to timely record the DRC.

ELIGIBLE PROJECTS

SECTION 11 ELIGIBLE PROJECT CATEGORIES

The 2015 QAP contains the eligible project categories listed below. Only one project category may be selected for each application. A project may consist of scattered-site or single-site housing.

A. Projects for Individuals.

(Explanation below) Where other federal programs, such as RAD, require a higher AMI level the higher federally mandated AMI level will prevail up to the amount of any IRS ceilings.

B. Projects for Individuals with Children and Families with Children

To be considered for this category, units must be made available to individuals with children and families with children. 100% studio apartment projects are not allowed. Where other federal programs, such as RAD, require a higher AMI level the higher federally mandated AMI level will prevail up to the amount of any IRS ceilings.

C. Senior Housing Age 55 and Older

To be considered for this category, all applicable of the units in this project category must not be inconsistent with The Housing for Older Persons Act of 1995 (HOPA) as follows: be made available for seniors. The unit must be intended and operated for occupancy by persons 55 years of age or older, and at least 80% of the occupied units are occupied by at least one person who is 55 years of age or older. The housing facility or community must publish and adhere to policies and procedures that demonstrate they will meet this requirement.

- The dwellings are intended and operated for occupancy by persons 55 years of age or older, and—
 - At least 80 percent of the occupied units are occupied by at least one person who is 55 years of age or older;
 - The housing facility or community publishes and adheres to policies and procedures that demonstrate the intent required under this subparagraph; and
 - The housing facility or community complies with rules issued by the Secretary [of HUD] for verification of occupancy; or
- The housing facility or community are occupied solely by persons who are 62 or older; or
- HUD has determined that the housing facility or community is specifically designed for and occupied by elderly persons under a Federal, State or local government program.

USDA-RD projects may be subject to separate requirements.

D. Special Needs

To be considered for this category, at least 20% of the units must serve one or more of the special needs population identified below. The Special Needs populations identified below are not

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1 intended to be “all inclusive” and the Division reserves the right to award preference points to
2 other Special Needs populations upon request of the Applicant/Co-Applicants and approval by
3 the Division. The approval must be received prior to submission of the application.

- 4
- 5 1) Persons with physical disabilities;
- 6
- 7 2) Persons with developmental disabilities;
- 8
- 9 3) Persons with mental illness as defined by the National Institute of Mental Health;
- 10
- 11 4) Permanent supportive housing for persons and families who are homeless;
- 12
- 13 5) Victims of domestic violence;
- 14
- 15 6) Persons with HIV/AIDS (as diagnosed by a board certified physician in Nevada);
- 16
- 17 7) Transitional housing for persons released from incarceration, including persons
18 paroled or on probation;
- 19
- 20 8) Transitional housing as defined in IRC Section 42 (i) (3) (B) (iii);
- 21
- 22 9) Persons with drugs, substance and/or alcohol abuse behavior. The individual must be
23 in a state of recovery or is currently receiving treatment and/or counseling for the abusive
24 behavior; and
- 25
- 26 10) Persons with Alzheimer’s disease or Dementia.
- 27

28 Services and care provided to Special Needs populations must be provided for the initial 15-year
29 IRS mandated period of affordability. The provision of care during the extended compliance
30 period will be assessed by the Division to determine if the project can continue as both an
31 affordable housing facility and a provider of care. If the provision of care is not feasible, the
32 Division has the authority to amend the extended use agreement.

33

34 Care services for Special Needs populations must be optional to tenants residing in restricted
35 units. Any cost associated with care services must be separated from the rent. *Fees may not be*
36 *charged for any item that is part of the eligible basis.*

37

38 The Applicant/Co-Applicants must provide a description of the care services provided and/or
39 available to low income tenants and the estimated costs of those services. The Applicant/Co-
40 Applicants must provide a list of the services provided at the facility, the cost of each service, and
41 a description of how the cost for the services will be funded, especially for tenants that may not
42 have the means to pay for the level of care. The subsidization of the services to low income
43 tenants may be accomplished through a mixed income project in which residual income derived
44 from the market-rate units to subsidize the services received by the low income tenants.

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For project serving Frail Elderly and Alzheimer populations:

- Only 20/50 and 40/60 mixed income projects are eligible for Tax Credits.
- Care services must be conducted on a 24-hour basis.
- The Division will require an IRS Private Letter Ruling or comparable legal opinion indicating that the project meets General Use requirements.

Frail Elderly and Alzheimer projects are not eligible to receive scoring points for extended compliance periods.

E. Assisted Living Developments

To be considered for this category, assisted living developments must have one or more of the following direct commitments by public and/or private entities:

- A donation of land from a governmental unit (federal/state/local);
- A parcel of land transferred at a nominal cost from a governmental unit (federal/state/local);
- Governmental and/or private contributions that subsidize the particular assisted living services provided for by the development.

Assisted living projects are not eligible to receive scoring points for extended compliance periods.

F. Mixed Income/~~Mixed Use~~ Residential Projects Under this category, to be considered a Mixed Income Project, a minimum of 10% of the units in the project must be unrestricted, market-rate dwelling units. Once established, the qualified basis (applicable fraction) for the project must be maintained for at least the 30-year compliance period. The applicable fraction will be the lesser of the percentage of Tax Credit units to the total units in the project, or the percentage of restricted square footage in the project to the total square footage in the project, excluding common areas.

Units are considered “unrestricted, market rate dwelling units” for the purposes of this QAP if they are not considered in the qualified basis (applicable fraction).

G. Mixed Use (or Multi Use)

a. Under this category, to be considered a Mixed Use Project the following criteria must be met:

- a. Commercial or retail space must be a minimum of either 10% of the gross floor space for the project or 3,000 square feet. Project may be part of a mixed-use (within the building) or multi-use project (adjacent uses) which includes the commercial or retail space described herein.

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1 b. Commercial retail or office space must be leased to a third party. For example, the
2 office space to meet this requirement may not be used by the applicant instead of normal
3 internal office space.

4
5 c. The local government must provide documentation that the site must be properly
6 zoned for commercial or retail or office space. The commercial or office space
7 components and the housing component must be parceled out. Each component must
8 have a separate legal description prior to receiving a Carryover Allocation of Tax Credits.

9
10 d. The eligible basis for the Tax Credit project must not include any costs for the
11 commercial retail or office space. The Applicant/Co-Applicants must document the
12 source of funding for commercial or office space components in the sources and uses
13 section of the application. The commercial retail or office space components must be
14 underwritten separately with a minimum debt ratio of 1:20.

15
16 e. The Market Study must include an assessment of the economic viability of the
17 commercial retail or office space site based on comparable leasing costs per square foot,
18 projected income/operating expenses, vacancy, local competition, etc.

19
20 f. Commercial retail or office space establishments must be conducive to family housing.
21 Commercial retail or office space establishments may *not* include adult-only
22 establishments, nightclubs, massage parlors, liquor stores, or other similar
23 establishments.

24
25 g. The *issuance of 8609's will be dependent upon a valid start of construction to the*
26 *commercial section of the project.*

27
28 H. Housing for Eventual Tenant Ownership

29 To be considered for this category, all of the restricted rental units in the project must be made
30 available for eventual ownership. Residential units must be single-family structures, consisting
31 of 1:4 units, and/or townhomes. Each unit must have separate legal descriptions to allow for
32 ownership to transfer to the eventual purchaser. All units must be located within a 2.5 mile
33 radius, and the Applicant/Co-Applicants must designate the center from which the radius will be
34 measured.

35
36 The Applicant/Co-Applicants must make the units in the project available for purchase by the
37 existing tenants upon the termination of the 15-year compliance period. Existing tenants must
38 have a first right of refusal to purchase the unit. Thereafter, units may be made available for
39 purchase to other qualified low-income families and/or individuals that satisfy the project's
40 requirements.

41
42 The purchase price of the units must take into consideration the rent paid by the tenants. The
43 mortgage must be a 15-year or 30-year fixed rate mortgage with rates and terms consistent with
44 those offered and available in the local housing market.

1
2 *The project must fully comply with the tenant income and rent requirements for the LIHTC*
3 *program during the initial 15-year period of affordability.* The project will be exempt from any
4 additional affordability requirements when all of the single-family structures in the project are
5 sold to eligible families. The 15-year affordability period will be extended on all of the remaining,
6 unsold units until the last single-family home in the project is purchased. The project is not
7 eligible for any extended compliance points. Homes not sold must remain affordable rental units
8 pursuant to the terms and conditions of the original application and the Declaration of
9 Covenants.

10
11 Key Requirements for Tenant Ownership Projects

12
13 1) Tenant Income: The Applicant/Co-Applicants must set eligible tenant incomes pursuant
14 to LIHTC program requirements during the initial 15-year period of affordability. Tenant
15 incomes must conform to HUD income guidelines and Applicant/Co-Applicants must
16 complete all of the required income verifications and certifications. Project compliance
17 requirements are contained in the Division's *Low Income Housing Tax Credit Compliance*
18 *Policies and Procedures Manual.*

19
20 2) Rent Restrictions/Lease Agreements: Tenant lease agreements must conform to LIHTC
21 program requirements during the initial 15-year period of affordability. The tenant
22 portion of the rent plus utility allowance and any other mandatory fees must not exceed
23 the maximum gross rent allowed by the Code. Project compliance requirements are
24 contained in the Division's *Low Income Housing Tax Credit Compliance Policies and*
25 *Procedures Manual.*

26
27 3) Management Plan: The Applicant/Co-Applicants must submit a plan for the ongoing
28 management, maintenance and repair of the project as a rental property for the initial
29 15-year credit period. The plan should include information on the location of the leasing
30 office, costs associated with property leasing and administration, and maintenance
31 schedules and costs for general repairs, maintenance, and replacement of mechanical
32 items.

33
34 4) Escrow Account: The Applicant/Co-Applicants must provide a written description as to
35 how the de minimis tenant escrow accounts will be set up. A portion of the tenant's rent
36 must be set aside and accumulated to contribute as a down payment towards the
37 purchase of the unit (de minimis payment). Tenants who terminate residency at the
38 project must have this money returned to them plus nominal interest accrued. The
39 Applicant/Co-Applicants is required to set up individual bank accounts (de minimis
40 accounts) for each tenant family residing in the property.

41
42 5) Right of First Refusal: The Applicant/Co-Applicants must provide a copy of the Right of
43 First Refusal Agreement to the Division for approval. The Agreement must:

- 1 a. Guarantee the tenant the right to purchase the property if the tenant agrees to
2 the terms and conditions of the original lease;
3
4 b. Specify a “not to exceed” offering price to the tenant; and
5
6 c. Provide a clause that then tenants cannot be displaced from the property
7 without just cause.
8

9 **I. Housing for Veterans:**

10
11 Housing for Veterans in Clark County will be funded from the \$1,000,000.00 set-aside from the
12 Clark County apportionment (see Sec. 5 of the 2015 QAP). Projects in the Veterans Housing
13 category in all other jurisdictions/set-asides, will be funded from their corresponding
14 apportionment.
15

16 Housing for veterans must be permanent; and preference will be given to veterans and their
17 families. The project will be limited to new construction; or the conversion of an existing, non-
18 housing facility/building (minimum of 50 units in Clark Co.)
19

20 Sponsor/co-sponsor must be experienced in/will receive preference points for The number of
21 units developed and in their experience implementing the corresponding supportive services
22 per Sec. 14.13 (F) of the QAP.
23

24 Housing for Veterans will be limited to one project per geographic/USDA set-aside.
25

26 **Section 11.1 Modifications of Existing Projects (Not a Project Category)***

27 If the proposed project is an acquisition/rehabilitation or change of use project, the
28 application must include:
29

30 1) Capital Needs Assessment (CNA). A CNA is required for all acquisition/rehabilitation or
31 conversion projects whether or not the project will maintain its affordability for 30 years
32 or more. The CNA *must* be prepared by a competent third-party. The CNA must list
33 planned expenses by component category. Each item should be clearly identified in the
34 format for itemizing planned expenses as outlined in Planned Expenses by Component.
35 The Division reserves the right to have its 3rd party estimator review the CNA and offer
36 input into the scope of work. In a scattered-site property, the CNA must reflect costs
37 associated with the rehabilitation of each unit by unit contained in the project.
38

39 2) Scope of Rehabilitation. Rehabilitation developments *must* demonstrate that the
40 rehabilitation is substantial and involves at least an average of \$30,000 per unit³ in direct

A project will not receive points for those items where information is missing, incomplete, or unclear. Public Law 110-289 adopted July 30, 2008 also known as the Housing and Economic Recovery Act of 2008 (HERA) Sec. 3003 (e) provided for a simplification of the related party rule and allowed a prior owner (or owners) to own up to 50% of the ownership interest in the property.

1 costs (actual construction costs) prior to incorporating the mandatory energy
2 requirements of this QAP. If the CNA reflects a per unit investment of less than the
3 required per unit cost, the project will not be considered for Tax Credits. A separate scope
4 of work, along with estimated cost, must be submitted for energy efficiency
5 improvements based upon the energy efficiency audit conducted by NHD or its designee.
6

7 3) Service Date. All buildings *must* be put into service within two years from the date of
8 the Carryover Allocation of the Tax Credits, or the Tax Credits will be returned to the
9 Division.

10
11 4) Tenant Displacement and Relocation. To minimize displacement of existing tenants,
12 the Applicant/Co-Applicants may choose to income-qualify all tenants immediately upon
13 acquisition of the buildings in the project.
14

15 5) Prior Ownership. Applicants or Co-Applicants must provide a detailed ownership
16 history of buyer and seller. The Applicant's or Co-Applicant's prior ownership interest in
17 the property cannot exceed 50%⁴. No sale will be allowed from one partnership to
18 another partnership if the entity selling the property is also one of the limited/general
19 partners purchasing the property, and the entity selling the property has more than a 50%
20 interest in the purchased property except as allowed in HERA.
21

22 6) Lead Based Paint. Under the Uniform Physical Conditions Standards, housing projects
23 must comply with Lead Safe Housing Rules⁵. These requirements apply to *buildings and*
24 *units built before 1978*. Paint with at least one milligram of lead per square centimeter of
25 paint, or with a half percent of lead by weight, is considered lead-based paint and subject
26 to the federal regulations. Typical lead based paint hazards include deteriorated paint
27 and dust or bare soil with lead above specified levels.

28 *** If you have an Acquisition/ Rehabilitation of a senior project, please see the exception**
29 **in Section 14.13.A.**
30

31 I. All Categories – Multiple Projects Same Parcel

32 All proposed projects involving multiple projects on the same parcel must, in addition to meeting
33 the project type requirements for their project, adhere to the following:
34

35 Applicants/Co-Applicants must request Division approval in the form of a legal opinion by Division
36 Counsel stating that they are separate projects, that there is an adequate agreement for shared
37 amenities and/or easements, and the jurisdiction has approved them as separate projects on the
38 same parcel **at a minimum of 30 business days before the submittal of the Tax Credit**
39 **application.**
40

⁵ 24 C.F.R. part 35

1 The application must include a zoning letter from the local jurisdiction that states without
2 exception the parcel is zoned for the proposed project, can accommodate both projects without
3 splitting the parcel and requires no further actions.

4
5 Phased projects must adhere to the requirements of this section with the following exception:

- 6
7 • Multiple projects on the same parcel owned by the same owner/applicant are considered
8 one project must submit a completely executed copy of the governing document of the
9 entity, i.e. the partnership agreement, operating agreement or bylaws, as amended,
10 verifying ownership of the entire project by the owner/applicant and confirming the
11 project will not be split upon sale. If this documentation is not received within 90 days of
12 reservation of tax credits, then the reservation may be terminated. If the partnership
13 agreement, operating agreement or bylaws verifies the ownership of the entire project
14 by the entity and confirming that all projects will be sold together in any future sale, then
15 an agreement for shared amenities/easements may not, at NHD's discretion, be needed.
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SECTION 12 MANDATORY PROJECT REQUIREMENTS

All proposed projects must meet the following mandatory requirements:

I. ENERGY CONSERVATION REQUIREMENTS

Applicant/Co-Applicants and Project Sponsors must comply with the Minimum Energy Efficiency Requirements specified in this section as a condition of receiving the Carryover Allocation or Final Allocation of Tax Credits.

By submitting the application, Applicant/Co-Applicants agrees to comply with all of the Division’s Energy Efficiency Requirements. Failure to do so will result in a revocation of the Carryover Allocation or Final Tax Credit allocation, as applicable.

[Sections A-F: New Construction](#)

[Section G: Acquisition/Rehabilitation](#)

A. General Building Performance

1) Energy performance quality assurance measures and other requirements equal to or greater than the EPA Energy Star Home Program Version 2.5. Verified by an analysis of the building plans pre-construction using the REM/Rate or equivalent software and verified by inspections and testing post-construction using sampling protocol.

2) Using all applicable prescriptive measures listed for mechanical system and building envelope efficiencies should result in the structure meeting the energy efficiency requirements. When the detailed analysis of the building and individual units demonstrates that the energy performance meets the Energy Star level, trade-offs with components may be made and all prescriptive measures may not be required.

B. Mechanical Systems

Heating and cooling equipment must be sized using ACCA’s Manual J or equivalent protocol. This information is given for heating systems and hot water heaters fueled by natural gas. For areas not served by natural gas and for installation of high efficiency Energy Star qualified heat pump or solar water heaters, consult NHD.

1) Heating. A furnace inside conditioned space will be a sealed-combustion unit.

2) Cooling. Thermal Expansion valves are required.

EQUIPMENT	NORTHERN NEVADA	SOUTHERN NEVADA
Conventional Forced Air Furnace	92 AFUE	90 AFUE
Split System Central A/C and Air Source Heat Pumps up to 135,000 BTUh	13 SEER	14.5 SEER or 8.2 HSE or 12EER
Combination Space Heating/Water Heater	80 CAafue	80 CAafue

1
2 AFUE – Annual Utilization Efficiency SEER – Seasonal Energy Efficiency Rating
3 EER – Energy Efficiency Ratio HSPF – Heating Seasonal Performance Factor
4 CAafue – Combined Appliance AFUE, *for integrated systems that use the water heater to also provide heat this is the*
5 *recovery efficiency of the water heater.*
6 Duct Leakage – Leakage to outside conditioned space of complete HVAC system and ducts 6CFM or less/100 square
7 feet of living space
8

9 3) **Thermostats:** Must be seven-day programmable with setback capabilities for wake,
10 day, evening and night settings. Not required for senior housing units. For senior housing
11 units, thermostats with large display settings are preferred.
12

13 4) **Ventilation:** Meet ASHRAE Standard 62.2 Ventilation for Acceptable Indoor Air
14 Quality.
15

16 5) **Return Air:** Transfer grills or jump ducts at bedrooms in units with 2 or more bedrooms
17 unless served by return balancing air duct or if pressure difference with door closed and
18 air handler running is 3 pascals or less.
19

20 6) **Hot Water:**
21
22 a. Residential Water Heaters. Residential water heaters must have a Minimum
23 Energy Factor 0.62. Water heaters inside conditioned space of the dwelling unit
24 will be power vented or direct-power vented unit. A water heater with an EF of
25 0.58 with an insulating blanket of R12 also meets the requirement.
26

27 The Energy Factor (EF) for gas water heaters may be found at
28 http://ari.org/CONTENT/GAMAICRCertification_581.aspx.
29

30 b. Commercial Water Heaters. Commercial water heaters must have a Minimum
31 Thermal Efficiency of 82%.
32

33 7) **Ceiling Fans:** Each dwelling unit must contain Energy Star Rated reversible ceiling fans.
34

1 **C. Building Envelope**

2 Minimum Efficiency must be equal to or greater than required minimum below or the IECC code
 3 in effect at the time of construction, whichever is greater.

4

COMPONENT	NORTHERN NEVADA, LAKE TAHOE AND RURAL NEVADA	SOUTHERN NEVADA
Attic/Ceiling	R38	R30
Walls	R22//R24 in Lake Tahoe	R15
Band Joists	R22/R24 in Lake Tahoe	R15
Floors Over Crawl Spaces	R30	R15
Slab Foundations	R10 Perimeter Insulation	N/A
Windows	Energy Star Qualified	Energy Star Qualified
Air Infiltration	Meet the Energy Star v. 2.5 air infiltration requirement. Complete the Energy Star Thermal Bypass Inspection List	Meet the Energy Star v. 2.5 air infiltration requirement. Complete the Energy Star Thermal Bypass Inspection List

5

6 1) **Lights:** Light Fixtures shall be Energy Star Qualified (light fixtures placed in
 7 unconditioned spaces must be airtight (i.e., ICAT fixtures).

8

9 2) **Appliances:** The below must be Energy Star labeled.

- 10 a. Refrigerators
- 11 b. Dishwashers
- 12 c. Clothes Washers

13

14 3) **Paint:** Low Volatile Organic Compound (VOC) paint must be used for all interior walls.

15

16 4) **Hot Water Conservation:**

- 17 a. Showerheads. Use 2.5 gallons per minute or less.
- 18 b. Bath Faucets. Use 2.0 gallons per minutes or less.

19

20 5) **Quality Assurance:** Equipment must meet Energy Star Version 2.5 quality installation
 21 requirements. During project construction, each unit type (i.e., floor plan and location in
 22 building) will be inspected and tested as a quality assurance measure until two
 23 consecutive units of this model type meet testing requirements. At this point, testing on
 24 this unit type can be reduced to a sampling rate of 1 in 7, or 15%.

25

26 **D. Mechanical Systems**

27 Test all systems for proper installation and operation.

- 1
- 2 1) Heating- Proper installation will be verified.
- 3 2) Cooling- Thermostatic Expansion Valve verified (if installed).
- 4 3) Duct Leakage- Verified by pressure testing.
- 5 4) Thermostats- Verified by physical inspection.
- 6 5) Ventilation- Verified by testing and inspection.
- 7 6) Return Air Balancing- Verified by inspection.
- 8 7) Hot Water- Verified by inspection.
- 9

10 E. **Building Envelope**

- 11
- 12 1) Complete the Energy Star checklists, including Thermal Bypass Inspection Checklist.
- 13 2) Ensure the insulation is at required levels, is installed properly and consistently.
- 14 3) Document NFRC rating on windows for required U-value and SHGC.
- 15 4) Ensure that Low E coatings on windows are installed on the correct surface.
- 16 5) Verified by Inspection during Construction: Attics, Walls, and Band joists, Crawl Space
- 17 and Foundations, Slab Foundations, Windows.
- 18 6) Verified by Post Construction by Pressure Test: Infiltration.
- 19 7) Verified by Inspection Post Construction
- 20 a. Appliances (i.e., Refrigerators, Dishwashers, Clothes Washers).
- 21 b. Hot Water Conservation (i.e., Showerheads and Faucets).
- 22

23 Information relating to the safety, healthy, comfortable operation and maintenance of the
24 building and systems that provide control over space conditioning, hot water energy use to be
25 provided to occupants. The Division encourages architects, engineers, and contractors to
26 contact _____, NHD Consultant, if you have any questions. ____ can be reached
27 at _____.

28

29 F. **Energy Efficiency Requirements – (New Construction)**

- 30
- 31 1) Energy Efficiency Standard. The project must have an overall energy efficiency rating
- 32 equivalent to EPA’s Energy Star Home Program Version 2.5 level of efficiency.
- 33
- 34 2) Pre-Construction Energy Analysis. All projects must undergo pre-construction energy
- 35 analysis. The pre-construction energy analysis will be completed using building plans and
- 36 specifications. The information required to complete the pre-construction energy
- 37 analysis is referenced in Appendix C, Required Energy Analysis Forms. *The pre-*
- 38 *construction energy analysis must be completed within 90 days of reservation unless a*
- 39 *written extension is provided by NHD staff. Otherwise, the reservation will be terminated.*
- 40
- 41 3) To complete the pre-construction energy analysis the Applicant/Co-Applicants must
- 42 contact the Division to request/schedule the required energy analysis. The Division will
- 43 contract with a qualified energy analysis company to perform a pre-construction energy
- 44 analysis of the proposed project. The cost of the pre-construction energy audit will be

1 **\$1,000** payable with the submission of the energy analysis worksheet. The costs of the
2 Interim and final energy analysis will be **\$250** per unit with a minimum 15% of the project
3 being subject to the energy analysis and includes per diem charges of the testing
4 contractor. Travel expenses are in addition to these fees. The costs of the pre-
5 construction and post energy analysis fees will be paid separately with the application
6 fees Listed in Section 22, Fees.
7

8 The output from the pre-construction energy analysis *must* include the Division's
9 Summary of Energy Saving Recommendations form that lists the most cost-effective
10 energy saving measures for achieving the prescribed energy efficiency standard. A copy
11 of the list of recommended energy saving measures *must* be provided to the Division.
12 *Installation of the recommended energy saving measures is the responsibility of the*
13 *Applicant/Co-Applicant and will be monitored by the Division.*
14

15 4) Interim Energy Analysis and Inspections During Project Construction. The Division will
16 perform interim energy analysis and inspections of a selected sample of residential units
17 during project construction. Sample testing may vary based upon testing analysis.
18

19 The Applicant/Co-Applicant or Project Sponsor, as applicable, is required to provide the
20 Division with reasonable access to perform interim energy analysis and inspections. The
21 interim energy analysis and inspections will be performed: (1) after ceiling and wall
22 insulation is installed and prior to installing drywall and, (2) after building duct systems
23 are installed and prior to enclosing the duct work. *The Division will conduct energy*
24 *analysis and inspection within 10 days of receiving notice from the Applicant/Co-Applicant*
25 *or Project Sponsor of the project readiness.*
26

27 The interim energy analysis and inspections performed by the Division or designate may
28 include (individual testing requirements may vary by project):
29

- 30 a. Physical inspection of ceiling, wall and floor insulations.
- 31 b. Duct-Blaster tests to measure air leakage of duct systems.
- 32

33 5) Final Energy Analysis and Inspections. The Division will perform a final energy analysis
34 of the project at the completion of project construction to determine whether or not the
35 project achieves the energy efficiency standard and requirements specified in this section.
36 A final energy analysis will be performed in proximity to project completion.
37

38 The final energy analysis and inspections performed by the Division will include:
39

- 40 a. Energy analysis to determine the overall energy efficiency of the project and
41 inspections of ceiling, wall and floor insulations;
- 42
- 43 b. Blower-Door test to determine unit air leakage within residential units; and
44

1 c. Physical inspection of buildings and units to determine whether the energy
2 efficiency measures identified in the pre-construction energy analysis have been
3 installed.
4

5 6) Remediation. In cases where the Division's post-construction energy analysis
6 determines that the energy efficiency is less than the required energy efficiency standard
7 prescribed in this section, the Project Sponsor will be provided an opportunity to make
8 improvements and enhancements to achieve the energy efficiency standard. The Project
9 Sponsor will be required to pay any additional costs associated with the additional
10 consultant time, travel and/or testing that is necessary.
11

12 **G. Energy Efficiency Requirements – Acquisition/Rehabilitation**

13
14 1) Energy Efficiency Standard. The project must have an overall energy efficiency level that is
15 equivalent to a minimum of 10% above the 2004 International Energy Conservation Code as
16 determined by a REM-Rate analysis or an equivalent energy use analysis. When equipment or
17 components are replaced during an acquisition / rehabilitation they should meet the Section 12,
18 New Construction specifications for the item being replaced unless the energy analysis
19 demonstrates it would not be cost-effective to do so.
20

21 2) Pre-Rehabilitation Energy Analysis and Energy Audit. All projects must undergo a pre-
22 rehabilitation energy analysis and energy audit. The pre-rehabilitation energy analysis will verify
23 that planned improvements will meet Division requirements. The information required to
24 complete the pre-rehabilitation energy analysis is in Appendix C - 2, Acquisition Rehabilitation
25 Required Energy Analysis Form. In addition, Project Sponsors undertaking
26 acquisition/rehabilitation projects must provide a list of planned energy conservation expenses
27 by component as part of the Capital Needs Assessment. The format for itemizing planned
28 expenses by component category is in Appendix A, Planned Expenses by Component Category.
29

30 The pre-construction energy analysis and energy audit must be completed immediately, upon
31 notification of Tax Credit reservation. The pre-construction energy analysis and energy audit will
32 give consideration to recent (less than five years old), appliance and mechanical systems
33 installations.
34

35 To complete the pre-construction energy analysis and energy audit, the Project Sponsor must
36 contact the Division to request/schedule them. The Division will contract with a qualified
37 residential energy analysis company to perform a pre-construction energy analysis of the
38 proposed project and an energy audit of the existing dwellings. The cost of the pre-construction
39 energy audit will be \$ 250.00 per unit with a minimum of one of each unique unit type in the
40 project being subject to the energy audit. The cost of the energy analysis is \$1000.00, payable
41 with the submission of the Appendix C – 2 Acquisition Rehabilitation Required Energy Analysis
42 Form.

43 In addition, a minimum of 10% of the project will be inspected during the rehabilitation work
44 and 15% of the project will be inspected and tested post-construction. The costs of the site

1 visits and inspections will be \$250.00 each. Travel expenses are in addition to these fees. The
2 costs of the inspections, site visits and energy analysis fees will be paid separately. Listed in
3 Section 21, Fees.

4 G. Energy Efficiency Requirements – (Acquisition or Rehabilitation)

5
6 ~~1) Energy Efficiency Standard. The project must have an overall energy efficiency level~~
7 ~~that is equivalent to 10% above the 2004 International Energy Conservation Code as~~
8 ~~determined by a REM Rate analysis or an equivalent energy use analysis.~~

9
10 ~~2) Pre-Rehabilitation Energy Analysis. All projects must undergo pre-construction energy~~
11 ~~analysis. The pre-construction energy analysis will be completed on the existing building.~~
12 ~~The information required to complete the pre-construction energy analysis is referenced~~
13 ~~in Appendix C, Required Energy Analysis Forms. In addition, Applicant/Co-Applicants~~
14 ~~undertaking acquisition/rehabilitation projects must provide a list of planned energy~~
15 ~~conservation expenses by component clearly identified as part of the Capital Needs~~
16 ~~Assessment.~~

17
18 ~~The pre-construction energy analysis must be completed immediately, upon notification~~
19 ~~of Tax Credit reservation. The pre-construction energy analysis will give consideration to~~
20 ~~recent (less than five years old), appliance and mechanical systems installations.~~

21
22 ~~To complete the pre-construction energy analysis, the Applicant/Co-Applicants must~~
23 ~~contact the Division to request/schedule the required energy analysis. The Division will~~
24 ~~contract with a qualified residential energy analysis company to perform a pre-~~
25 ~~construction energy analysis of the proposed project. The cost of the pre-construction~~
26 ~~energy audit will be \$1,000 payable with the submission of the energy analysis worksheet.~~
27 ~~The costs of the Interim and final energy analysis will be \$250 per unit with a minimum~~
28 ~~15% of the project being subject to the energy analysis and includes per diem charges of~~
29 ~~the testing contractor. Travel expenses are in addition to these fees. The costs of the~~
30 ~~pre-construction and post energy analysis fees will be paid separately with the application~~
31 ~~fees Listed in Section 22, Fees.~~

32
33 The output from the pre-construction energy analysis *must* include the Division's
34 Summary of Energy Saving recommendations form listing the most cost-effective energy
35 saving measures for achieving the required efficiency level. *Installation of the energy*
36 *saving measures listed on the form is mandatory for rehabilitation projects.* A copy of the
37 Division's Summary of Energy Saving recommendations form with the recommended
38 energy saving measures *must* be provided to the Division. Installation of the energy
39 saving measures is the responsibility of the Applicant/Co-Applicants and will be
40 monitored by the Division.

41
42 3) Interim Energy Analysis and Inspection during Project Rehabilitation. The Division will
43 perform interim energy analysis and inspections of a selected sample of residential units
44 during project construction. Sample testing will not be less than 15% of proposed units

1 and will include samples of unit types (i.e., number of bedrooms) and individual buildings
2 in the proposed project.
3

4 The Applicant/Co-Applicant or Project Sponsor, as applicable, is required to provide the
5 Division with reasonable access to perform interim energy analysis and inspections. The
6 interim energy analysis and inspections will be performed: (1) after ceiling and wall
7 insulation is installed and prior to installing drywall and, (2) after building duct systems
8 are installed and prior to enclosing the duct work. If the proposed project consists of the
9 rehabilitation of existing single family homes, with existing drywall and duct work which
10 will not be removed during rehabilitation, when the interim energy analysis and
11 inspections will be performed will be determined by the Division on a case by case basis.
12 *The Division will conduct energy analysis and inspection within 10 days of receiving notice*
13 *from the Applicant/Co-Applicant or Project Sponsor of the project readiness.*
14

15 The interim energy analysis and inspections performed by the Division or designate may
16 include (individual testing requirements may vary by project):
17

18 a. Physical inspection of ceiling, wall and floor insulations.
19

20 b. Duct-Blaster tests to measure air leakage of duct systems.
21

22 4) Final Energy Analysis and Inspections. The Division will perform a final energy analysis
23 of the project at the completion of project construction to determine whether or not the
24 project achieves the energy efficiency standard and requirements specified in this section.
25 A final energy analysis will be performed 60 days prior to project completion.
26

27 The final energy analysis and inspections performed by the Division will include:
28

29 a. Energy analysis to determine the overall energy efficiency of the project and
30 inspections of ceiling, wall and floor insulations;
31

32 b. Blower-Door test to determine unit air leakage within residential units; and
33

34 c. Physical inspection of buildings and units to determine whether the energy
35 efficiency measures identified in the pre-construction energy analysis have been
36 installed.
37

38 5) Remediation. In cases where the Division's post-construction energy analysis
39 determines that the energy efficiency is less than the required energy efficiency standard
40 prescribed in this section, the Project Sponsor will be provided an opportunity to make
41 improvements and enhancements to achieve the energy efficiency standard. The Project
42 Sponsor will be required to pay any additional costs associated with the additional
43 consultant time, travel and/or testing that is necessary.
44

1 **II. MANDATORY FAIR HOUSING, ACCESSIBILITY AND GENERAL USE REQUIREMENTS**

2
3 All projects *must* comply with federal fair housing laws, regulations and design requirements for
4 handicapped accessibility including standards specified by the American with Disabilities Act
5 (ADA) and Section 504 where applicable. The Applicant/Co-Applicant or Project Sponsor, as
6 applicable, is responsible for ensuring that the completed project meets all federal fair housing
7 law, regulations and design requirements. Additionally, the General Use Requirement 1.42.9
8 must be met to be eligible for Tax Credits. An IRS Private Letter Ruling may be required by the
9 Division for projects that target a specific segment of the population to ensure compliance with
10 the General Use Requirement.

11
12 By submitting the application, Applicant/Co-Applicants agrees to comply with all of fair housing,
13 accessibility and general use requirements under applicable law. Failure to do so will result in a
14 revocation of the Carryover Tax Credit allocation.

15
16 A. Recommended Fair Housing Accessibility Training

17 The Division will recommend Fair Housing Accessibility training for Project Sponsors in Nevada
18 on compliance with federal accessibility requirements. The Division requires that appropriate
19 representatives of the project development team attend the training provided on accessible
20 design standards. Appropriate representatives include persons integrally involved in the design
21 and construction of the project (e.g., architects, engineers, and contractors). A statement that a
22 professional seminar was attended or CPE credits were attained should be a part of the
23 application.

24
25 **III. PROJECT AMENITY REQUIREMENTS**

26
27 A. Amenities for Projects Serving Individuals and Families with Children

28
29 1) Projects with 40 or More Units⁶

30
31 a. Community areas with a minimum of 500 square feet. to combine a 50 inch
32 color TV, entertainment system (stereo, DVD, VHS and PlayStation or similar type
33 product), set of sofas or sofa/loveseat, two lounge chairs, end or coffee tables,
34 carpeting and/or ceramic tile, and facilities to prepare and serve food that includes
35 a counter area, Energy Star refrigerator, microwave oven, sink, garbage disposal,
36 with resilient and/or ceramic tile floor.

37
38 b. Washer and dryer hookup in each unit and or on-site laundry facilities with a
39 minimum of one washer and dryer for every 10 units of housing. Washing
40 machines must be Energy Star rated.

41

⁶ Does Not Apply to Scattered Site Single Family Projects.

1 c. Equipped playground that includes a Powerscape, GameTime, or equivalent
2 play set, a tot lot in a softball aggregate or equivalent site of at least 500 square
3 feet.
4

5 2) Projects with less than 40 Units. Equipped playground that includes a Powerscape,
6 GameTime or equivalent play set, a tot lot in softball aggregate, or equivalent site of 500
7 square feet or more.
8

9 **B. Project Amenities for Senior Housing**

10
11 1) Community areas with a minimum of 500 square feet. to combine a 50-inch color TV,
12 entertainment system (stereo, DVD, or VHS system), set of sofas or sofa/loveseat, two
13 lounge chairs, end or coffee tables, carpeting and/or ceramic tile, and facilities to prepare
14 and serve food that includes a counter area, Energy Star refrigerator, microwave oven,
15 sink, garbage disposal, with resilient and/or ceramic tile floor.
16

17 2) Washer and dryer hookup in each unit and/or on-site laundry facilities with a minimum
18 of one washer and dryer for every 10 units of housing. Washing machines must be Energy
19 Star rated.
20

21 3) Handrails and related hardware (handrails, grab bars, and lever handled hardware for
22 doors) compliant with the Fair Housing Act and ADA.
23

24 4) Elevator (if more than one floor).
25

26 **C. Project Amenities for Eventual Tenant Ownership**

27
28 1) Minimum of two-bedroom units with an average of 1,200 square feet of residential
29 per unit excluding garages, outdoor patios, etc., but not less than 1,000 square feet of
30 residential area or minimum allowed per local zoning.
31

32 2) Minimum of 5,000 square feet lot or the minimum allowed per the zoning.
33

34 3) Washer and dryer hookup in each unit.
35

36 4) Minimum of one car attached garage.
37

1 D. Project Amenities for All Other Housing

2
3 1) Community area(s) with a minimum of 500 square feet. The design and amenities in
4 the community area should be suited to project type. For assisted living and special needs
5 housing projects, the community area should be appropriate to the delivery of supportive
6 services provided to residents. For mixed income projects, the community area and
7 amenities should be similar to those provided to family and elderly housing.

8
9 2) Laundry facility on-site – one washer and one dryer for every 10 units of housing.
10 Washing machines must be Energy Star rated.

11
12 NOTE: NHD may waive, at its sole discretion, one or more required project amenities for
13 acquisition or rehabilitation projects or scattered-site projects. Applicants/Co-Applicants
14 requesting a waiver MUST submit their request in writing, along with valid reasoning as to why
15 the amenity or amenities cannot be provided, to NHD as part of their application package. NHD
16 does not guarantee that requests will be granted.

SCORING AND PRE-SCORING THRESHOLD REQUIREMENTS

SECTION 13 PRE-SCORING THRESHOLD REQUIREMENTS

All applications must meet the “Threshold Requirements” set forth in this Section 13. Applications which do not meet the Threshold Requirements are ineligible for scoring and will not be scored. Applications which meet the Threshold Requirements will then proceed to be scored.

A. Threshold #1 – Market Study

The Code requires that a Market Study be prepared and submitted with all applications for an allocation of Tax Credits. NHD requires that the study be prepared by a qualified analyst who is completely unaffiliated with the Applicant/Co-Applicants and all Project Participants. The qualified analyst must also have no financial interest in the proposed project. Two main objectives of the Market Study are to demonstrate that sufficient demand exists for the proposed project in the market area and that the proposed project will not cause undue economic harm on the existing rental stock in the market area.

Tax Credit applications may be deemed ineligible if: (1) the assessment determines that comparable affordable housing projects have occupancy levels less than 90%; (2) the proposed housing project would have a significant adverse financial effect on other publicly funded projects without offsetting public benefits; or (3) the rents for the affordable housing project are equal to or greater than comparable market-rate housing.

The submitted application must match the Market Study regarding income, targeting, unit mix, unit sizes and rents. In other matters, if the application does not conform to any Market Study conclusions, the application must provide an acceptable defense for any deviations. Appendix B, Market Study Guide provides more detail regarding Market Study content and analyst qualifications.

B. Threshold #2 – Project Compliance Period

The minimum compliance period for Tax Credit projects is 30 years. An Applicant/Co-Applicant has the option of extending this period in increments of 5 years up to a maximum of 50 years. An exception is for Tenant Ownership projects, for which the minimum compliance period is 15 years. The Division will not agree to stipulations or subordination agreements to reduce LIHTC affordability periods.

C. Threshold #3 – Project Income/Rent Restrictions

Applicant must select one of the following elections:

- 1) A minimum of 40% of the units will be occupied by households with incomes at or below 60% Area Median Income (AMI). In 100% Tax Credit projects, all units must be rent and income restricted to 60% AMI or lower.

1
2 2) A minimum of 20% of the units will be occupied by households with incomes at or
3 below 50% AMI. In 100% Tax Credit projects, all units must be rent and income restricted
4 to 50% of AMI or lower.
5

6 **D. Threshold #4 – The Gross Floor Rent**

7 The Gross Floor Rent effective date will automatically default to the date of the Carryover
8 Allocation of Tax Credits to a project unless the Applicant/Co-Applicants elect to change the
9 Gross Floor Rent effective date to the building placed in service. The Applicant/Co-Applicants
10 must submit a signed statement to the Division with this requesting the change of the Gross Floor
11 Rent effective date before the date of the Carryover Allocation. Once the election is made, it is
12 final and irreversible.
13

14 **E. Threshold #5 – Project Reserves for Replacement Requirements**

15 The project must maintain minimum annual replacement reserves unless modified in writing by
16 the Nevada Housing Division as follows:
17

- 18 1) For new construction Senior Housing projects: **\$250** per unit.
19
20 2) For all other new construction projects: **\$300** per unit.
21
22 3) For all Acquisition/Rehabilitation projects: **\$325** per unit.
23

24 For application purposes, annual replacement reserves that exceed the above-referenced
25 minimums by more than 20% may be considered excessive and the Division may require
26 additional documentation that supports the higher annual replacement reserve. The Division
27 reserves the right to limit excessive minimum reserves in applications.
28

29 **F. Threshold #6 – Financial Feasibility Requirements**

30 The Code limits Tax Credit allocations to the amount necessary for the project to be financially
31 feasible and induce long-term viability. To make this determination, the Division completes
32 financial feasibility evaluations three times before Tax Credits are issued.
33

34 The first financial feasibility evaluation is performed at the time of application. As stated herein
35 above, if after performing the first financial feasibility evaluation, the Division determines that
36 the proposed project is not financially feasible; the application will be ineligible for scoring and
37 will be rejected.
38

39 If the project passes the first financial feasibility evaluation, in the event that the project should
40 receive a reservation of Tax Credits, prior to issuing the Carryover Allocation of Tax Credits, the
41 Division will perform the second financial feasibility evaluation. If the project fails either the
42 second financial feasibility evaluation it will not receive a Carryover Allocation of Tax Credits.
43

1 The Division performs the third and final required financial feasibility evaluation prior to the Final
2 Allocation of Tax Credits. The amount of Tax Credits provided to a project in the Final Allocation
3 may be adjusted based upon the results of the third and final financial feasibility evaluation.
4

5 Set forth below is a list of factors which the Division considers when performing the financial
6 feasibility evaluations. The list of factors is not all-inclusive, and other factors may also be
7 considered.
8

- 9 • The cost of the project
- 10 • The reasonableness of construction costs
- 11 • The cost per unit of the project
- 12 • The projected income, expenses and cash flow, for the compliance and extended
13 compliance period
- 14 • The reasonableness of the projections of income and expenses and the assumptions upon
15 which those projections are based
- 16 • The fees for Project Participants
- 17 • The sources and uses of money for the project
- 18 • The plan for financing the project
- 19 • The projected proceeds from the sale of the Tax Credits
- 20 • The percentage of the housing credits used for the cost of the project
- 21 • The demonstrated stability of the Applicant/Co-Applicants' [first and second financial
22 feasibility evaluations] or Project Sponsor [third financial feasibility evaluation], including
23 an analysis of the Financial Statement of the Applicant/Co-Applicants or Project Sponsor,
24 as applicable.

25
26 The Division has also adopted financial standards to analyze the financial pro forma included in
27 each application. The current standards are set forth below. The Division may adopt new or
28 modify existing standards at any time.
29

- 30 1) Recommended minimum debt service coverage ratio of 1:15 on all combined debt
31 excluding notes not requiring repayment until the sale of the property
32 (Except for USDA finance projects and subject to Division approval);
33
- 34 2) 3% limitation on increases to projected project income and
35 expenses;
36
- 37 3) 7% limitation on unit vacancy assumption;
38
- 39 4) Operating ratio shall be reasonable and subject to Division approval;
40
- 41 5) Replacement Reserves of \$250 for new construction Senior Housing,
42 \$300 per unit for other new construction projects, and \$325 per unit
43 for acquisition/rehabilitation projects;
44

1 6) 15 % limitation on Developer Fees of the eligible basis involving third-party land
2 transactions;

3
4 7) The Developer Fee on the acquisition portion of the project is limited to a maximum
5 of 15% of the acquisition eligible basis. The Developer Fee associated with the
6 acquisition's eligible fee must clearly identify the costs and uses statement in the 4%
7 column;

8
9 8) No more than 60% of the Developer Fee may be deferred and the Developer Fee, if
10 paid from cash flow, must be paid in full by year 15;

11
12 9) 14% limitation on builder's/contractor's profit, overhead and general requirements;

13
14 10) In instances where the builder/contractor and Applicant/Co-Applicants have an
15 identity of interest, then at the Applicant's expense, the Division may utilize an Estimating
16 Consultant to examine the proposed project budget for cost reasonableness. Based upon
17 this review, NHD reserves the right to limit the amount of builder's/contractor's profit,
18 overhead and general requirements or require the use of an alternate builder;

19
20 11) Projects underwritten using the 70% PV rate in effect for the month within which the
21 application is due (i.e., May 2015); and

22
23 12) Projects underwritten using the Tax Credit equity rate in the Letter of Intent ("LOI").
24 The amount of Tax Credits provided to a project may be adjusted based upon final locked-
25 in Tax Credit equity pricing. A letter from the Equity Investor indicating final pricing must
26 be provided to NHD staff by the 270-day test deadline.

27
28 **G. Threshold #7 – Authorization and Due Formation**

29 The Applicant/Co-Applicants must include evidence that Applicant/Co-Applicants are duly
30 formed legal entities authorized to transact business in the State of Nevada and in good standing
31 with the Office of the Secretary of the State of Nevada. Requirements for certain entity types
32 are set forth below. If the Applicant/Co-Applicant entity type does not fit within one of the
33 categories below, then entity documents and certificates of an equivalent nature must be
34 submitted.

35
36 1) Corporations (for profit).

37
38 a. Copies of the Articles of Incorporation and Bylaws.

39 b. If the Applicant, or any Co-Applicant, was incorporated in Nevada, provide a
40 certificate of good standing issued by the Nevada Secretary of State confirming
41 the legal existence of the entity as of the date of the certificate ("Certificate of
42 Good Standing") and dated not earlier than 30 days prior to the date the
43 Submission Date.

1 c. Applicant/Co-Applicants incorporated in another state and doing business in
2 Nevada must submit a certificate of good standing or its equivalent from the state
3 of incorporation confirming the legal existence of the entity dated not earlier than
4 30 days prior to the date the Submission Date and a certificate of good standing
5 to transact business in Nevada (“Certificate of Authority”) for such foreign
6 corporation, issued by the Nevada Secretary of State and dated not earlier than
7 30 days prior to the Submission Date.
8

9 2) Limited Partnerships, Limited Liability Partnerships, and Limited Liability Limited
10 Partnerships (collectively “Limited Partnerships”).
11

12 a. Copies of the partnership agreement and any amendments.
13

14 b. If the Applicant, or any Co-Applicant, is a Limited Partnership organized under
15 the laws of Nevada, provide a certificate of existence issued by the Nevada
16 Secretary of State confirming the legal existence of the entity (“Limited
17 Partnership Certificate of Existence”) and dated not earlier than 30 days prior
18 to the Submission Date.
19

20 c. If the Applicant, or any Co-Applicant, was organized under the laws of another
21 state and doing business in Nevada, the following must be provided: (i) a Limited
22 Partnership certificate of existence or its equivalent from the state of organization
23 confirming the legal existence of the entity, dated not earlier than 30 days prior
24 to the Submission Date; and (ii) a Certificate of Authority to transact business in
25 Nevada for such foreign limited partnership from the Nevada Secretary of State
26 dated not earlier than 30 days prior to the Submission Date .
27

28 3) Limited Liability Companies.
29

30 a. Copies of the Articles of Organization and Operating Agreement.
31

32 b. If the Applicant, or any Co-Applicant, is organized under the laws of Nevada,
33 provide a Certificate of Good Standing issued by the Nevada Secretary of State
34 confirming the legal existence of the entity dated not earlier than 30 days prior to
35 the Submission Date.
36

37 c. If the Applicant, or any Co-Applicant, is organized under the laws of another
38 state and doing business in Nevada the following must be submitted: (i) a
39 certificate of existence or its equivalent from the state of organization confirming
40 the legal existence of the entity dated not earlier than 30 days prior to the
41 Submission Date; and (ii) a Certificate of Authority issued by the Nevada Secretary
42 of State for such foreign limited liability company dated not earlier than 30 days
43 prior to the Submission Date.
44

1 4) Non-Profit Organizations.

2
3 a. Provide IRS documentation of I.R.C. § 501(c) (3) or I.R.C. § 501(c) (4) status.

4
5 b. Provide a copy of the Non-Profit Organization’s Articles of Incorporation and
6 Bylaws, and all relative amendments, one of which must contain a description of
7 the Non-Profit Organization and its activities that include the fostering of low
8 income housing in its Articles of Incorporation or Bylaws, as may be amended.

9
10 c. Provide the names of board members of the Non-profit Organization.

11
12 d. If the Applicant, or any Co-Applicant, was incorporated in Nevada, provide a
13 Certificate of Good Standing issued by the Nevada Secretary of State confirming
14 the legal existence of the entity as of the date of the certificate dated not earlier
15 than 30 days prior to the Submission Date.

16
17 e. Applicant/Co-Applicants incorporated in another state and doing business in
18 Nevada must submit a certificate of good standing or its equivalent from the state
19 of incorporation confirming the legal existence of the entity dated not earlier than
20 30 days prior to the Submission Date and a Certificate of Authority to transact
21 business in Nevada for such foreign corporation, issued by the Nevada Secretary
22 of State and dated not earlier than 30 days prior to the Submission Date.

23
24 Copies of all entity documents and certificates submitted to the Division must be file stamped
25 and/or completely executed, as applicable.

26
27 Applicants and Co-Applicants must also submit a statement with the application identifying all
28 Persons with ownership interests in the Applicant, or each of the Co-Applicants, as well as all
29 Persons involved in the management of the Applicant or each of the Co-Applicants.

30
31 **H. Threshold #8 – Project Site Control Documents**

32 Site Control for all of the land needed for the proposed project must be evidenced by:

33
34 1) A fully executed and legally enforceable purchase contract (a “PSC”) or option to
35 purchase (an “Option”) for each portion of the real property where the proposed project
36 will be located that identifies the seller and buyer, the amount to be paid, the expiration
37 date of the contract or option, and a statement from the seller and buyer describing any
38 prior interest in the land or business dealings between seller and buyer; or

39
40 2) A written, legally enforceable governmental commitment to transfer the real property,
41 by either sale or long term ground lease with a term of at least 50 years, for the proposed
42 project to the Applicant/Co-Applicants (a “Government Commitment”); or
43

1 3) An authentic executed long-term Ground Lease with a term of at least 50 years for
2 each portion of the real property where the proposed project will be located with a
3 statement from the lessor and lessee describing any prior interest in the land or business
4 dealings between lessor and lessee; or

5
6 4) A recorded deed evidencing the transfer of the real property necessary for the
7 proposed project to the Applicant/Co-Applicants along with a copy of the owner's policy
8 of title insurance insuring the ownership of the real property by the Applicant/Co-
9 Applicants.

10
11 If a PSC, Option or Government Commitment is submitted, the PSC/Option/ Government
12 Commitment must provide for an initial term lasting at least until December 31st of the year in
13 which the reservation of Tax Credits is made ("Initial Term"). This Initial Term must not be
14 conditioned upon any extensions requiring seller consent, additional payments, financing
15 approval, Tax Credit award or other such requirements. Additionally the
16 PSC/Option/Government Commitment must not require any additional actions on behalf of the
17 Applicant/Co-Applicants during the Initial Term which could allow the
18 seller/optionor/governmental agency to terminate the Transfer Commitment if the action is not
19 fulfilled by the Applicant/Co-Applicants. If the PSC/Option/Government Commitment requires
20 an escrow payment due after signing, evidence that payment was received must be included in
21 the application.

22
23 Site control evidence and the application materials must show exactly the same names, legal
24 description and acquisition costs. All signatures, exhibits, and amendments should be included
25 to be considered complete.

26
27 **I. Threshold #9 – Zoning and Phase 1 for Project**

28 Applicants/Co-Applicants must also provide documentation establishing that the project as
29 proposed and preliminarily designed is on land appropriately zoned for the intended project and
30 that discretionary permits are not necessary from a local government body (i.e., that the project
31 upon design, only requires an administrative review for building permit issuance).

32
33 All Applicants or Co-Applicants must also submit a complete Phase I Environmental Study for all
34 portions of the real property on which the proposed project is to be located.

35
36 **J. Threshold #10 – Applicant/Co-Applicants' Low Income Housing Experience and Compliance**
37 **History; Financial Capacity; and Background**

38
39 1) Low Income Housing Experience. Applicants/Co-Applicants must demonstrate
40 sufficient prior experience with the development and management of low income
41 housing projects and those they possess the financial capacity necessary to undertake

1 and complete the proposed project.⁷ Applicant/Co-Applicants must also demonstrate to
2 the Division that they have successfully developed projects of comparable size and
3 financial complexity.
4

5 To make this demonstration: the Division requires an Applicant/Co-Applicant to submit
6 the following with the Tax Credit application.
7

8 a. *Low Income Housing Experience:* The Applicant/Co-Applicants must submit an
9 addendum to the application providing a description of at least three prior low
10 income housing projects which the Applicant/Co-Applicants developed and
11 operated. The information in the addendum must include, at a minimum: (i) the
12 name of the project and its location; (ii) the date the allocation of Tax Credits, or
13 funds or financing to promote low income housing, was received; (iii) for prior low
14 income housing projects located outside the State of Nevada, the identification
15 of the allocating or administering authority and the contact person at the
16 allocating or administering authority; (iv) the placed in service date ; (v) the
17 period of time from commencement of lease-up to stabilized occupancy ; (vi)
18 current occupancy levels; and (vii) the permanent financing sources.
19

20 b. *Additional Requirement: Special Needs Projects.* Applicants/ Co-Applicants
21 submitting an application proposing a Special Needs projects must demonstrate a
22 minimum of three years of experience providing a service or assistance to persons
23 with special needs. The information included in the application package must
24 demonstrate the minimum of three years of experience and provide a summary
25 of the supportive services provided to residents.
26

27 2) *Compliance History:* All Applicants/Co-Applicants must provide an addendum to the
28 application which identifies for each past low income housing Tax Credit project or low
29 income housing project funding or financed with funds to promote low income housing
30 which the Applicant/Co-Applicants developed and/or operated, or received or shared
31 rights to control, sell or exchange a tax credit award or other federal or state awards for
32 and which the Applicant is still is a legal party to, which: (i) states that the project is and
33 always has been in compliance; or (ii) describes compliance violations within the past
34 three years which were not cured within the applicable cure period and/or outstanding
35 compliance violations cited during project monitoring reviews by federal, state or local
36 funding/allocating agencies. The Applicant/Co-Applicant gives the Division permission to
37 contact other State Housing Finance Agencies or local jurisdictions where the
38 Applicant/Co-Applicant has completed LIHTC projects, or projects funded or financed
39 with funds to promote low income housing, to discuss compliance history.
40

⁷ A low income housing project is defined as a project with restricted rents serving households whose gross income does not exceed 80% AMI subject to a minimum period of affordability.

1 Outstanding uncorrected IRS form 8823⁸ or compliance violations issued by the Nevada
2 Housing Division or other substantially similar 8823 level federal, state or local
3 funding/allocating agencies for ~~prior other~~ low income housing ~~Tax Credit~~ projects, or
4 projects funded or financed with funds to promote low income housing, in which all
5 required or authorized cure periods have expired will may result in the rejection of the
6 application.

7
8 Alternatively, if the Division determines that the outstanding compliance violations are
9 not significant and if the Applicant/Co-Applicant has cured the violations or proceeds to
10 cure such violations within 10 business days of notice from the Division of the violation,
11 instead of rejecting the application, the Division may make a reduction of five points in
12 the point total for ~~all the~~ applications submitted during the current round, should the
13 application satisfy the remainder of the Threshold Requirements.

14
15 3) *Financial Capacity*: Evidence of the financial capacity and solvency of the Applicant/Co-
16 Applicants in the form of Financial Statements of the owners of Applicant/Co-Applicants
17 and of the Applicant/Co-Applicants for the past two years must be submitted with the
18 application.

19
20 4) *Background*: All Applicants/Co-Applicants must also submit a disclosure (“Background
21 Disclosure”) to the Division with the application for all persons who have an ownership
22 interest in the Applicant/Co-Applicants bearing the notarized signature of each containing
23 the following information:

- 24
- 25 • Identifying all bankruptcies within the seven years prior to the Submission Date,
26 with the jurisdiction and case number. All bankruptcies, in which the person has
27 been involved as an owner of a debtor entity, or personally as debtor, must be
28 listed, along with a statement of the status of the case. If there are none, then
29 this must be stated.
 - 30
 - 31 • Identifying all projects with which the person has been involved for which a Notice
32 of Default was received related to the project, specifically identifying the project,
33 person who issued the notice and outcome. If none, this must be stated.
 - 34
 - 35 • Identifying all projects with which the person has been involved or which were
36 lost to foreclosure or surrendered pursuant to a deed in lieu, specifically
37 identifying the project, all involved parties and the outcome. If none, this must be
38 stated.
 - 39
 - 40 • Identifying all notices of violation or disciplinary action by any regulatory body,
41 licensing entity, ethics commission, disciplinary board or similar entity in the 7

⁸ Negative Findings refer to cases in which the project is in material non-compliance and the responsible public entity has filed an 8823 form or other similar notification of non-compliance.

1 years prior to the Submission Date, with a description of the status or outcome.
2 Alternatively, please state none.
3

- 4 • Identifying if the person has been convicted, is currently under indictment or
5 complaint, has been found liable or is currently accused of fraud or
6 misrepresentation, in Nevada or any other state, relating to: a) the issuance of
7 securities, b) the development, construction, operation, or management of any
8 Tax Credit or other government subsidized housing program, c) the conduct of the
9 business of the applicable party, in any criminal, civil, administrative or other
10 proceeding, or d) any filing with the Internal Revenue Service in any state. If none,
11 this must be stated.
12

13 The Division may request additional information from the Applicant/Co-Applicant
14 regarding any or all of the items listed on the Background Disclosure. The Division may
15 reject any application for Tax Credits based on the information in the Background
16 Disclosure, in its sole discretion.
17

18 a. Procedure for Preliminary Review of Background Disclosure.
19

20 (i) Applicants/Co-Applicants may request an initial review of their
21 Background Disclosure by submitting a written request to the Division with
22 the completed initial Background Disclosure at least 10 months prior to the
23 Application Deadline. The Division may request additional information
24 from the Applicant/Co-Applicant regarding any or all of the items listed on
25 the initial Background Disclosure. The Division may give a preliminary
26 approval of the Background Disclosure (the “Conditional Background
27 Approval”) or may advise the Applicant/Co-Applicant that based on the
28 information in the Background Disclosure; the application would be
29 rejected if submitted. This determination is in the Division’s sole
30 discretion.
31

32 (ii) Applicants/Co-Applicants who receive a Conditional Background
33 Approval must submit an undated Background Disclosure with the
34 application. The Division may request additional information regarding
35 any or all of the items listed on the updated Background Disclosure
36 submitted with the application. New or changed information in the
37 updated Background Disclosure; changes in circumstances reflected in the
38 updated Background Disclosure; or variances and/or discrepancies
39 between the information in the conditionally approved initial Background
40 Disclosure and the updated Background Disclosure submitted with the
41 application may result in rejection of the application, in the Division’s sole
42 discretion.
43

1 Applicants/Co-Applicants are further advised and notified that a Conditional Background
2 Approval does not guaranty that the updated Background Disclosure submitted with the
3 application will be acceptable to the Division.
4

5 **K. Threshold #11 – Experience/Qualifications of Project Participants**

6 All Applicants/Co-Applicants must demonstrate that the Project Participants selected by the
7 Applicant/Co-Applicant possess the experience and financial capacity necessary to undertake and
8 complete the proposed project and that each Project Participants has been involved with the
9 development and operation of low income housing projects of similar size and financial
10 complexity.
11

12 To make this demonstration, all Applicant/Co-Applicants must provide the following.
13

- 14 1) An organizational chart that describes the relationships, whether through ownership,
15 contract or control, between the Project Participants.
16
- 17 2) Provide a narrative describing the experience of the Project Participants as it relates
18 to the development of the proposed project.
19
- 20 3) Resumes of the principals and other supervisory employees of each Project Participant
21 as well as resumes for the company or organization.
22
- 23 4) Evidence of financial capacity and solvency in the form of Financial Statements of the
24 Project Participants who will be acting as the General Contractor and Property
25 Management Company for the proposed project for the prior two full calendar years.
26
- 27 5) Provide an explanation of all identities of interest and relationships between the
28 Project Participants and between all Project Participants and the Applicant/Co-Applicants.
29
- 30 6) Evidence that the Project Participant selected to act as the management company for
31 the proposed project has a minimum of two years' experience either directly or indirectly
32 managing income restricted properties with Section 42 experience. Upon written
33 request, the Division may issue a waiver of this requirement. Issuance of such waiver is at
34 the sole discretion of the Division.
35

36 **L. Threshold #12 – Project Security and Management**
37

- 38 1) Security. All Tax Credit projects must provide appropriate security systems and
39 improvements to reasonably safeguard the safety of residents.⁹ For the purposes of
40 this section, security systems include but are not limited to:
41
 - 42 • Project fencing

⁹ Security requirements *do not* apply to tenant ownership projects.

- 1 • Defensive landscaping
- 2 • Security doors
- 3 • Screens and gates
- 4 • Gated project access control systems using keypads and magnetic cards
- 5 • Self-locking door mechanisms
- 6 • Project/unit camera surveillance with on-site closed circuit monitor
- 7 • Panic attack systems
- 8 • Emergency lighting
- 9 • Burglar alarms
- 10 • Other similar protective measures

11
12 The Division is aware that the type of security systems appropriate for a project will
13 depend upon various factors including housing type, project design and location. Other
14 than particular security measures mandated in the section, Applicant/Co-Applicant may
15 determine what security systems and improvements are appropriate for a project.
16 Applicants/Co-Applicants with proposed projects which are acquisition/rehabilitations of
17 scattered site single family homes are not required to provide gated project access control
18 systems, project/unit camera surveillance with on-site closed circuit monitoring or panic
19 attack systems.

20 2) Mandatory Security and Safety Measures.¹⁰ Applicants/Co-Applicants must provide
21 the following Security Systems:

22
23 a. For **all** housing projects, closed circuit monitoring systems must be installed and
24 operational at all times.

25
26 ** For acquisition/rehabilitation projects and/or single story projects fewer than
27 40 units that serve seniors, the Applicant/Co-Applicant may request that
28 alternative security systems and measures be installed in lieu of closed circuit
29 monitoring systems. The Division will evaluate these requests on a case-by-case
30 basis and its determination of whether or not to grant such a request is in its sole
31 discretion.

32
33 b. For projects over 40 units, fire detection and suppression sprinkler systems are
34 required in each unit.

35
36 **Suppression sprinkler is not required for an acquisition/rehabilitation
37 projects or single-story projects fewer than 40 units unless required by local code.

38
39 3) Security Reporting. The Division requires Project Sponsors to provide information
40 on security-related issues. The requested information may include building
41 evacuation procedures, documentation of building break-ins, vandalism and public

¹⁰ This does not apply to eventual tenant ownership projects.

1 safety concerns, police reports, and project plans for addressing security issues. By
2 submitting the application, Applicant/Co-Applicant agrees to promptly respond to
3 such requests and to compile and provide the information requested.
4

5 4) Management. At a minimum, *all single-site Tax Credit projects that have 50 or more*
6 *units must have on-site management.* For the purpose of this section, on-site
7 management includes managers, maintenance, or security personnel.
8

9 The Project Sponsor is responsible to the Division for insuring that the LIHTC program is
10 properly administered. Project Sponsors are responsible for being aware of all applicable
11 federal and state rules and regulations that govern their projects. The Project Sponsor
12 must ensure that property managers comply with all appropriate statutes, rules,
13 regulations, and policies that govern the property.
14

15 It is the responsibility of the Project Sponsor to inform the Division of any major changes
16 that are made to the property throughout all phases of construction, lease, and operation
17 as well as the placed in service date. The Division's *Low Income Housing Tax Credit*
18 *Compliance Policies and Procedures Manual* provides guidance for complying with the IRS
19 regulations Code regulations, as well as other applicable law.
20

21 The Division requires that one management company representative and one on-site
22 manager directly involved in the management of the project attend at least one of the
23 Annual Compliance training sessions provided by the Division. The purpose of the training
24 compliance session is to provide instructions for the following compliance issues:
25

- 26 • Federal laws determining eligibility for low income tenants
- 27 • Division rules and regulations determining eligibility for low income tenants
- 28 • Specific information necessary for continued LIHTC program compliance
- 29 • Income Limits
- 30 • Rent Limits
- 31 • Income Verifications
- 32 • Annual Income and Assets
- 33 • Annual Income Certifications
- 34 • Annual/Quarterly Status Reports
35

36 The Division reserves the right to deny participation and or request a change in a
37 management company to a project if that company is currently under review for
38 compliance related and/or is debarred by the Administrator. The terms of this subsection
39 are the minimum requirements for any project awarded Tax Credits. Required
40 documentation must be prepared by an engineer or architect licensed to do business in
41 Nevada.
42

43 At all times after the award, the owner is responsible for promptly informing NHD of any changes
44 or alterations which deviate from the final plans and specification approved by the Division. In

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1 particular, owners must not take action or any material change in the site layout, floor plan,
2 elevations or amenities without written authorization from the Division. This includes changes
3 required by local governments to receive building permits.
4

5 **M. Threshold #13 – Agreement to Participate in NHD Data Surveys and Reports**
6

7 Any Applicant/Co-Applicant that receives 4% or 9% LIHTC financing, regardless of amount, must
8 participate in all data and other surveys sponsored by the Division, including, but not limited to,
9 the Apartment Facts Survey produced by the Division for the life of the affordability period and
10 the Affordable Housing Data Base data collecting requirements.
11

12 Applicants/Co-Applicants and Project Sponsors who are recipients of 4% or 9% LIHTC financing
13 must also submit a report, on a form specified by, or acceptable to, the Division, detailing efforts
14 made to outreach to small businesses within Nevada for contractor, subcontractor, or other
15 services. The report should also indicate how the Applicant/Co-Applicants or Project Sponsor, as
16 applicable, provided information on bidding and requests for services to the small business
17 community. Finally, the report should include information on the results of these efforts. The
18 report should be submitted on a quarterly basis with the quarterly performance report.
19

20 By submitting the application, Applicant/Co-Applicant agrees to comply with all of the Division’s
21 reporting requirements. Failure to report requested data in a timely manner, may result in
22 negative points in subsequent LIHTC scoring rounds or negative references when requested by
23 other state/local housing finance agencies.
24
25

26 **N. Threshold #14 – Project Plans**
27

28 a. The following plans must be 11” x 17” and indicate the following:
29

30 i. Street name(s) where site access is made, site acreage, planned parking areas, layout
31 of building(s) on site to scale, any flood plains that will prohibit development on site,
32 retaining walls where needed, and adjacent properties with descriptions.
33

34 ii. Front, rear, and side elevations of *all* building types (use of 1/8” or 1/16” scale for
35 buildings).
36

37 iii. Site acreage.
38

39 b. Site and floor plans must be 11” x 17” and indicate the following:
40

41 i. Location of, and any proposed changes to, existing buildings, roadways, and parking
42 areas.
43

44 ii. Existing topography of site and any proposed changes including retaining walls.

1
2 iii. Landscaping and planting areas (a plant list is not necessary). If existing site timber or
3 natural areas are to remain throughout construction, the area must be marked as such
4 on the site plans.

5
6 iv. Location of site features, such as playground(s), gazebos, walking trails; refuse
7 collection areas, postal facilities, and site entrance signage.

8
9 v. The location of units, common areas and other spaces using a minimum scale of 1/16"
10 = 1 inch for each building.

11
12 vi. For projects involving renovation and/or demolition of existing structures, proposed
13 changes to building components and design.

14
15 vii. Plant material must be appropriate to the native climate.

16
17 1) Additional Provisions for Rehabilitation of Existing Housing. The following
18 requirements apply to rehabilitation of existing units. Existing apartments, single-family
19 homes, townhomes, or buildings do not need to be physically altered to meet new
20 construction standards. Any replacement of existing materials or components must
21 comply with the design standards for new construction.

22
23 b. Submit a hazardous material report that provides the results of testing for
24 asbestos containing materials, lead based paint, Polychlorinated Biphenyls (PCBs),
25 underground storage tanks, petroleum bulk storage tanks, Chlorofluorocarbons
26 (CFCs) and other hazardous materials. Professionals licensed to do hazardous
27 materials testing must perform the testing. A report by an architect, building
28 contractor, or Applicant/Co-Applicants will not suffice. A plan and projected costs
29 for removal of hazardous materials must also be included.

30
31 **O. Threshold #15 – Evidence of Local Jurisdiction Support.**

32 Applicants/Co-Applicants must provide: (i) letters of support from the executive officer or
33 governing body (for example, the Mayor, City Manager, County Manager, City Counsel, County
34 Commission or the equivalent) of all applicable local jurisdictions.

35
36
37
38 **SECTION 14 PROJECT SCORING**

39
40 Applications which the Division determines to have satisfactorily satisfied all threshold
41 requirements of Section 13 of this Plan will proceed to be scored.

42
43 **SECTION 14.1 SCORING CATEGORIES**

1 Each application will be scored based upon the three scoring categories: (1) Standard Scoring
2 Factors; (2) Project Type Factors; (3) Special Scoring Factors. The scoring point values will be
3 based upon representations of the back-up documentation provided. Back-up documentation
4 for scoring factors must be contained in the appropriate scoring section, except as otherwise
5 identified in the QAP for the scoring points for the lowest developer and contractor fees, and
6 justify the level of points requested. If there is not sufficient documentation for each preference
7 point request the preference point request will be denied. Back-up documentation for
8 preference points cannot be submitted after the Application Deadline. Staff may request
9 clarification prior to awarding points.

10
11 If representations made on the application cannot be tested, or cost certified at the time of
12 completion or issuance of the 8609, the Administrator may reduce or withdraw the Tax Credit
13 award/allocation and place the Applicant/Co-Applicants or Project Sponsor on the debarred list.

14
15 NHD's Application for Tax Credits contains a self-scoring worksheet that must be submitted with
16 the application. The maximum points for which a project application is eligible is variable
17 dependent upon considerations such as for example, project type or if the applicant is Nevada
18 based. The maximum number of eligible points is 149. Few if any projects will receive this score.
19 In completing the self-scoring worksheet, most applicants will have a near-complete picture of
20 their score at the time the application is submitted. Some points are awarded based upon
21 comparison to other submitted applications and the scoring of these points is done by staff after
22 the application deadline.

23
24 After the Division calculates the point totals of each application, projects will be ranked within
25 each set-aside and geographic sub-account. Applicants/Co-Applicants applying for Tax Credits
26 under more than one account will be ranked under each account.

27

28 **SECTION 14.2 STANDARD SCORING FACTORS**

29
30 Standard Scoring Factors reflect the Division's housing development priorities for 2015. All
31 applications will be independently scored for each of the Standard Scoring Factors.

32

33 **SECTION 14.3 PROJECT LOCATIONS**

34
35 Three preference points will be awarded if the project meets any of the following project location
36 criteria:

37

RATING FACTORS	POINTS
A. Project is located in a non-CDBD eligible Census tract.	
B. Project is located in an area covered by a State or local revitalization plan/strategy.	
C. Property involves the acquisition and rehabilitation of an at-risk property listed in the National Housing Trust Publication.	

MAXIMUM LOCATION POINTS	3
--------------------------------	----------

1
2
3
4
5
6
7
8
9

SECTION 14.4 PROJECT READINESSES

A maximum of 10 points will be awarded for achieving the following project development milestones. Documentation must be submitted to verify the completion of each milestone to the satisfaction of the Division:

RATING FACTORS	POINTS
A. Ownership of land is secured and vested in the Applicant or Co-Applicants, as applicable, with a clear title and not as an option (costs associated with the land purchase may still be included in the project budget) or clear title to the land is secured and vested to an owner of the Applicant or Co-Applicant	5
B. For Acquisition/Rehab projects, proof of acquisition of existing project, including land and improvements, with proof of clear title vested in Applicant or Co-Applicants, as applicable.	5
E. Plan/Permits "Permit Ready". To receive these points, a letter from the local building department must be submitted with the application stating the plans are approved, subject only to payment of any fee which may be required.	5
F. Minimum two year commitment for Medicaid and/or Service Vouchers for assisted living secured.	3
MAXIMUM PROJECT READINESS POINTS	13

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SECTION 14.5 ADDITIONAL PROJECT AMENITIES

A maximum of 25 points will be awarded for the following projects and tenant amenities. All shared amenities among development phases or adjacent/nearby project are eligible for equal to ½ the point value listed.

RATING FACTORS	POINTS
Project Amenities – Development Has:	
A. Elevators (does not apply to Senior Housing projects with 2 or more floors, Special Needs Project, and Tenant Ownership Projects).	3
B. Picnic area equipped with a minimum of three charcoal or gas barbeque units and three 6' picnic tables with benches on separate concrete slabs no less than 200 square feet evenly distributed throughout the project (does not apply to Tenant Ownership Projects), no additional points for covers or canopies.	3

C. Swimming or lap pools (does not apply to Tenant Ownership Projects).	3
D. Solar hot water heating for swimming pools.	2
E. A children’s pool that purifies and recycles water at a minimum four spray positions. Each position must have individual timer for water spray, a 20 x 20 concrete area with drain, and minimum five-foot high rod iron fence with gate that locks. The 20x20 concrete areas shall have a Cool Deck type of surface. The water must recycle. (Applies to Family Rental and Tenant Ownership projects only).	3
F. 500 square feet community building in project fewer than 50 units.	3
G. In-ground spa that is a minimum of eight ft. in diameter with seven jets, booster pump, blower, 20-minutes time and 300,000 Btu heaters.	3
H. Equipped weight/exercise room that is a minimum 200 square feet and has at least three exercise machines (does not apply to Tenant Ownership Projects).	2
I. Computer/study room with full Internet access that is a minimum of 100 square feet and is equipped with at least one computer for every 20 units (computers specification must meet or exceed 1.8 GHzv Intel Pentium 4 Processor, 128 MB. DDR SDRAM. 20 GB Hard Drive, 15-in. Monitor, 32 MB Graphics Card, 48X Max CD ROM, Microsoft Windows).	2
J. Exterior lighting with fluorescent dusk-to-dawn fixture of High Pressure Sodium illuminating walking paths to entrances to residential units or LED	2
K. Library and/or reading room supplied with books.	1
L. On-site salon equipped with washer sinks, hair dryers, beauty chair, mirrors, manicure station, supply cabinets, and additional seating.	2
M. Recreation area with at least one of the items listed: Shuffle Board, Horseshoe Pits, Sand Volleyball Court, Pool Table or Grand Piano	2
N. Business center equipped with a fax and copier machine in project with fewer than 50 units.	2
O. Wellness room equipped with a medical grade exam table and secure medical cabinets to insure no equipment or medications would be subject to inventory reduction.	2
P. Automatic Door Openers at all common area doors, except for corridors and stairwells where the use of automatic doors is prohibited. For the purposes of allocating these points to a project, “common area doors” are all doors in the project which access areas within the project available for common use by all tenants, or groups of tenants and their invitees, except for the doors to individual units.	2
Tenant Unit Amenities – Each Unit Has:	
Q. Picnic area equipped with one charcoal or gas unit and 6’ picnic table with benches on 64 square feet concrete slab or in patio area (applies to Tenant Ownership Projects only).	3
R. Air conditioning (applicable only outside of Clark County)	3
S. Hard surface throughout unit (e.g., ceramic tile or bamboo flooring; vinyl flooring is subject to NHD staff approval).	2

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T. Covered patio area on concrete slab with roof that is a minimum of 64 square feet. (applies to Tenant Ownership Projects only) or Patio or balcony area that is a minimum of 48 square feet (applies to all other project types).	2
U. Attached two-car garage (applies to Tenant Ownership Projects only) or Covered parking spaces (applies to all other project types).	3
V. Enclosed exterior wood-framed storage structure that is a minimum of 24 square feet.	2
W. Infrastructure and hook-up for broad-band internet connection in all units.	2
X. Washer/dryer hooks ups in projects with fewer than 50 units.	1 ₂
Y. Washer/dryers provided in each unit.	2 ₃
Z. Free individual internet in each unit.	2
AA. Ceiling fans, including a minimum of one fan in the living room and one fan in the master bedroom.	1
BB. Security doors on front and back entrances (applies to Tenant Ownership Projects only).	1
CC. Covered front porch (applies to Tenant Ownership Projects only).	1
DD. Family/great room fireplace in each unit	2
EE. Entry screen front door to unit on units for eventual tenant ownership	2
FF. Storage cabinets in attached garage in units for eventual tenant ownership (minimum of 2 cabinets each)	2
GG. Storage shelves in attached garage in units for eventual tenant ownership	1
HH. Garage door opener in units for eventual tenant ownership	2
II. Lighted walkway to the home in units for eventual tenant ownership	2
JJ. Flower or herb garden with drip irrigation system in single site projects	1
KK. For Special Needs Projects Only. Emergency notification system with at least one pull cord in each bedroom and bathroom and an audible/visual-strobe device located outside the apartment main door entry.	2
LL. For Senior Projects Only. Removable cabinet fronts at all kitchens and bathroom sinks in all apartments.	2
MM. For Senior Projects and Special Needs Projects Only. Grab bars at all toilets.	1
<u>MM. Projects that opt to exceed the HUD 5%/2% accessibility requirement by ensuring that every unit size (based on # of bedrooms) is fully accessible.</u>	<u>3</u>
NN. For Senior Projects and Special Needs Projects Only. Grab bars at all bathtubs and showers in all apartments. To qualify for these points, the grab bars must be specified for handicapped use and meet ADA requirements.	2
MAXIMUM AMENITIES POINTS	25

- 1
- 2 ** For Acquisition/Rehabilitation in addition to receiving amenities points for new amenities to
- 3 be added to the project, points shall be awarded for upgrades to existing amenities if: (i) the

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1 Capital Needs Assessment (a) identifies the amenity or amenities, (b) states that the amenity or
 2 amenities need to be upgraded, and (c) identifies the amount of capitalization needed for the
 3 amenity or each of amenities to be upgraded; and (ii) the Applicant/Co-Applicants propose in the
 4 application to upgrade the amenity or amenities.
 5

6 **SECTION 14.6 NEVADA BASED APPLICANT**
 7

8 Up to 10 points will be awarded to projects if the Applicant is based in Nevada or **all** Co-Applicants
 9 are based in Nevada. To be deemed as based in Nevada, an Applicant or Co-Applicant that is a
 10 natural person must be a resident of Nevada. If the Applicant or Co-Applicant is a business entity,
 11 it must meet the criteria below:
 12
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RATING FACTORS	POINTS
Threshold Requirement: Applicant/Co-Applicant is organized as a corporation, limited liability company, partnership or other business entity under the laws of the State of Nevada and has been in existence for at least 12 months prior to the Application Deadline.	
A. Applicant/Co-Applicant maintains an office in Nevada from which a general partner, managing partner, manager, president, chief financial officer, chief operating officer or other principal officer of the Applicant/Co-Applicant conducts business.	7
B. Applicant/Co-Applicant maintains <u>at least one employee</u> at least one full time employee at an in-State office to ensure that a member of the general public may visit the office to substantively discuss matters relating to the project with one of the persons identified in (A.) above as well as the project representative identified within the application.	3
MAXIMUM NEVADA BASED APPLICANT POINTS	10

14
 15 **SECTION 14.7 NEVADA BASED PROJECTS BY AN OUT OF STATE BASED APPLICANT**
 16

17 A maximum of five points will be awarded to out of state Applicants/Co-Applicants if the
 18 following criteria are met:
 19

RATING FACTORS	POINTS
Threshold Requirements: <ul style="list-style-type: none"> • The Applicant/Co-Applicants have successfully developed projects in Nevada within the past 10 years; • The Applicant/Co-Applicants are in good standing with all Division projects under the Tax Exempt Bond, HOME, Low Income Housing Trust Fund, and/or LIHTC programs; 	

<ul style="list-style-type: none"> The Applicant/Co-Applicant does not have any <u>remaining</u> unresolved compliance findings on <u>a</u> multi-family project in Nevada <u>where all applicable § 42 based full correction or cure period(s) have expired</u>. 	
A. One point will be given for each successful project in Nevada up to the maximum of 5 points.	
MAXIMUM OUT OF STATE POINTS	5

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SECTION 14.8 AFFORDABILITY PERIOD

A maximum of four points will be awarded to Applicants/Co-Applicants that extend the period of affordability beyond the required 30 years. Applications will receive one preference point for each additional 5 year period of affordability, not to exceed 50 years.

RATING FACTOR	POINTS
One point for each 5 years of extended affordability.	
MAXIMUM AFFORDABILITY PERIOD POINTS	4

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SECTION 14.9 WATER EFFICIENCY OF LANDSCAPE DESIGN

Five points will be awarded to projects that have at least 75% desert and/or xeriscaped landscaping. The Applicant/Co-Applicants must submit verification from an *architect or landscape architect* that the project satisfies the rating factor.

RATING FACTOR	POINTS
75% desert and/or xeriscaped landscaping.	
MAXIMUM LANDSCAPING DESIGN POINTS	5

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SECTION 14.10 HISTORIC CHARACTERS

RATING FACTOR	
Project contributes to the historic preservation, documentation and/or use of cultural resources as determined by the Nevada State Historic Preservation Office (SHPO) including, but not limited to, adapting and/or renovating properties listed on the National or State Historic Registry. Must submit a letter from the SHPO indicating the above.	
MAXIMUM HISTORIC CHARACTER POINTS	3

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1 **SECTION 14.11 SMART DESIGNS**

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A maximum of 20 points will be awarded for Smart Design.

RATING FACTORS	POINTS
A. Site Location – Up to five points will be awarded.	
1) The site (or designated center of the site for scattered-site projects) is within ¼ mile of at least three of the following: grocery, pharmacy, bank, school, day care, parks, community centers, medical facilities, library, place of worship, post office (proximity to day care facilities is not applicable for Senior Housing projects).	2
2) The site (or designated center of the site for scattered-site projects) is within ¼ mile of a designated pedestrian/bicycle path aside from sidewalks.	1
3) The site is within ¼ mile of a local transit route or school bus stop (school bus stop is not applicable for Senior Housing projects).	1
4) The project’s capacity to serve as a stimulus for other development in the vicinity or to provide a needed residential population that may support nearby local businesses in the area and thus promote a more vibrant neighborhood environment (must submit with the application a letter from the Director of the local jurisdiction’s Community Development Department or their equivalent, stating the above and their support).	1
<p>B. Up to eight points for the installation of renewable energy sources (e.g., photovoltaics, wind power). Applicants/Co-Applicants must choose either 1 or 2 below:</p> <p>1) Projects that offset the project’s <i>total estimated electricity demand</i> by 5% (four points), greater than 5% up to 10% (six points), greater than 10% to 15% (eight points).</p> <p>Application must contain a report <i>by an electrical engineer detailing the project’s</i> projected energy demand and a plan for installing enough renewable energy to produce the energy offset required.</p>	8
C. One point for each item used: interior paint with no Volatile Organic Compounds (VOC); low VOC carpeting, padding; low VOC adhesives; low-urea-formaldehyde-free particle board (VOC and urea-formaldehyde limits to be CARB compliant or are in accordance with International Code Council Green Building Standards for low VOC projects).	4
D. One point for blow-in/spray fiberglass, cellulose or foam wall insulation.	1
E. Two points for structural insulated panels (SIPs) or insulated concrete forms.	2
<p>F. One point for Energy Star qualifying gas tankless, heat pump, solar or gas condensing hot water heaters.</p> <p>Commercial water heaters or boilers: One point for appliances with a thermal efficiency of 94% or higher.</p>	1

<i>(To receive points in this category the appliances must conform to Division Energy Standards and be approved by the Division no later than 30 days prior to application submittal).</i>	
G. One point for EPA WaterSense toilets or comparable devices. <i>(To receive points in this category the appliances must be approved by the Division no later than 30 days prior to application submittal.)</i>	1
H. Nevada products – projects can demonstrate the use of products and goods manufactured by Nevada-based corporations that are incorporated into the development (must submit a list of Nevada-based corporations and products that will be utilized in the development) Must certify as to their use at project completion.	2
I. Nevada based companies – Applicant/Co-Applicants agree to employ at least two third-party Nevada based companies (contractors, accountants, attorneys, architects, etc.) in the development process.	2
II. Must certify as to their use at project completion.	
MAXIMUM SMART DESIGN POINTS	20

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SECTION 14.12 SUPERIOR PROJECT/APPLICATION POINTS

RATING FACTORS	POINTS
A. Project is anticipated to most efficiently use tax credit resources as measured by multiplying 1.5 persons per bedroom x # of bedrooms divided by the amount of tax credits requested. One project selected to receive points per geographic/USDA set aside	5
<p>B. Project has most efficient use of tax credits as measured by combining the cost per unit (TDC/# of units) plus the tax credit per unit (TTC requested/# of units). One Acquisition rehab, and one new construction project per geographic/USDA set aside will be selected to receive these points.</p> <ul style="list-style-type: none"> • 5 points if less than \$150,000 per unit for new construction or less than \$115,000 per unit for rehabilitation • 2 points if between \$150,000 and \$160,000 for new construction or between \$115,000 and \$125,000 for rehabilitation. <p>B. Cost Per Unit Preference points: Projects showing the most efficient use of tax credits by having the lowest overall cost per unit will be awarded preference points based on the following scale:</p> <p>New construction:</p>	From <u>20</u> Up to a maximum of <u>58</u>

<p>\$130,000- \$135,000 (or lower) 8 preference points</p> <p>\$135,001-\$140,000 6 preference points</p> <p>\$140,001-\$145,000 4 preference points</p> <p>\$145,001-\$155,000 1 preference point</p> <p>Acquisition/rehab projects</p> <p>\$95,000-\$100,000 (or lower) 8 preference points</p> <p>\$100,001-\$105,000 6 preference points</p> <p>\$105,001-\$110,000 4 preference points</p> <p>\$110,001-\$120,000 1 preference point</p>	
C. Project includes a project based rental assistance contract (evidence of the PBRA contract and/or a commitment of VASH vouchers for the project must be submitted with application) for at least 25% of the units. Awarded to any eligible project.	5
D. Project includes the acquisition/rehabilitation of a foreclosed, vacant, or abandoned building, or the reuse/conversion of an existing building. Awarded to any eligible project.	8
E. Project includes the acquisition/rehabilitation of an existing multi-family or scattered-site project that will preserve existing affordable housing.	5
F. Project includes the preservation of existing LIHTC units. Must demonstrate that the existing rents are at least 20% under comparable market rents for units within the PSA as defined in the market study.	3
G. Housing most in need in Washoe County – 100% of rent restricted units at or below 40% of the Area Median Income for family units: at or below 45% of Area Median Income for senior projects and/or project provides supportive services specifically facilitating the recovery from homelessness. Applicant must submit a letter from the Washoe County HOME Consortium indicating the above to receive points.	4
H. Applicant/Co-Applicant or Project Owner or Sponsor paid electric, gas, and heating and/or cooling utility charges.	4
MAXIMUM SUPERIOR PROJECT/APPLICATION POINTS	42

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SECTION 14.13 PROJECT TYPE PRIORITIES

The project types in this section reflect the Division’s housing priority types for 2015. Applications will be grouped according to project type within each geographic sub-account and compete for the points available for project type. The two highest-scoring projects will be

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1 awarded points. The application with the highest score will receive the maximum points available
2 to the project type, 10 points. The application with the second highest score will receive 5 points.
3

4 **A. Senior Housing Age 55 and Older**

5 These projects will be ranked based upon the average per unit square footage in the project
6 subject to the following requirements. For new construction, studio and one-bedroom units
7 cannot exceed 650 square feet and no other unit, regardless of the number of bedrooms, can
8 exceed 850 square feet additionally, at least 10% and no greater than 40 percent of the total
9 units in the project may be two-bedroom units. Acquisition and rehabilitation projects are not
10 subject to the unit mix and unit square footage limits.
11

12 However, the average square footage calculation will be capped for all senior projects at 730
13 square feet (i.e. 60% @ 650 square feet plus 40% @ 850 square feet. The square footage is
14 calculated based on indoor, conditioned space. Any references within the QAP to unit square
15 footage are based on indoor, conditioned space.
16

17 For example, a Senior Housing project of 50 units with 30 studio apartments, averaging 450
18 square feet (for a total of 13,500 square feet), 10 one-bedroom apartments averaging 650 square
19 feet (for a total of 6,000 square feet), and 10 two-bedroom apartments averaging 750 square
20 feet (for a total of 7,500 square feet) has an average project unit size of 540 square feet (27,000
21 square feet cumulative of all units/50 units).
22

23 The project with the highest average per unit square footage will receive 10 points; the second
24 highest scoring project will receive five points. If a tie occurs, the tie breaker criteria listed in the
25 Section 14.15, Tie Breakers, will be used to identify the highest and second highest scoring
26 projects.
27

28 **B. Special Needs Housing Projects**

29 These projects will be ranked based upon the experience of the Applicant/Co-Applicant in
30 developing special needs housing and/or delivering the services related to the special need. The
31 Applicant/Co-Applicant must submit a list of all of the housing units developed in chronological
32 order commencing with the year the first project was placed in to service. The Applicant/Co-
33 Applicant must have a minimum of three years' experience verified by a dated document, such
34 as the articles of incorporation, showing the number of years that the organization has provided
35 the service.
36

37 Applications will be ranked on the following factors: (1) the number of months of experience will
38 be weighted by 70%; (2) the number of housing units developed will be weighted by 30%.
39

40 In the example below, Applicant One possesses 12 years of experience providing services to
41 homeless individuals and has produced 250 units of transitional housing. Applicant Two
42 possesses seven years of experience providing services to developmentally disabled people and
43 has produced 300 units of housing for the developmentally disabled. The scoring is as follows:
44

APPLICANT ONE	APPLICANT TWO
144 months x .70 = 100.8	84 months x .70 = 58.8
250 units x .30 = 75	300 units x .30 = 90
Total = 175.8	Total = 148.8

The highest score as calculated above will receive 10 points; the second highest score will receive five points.

C. Projects for Individuals ~~and Incomes at or below 45% AMI~~

Only 2 bdrm., 1 bdrm. and studios allowed. No unit shall exceed 720 sq. ft. Studios will be limited to no more than 50% of the total number of units in the project; and shall not exceed 600 sq. ft. Two bedroom units will be limited to 10% of the total number of units in the project. The project with the highest residential square footage in the project will receive 10 points, the next highest will receive 5 points. **If unrestricted units are included, they must conform with the number and size restrictions and will also be included in the residential sq. ft. calculation.**

Example:

Applicant #1	Applicant #2
50 studios @ 600 sq. ft. = 30,000	90 1 bdrm. at 720 sq. ft. = 64,800
10 2 bdrm @ 720 sq. ft. = 7,200	75 restricted, 15 market
40 1 bdrm @ 720 sq. ft. = 28,800	
Total 66,000	64,800

Applicant #1 receives 10 points, applicant # 2 receives 5 points

The application with the highest residential square footage in the project will receive 10 points; the second highest scoring project will receive 5 points.

D. Projects for Individuals with Children/Families with ~~Children and Incomes at or below 45% AMI~~

These projects will be ranked based on the average residential per unit square footage included in the project. In the event that two or more projects within this project type category have the same square footage, the Division will break the tie by determining which proposal leverages the greatest level of non - Tax Credit funding. This will be determined by dividing the total amount of Tax Credits requested by the total project costs. The project with the lowest percentage of Tax Credits to total project cost will be the successful project.

The application with the highest per unit square footage in the project will receive 10 points; the second highest scoring project will receive 5 points.

E. Mixed Income/Mixed Use Projects

1 1) Mixed Income Projects will be ranked based upon the percentage of market-rate units
2 in the project that exceed the minimum requirement of 10%. The square footage and
3 bedroom size of both the market-rate and restricted units *must* be proportional.
4 Targeting smaller units with fewer bedrooms as Tax Credit units will not be allowed. For
5 example, if a 60 unit project with 30 market rate units (50%) is 30,000 square feet. and
6 has 90 bedrooms, the amount of square footage and number of bedrooms should be
7 equal to the square footage and number of bedrooms in the market-rate units.

8
9 Restricted units may be confined to specific building(s) in the project as long as the square
10 footage and unit mix is proportional to the market-rate units. However, the buildings
11 must be equally placed within the project and have full access to project amenities. The
12 project with the highest percentage of market-rate units will receive 10 points; the project
13 with the second highest percentage will receive five points.

14
15 Mixed Use Projects will be ranked on the highest percentage of square footage in the
16 project. In the event that two or more projects within this project type category have the
17 same percentage, the Division will break the tie by determining which proposal leverages
18 the greatest level on non-Tax Credit funding. This will be determined by dividing the total
19 amount of Tax Credits requested by the total project costs. The project with the lowest
20 percentage of Tax Credits to total project cost will be the successful project. The
21 application with the highest percentage of residential square footage in the project will
22 receive 10 points; the second highest scoring project will receive five points.

23 24 **F. Housing for Veterans**

25 26 **1) Veterans Preference**

27 All project types are eligible for Veteran Housing preference points. Projects will be awarded 3
28 points for providing a preference of a minimum of 10% of the total number of restricted and
29 unrestricted units targeted for households in which at least one household member is a Veteran.
30 Said preference must be included as part of Applicant's tenant selection plan. (This commitment
31 would be to provide a preference and not a set-aside.)

32 33 **2. Veterans Oriented Housing Projects**

34 Limited to only one project per geographic/USDA set-aside; and limited to new construction or
35 the conversion of an existing, non- housing facility/building.

- 36
37 1. -Veterans Housing in Clark County- (Funded by Clark County Veterans Housing Set-Aside
38 of \$1,000,000.00 in LIHTC). Maximum of 10 points.

39
40 Sponsor/co-sponsor points in this category will be based on years of quality experience working
41 with veterans housing and/or other types of supportive housing and in implementing the
42 needed, related services. The newly developed housing must be permanent housing and must
43 give preference to veterans and their families. The sponsor must present articles of
44 incorporation showing the number of years of operation in NV; a mission statement verifying

1 assistance which targets or facilitates veterans housing and/or related special needs housing
2 and in implementing the necessary, related services. Verification must be provided to detail
3 the total number of veteran housing units and/or special needs housing units developed and
4 operational in Nevada.

5
6 Preference points will be awarded based on the following:

7 -How long the Sponsor has provided veterans/special needs housing and related services in
8 Nevada

9 -The total number of units developed in Nevada dedicated to serving veterans and/or other
10 special needs.

11
12 The experience will receive 60% weight and the number of new units developed will receive
13 40% weight (**an 80 percent adjustment will be made for rehabbed veteran units***).

14
15 For example: Applicant #1 = 14 years of experience x .6 = 8.4

16 200 newly constructed units x .4 = 80

17 Total Points = 88.4

18
19 Applicant #2 = 17 years of experience x .6 = 10.2

20 250 rehabbed units x .4 = 100 x .80* = 80

21 Total Points = 90.2

22
23 The highest scorer in this category will receive 10 points, the second highest will receive 5
24 points.

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28 1(a). - Clark County- Additional Veterans Housing Points (5 points)

29
30 -Four additional preference points will be awarded if the sponsor owns land contiguous to an
31 existing veterans/special needs housing facility where their operations can be
32 expanded/replicated. These points may also be awarded to a sponsor owning or controlling
33 land easily accessible to where veterans supportive services are provided. If 5 points are
34 claimed, sponsor will not be able to claim ownership points in the readiness category (Sec. 14.4)

35
36 -Must present proof of ownership and a site map showing where the property is located and it
37 must be contiguous to a currently operating veterans and/or special needs housing project
38 owned by the sponsor/co-sponsor. There must also be a letter from the local jurisdiction
39 showing that the site/zoning can accommodate at least 50 new units.

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42 2. -Veterans Housing in Washoe, all other Counties and the USDA Set-aside; and limited to
43 new construction or the conversion of an existing, non- housing facility/building. (Max 10
44 points)

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Sponsor/co-sponsor in this category will be awarded points based on years of quality experience working with veterans housing and/or supportive/special needs housing in Nevada. The newly developed housing must be permanent housing and must give preference to veterans and their families. The sponsor must present articles of incorporation showing the number of years of operation in NV; a mission statement verifying assistance to veterans and/or supportive/special needs housing and related services; and provide verification of the total number of veterans/special needs/supportive housing units developed and operational in Nevada.

- Preference points will be awarded based on the Following:
- How long the Sponsor has provided veterans and/or supportive/special needs housing and related services in Nevada
 - The total number of new units developed in Nevada dedicated to serving veterans/special needs/supportive housing.

The experience will receive 60% weight and the number of new units developed will receive 40% weight (an 80 percent adjustment will be made for rehabbed veteran/supportive/special needs units).

See above scoring examples.

The highest scorer in this category will receive 10 points, the second highest will receive 5 points.

SECTION 14.14 SPECIAL SCORING FACTORS

Special Scoring Factors in Subsections 14.14.1 through 14.14.6 reflect additional policy objectives established by the Division. The Division identified a limited number of factors considered essential to targeting the development of low income persons, expanding the level of services available to at-risk households, and providing incentives for keeping project costs down. All applications will be independently scored for each of the seven Special Scoring Factors.

SECTION 14.14.1 LOW RENT TARGETING

Points will be awarded based upon the overall rent targeting in the project. A project’s overall rent level is determined by multiplying the percentage of the total units within each rent level(s) by the rent income level percentage.

1 For example:

2

	PROJECT ONE	PROJECT TWO	PROJECT THREE
NUMBER OF UNITS	40	40	52
DISTRIBUTION OF UNIT RENTS	All with 40% rents	15 with 45% rents 25 with 35% rents	All with 35%
SCORING	100% x .40	37.5% x .45 = .16875 plus 62.5% x .35 = .21875 = .3875	100% x .35 = .3500
SCORE	.4	.3875	.3500

3

4 A. All Projects except Rent to Own.

5 Special scoring points will be awarded in the amounts specified in the following table.

6

RATING FACTORS	POINTS
.30 (100% of units at 30% income rent level or below). Project must submit evidence of project based vouchers or committed tenant based rental assistance to be eligible for preference points.	12
>.30 and <.35	8
.35 and <.40	6
.40 and <.45	4
.45 and <.50	2
MAXIMUM LOW INCOME TARGETING POINTS FOR ALL PROJECTS EXCEPT RENT TO OWN	12

7

8 B. Rent to Own Projects Only.

9

RATING FACTORS	POINTS
.60 - 100% of units at 60% income rent level or below.	6
>.60 - Projects with less than 100% of units at 60% income rent level or below.	4
MAXIMUM LOW INCOME TARGETING POINTS FOR RENT TO OWN PROJECTS ONLY	6

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13 **SECTION 14.14.2 LOW INCOME TARGETING**

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15 These special scoring factor awards two points to projects that restrict rents/and incomes to not
16 exceed the 50% area median income limit for all LIHTC units. Project owners may still opt for the
17 40/60 set aside, however, the declaration of restrictive covenants will reflect that all incomes
18 /rents in the project will not exceed 50% AMI.~~select the option to rent restrict at least 20% of the~~

1 ~~units for occupation by households with incomes at or below 50% of AMI for the jurisdiction~~
2 ~~within which the project is located for at least 30 years. From an Internal Revenue Service (IRS)~~
3 ~~perspective, this means that all units in the project must be rent restricted and occupied by~~
4 ~~households with incomes at or below 50% of AMI for the jurisdiction within which the project is~~
5 ~~located.~~

6
7 *Applicant/Co-Applicants must submit a signed letter indicating this as back-up documentation for*
8 *the preference points. Points will not be awarded for merely selecting this option on the*
9 *application.*

10 11 **SECTION 14.14.3 SUPPORTIVE SERVICES**

12
13 A maximum of eight points will be awarded based upon the number of supportive services
14 provided to tenants. All supportive services must comply with all local, state and federal laws
15 and regulations that include, but are not limited to licensing, permits, and certification, bonding
16 and insurance requirements.

17
18 *The Applicant/Co-Applicant must document how the service will be provided and paid for in order*
19 *to receive the points for a requested supportive service. The service must be available to all tenant*
20 *families for the minimum times stated below. There will be no mandatory fees for the basics*
21 *service. Any fee required will be at the discretion of the Division.*

22
23 Applicant/Co-Applicant must provide the service for the initial IRS 15 year compliance period and
24 must not allow more than a 30 day gap in service provided. The Applicant/Co-Applicant must
25 notify the Division within 7 days of the termination of service agreements/contracts. The project
26 will be considered out of compliance if there is no new service contract executed by the time the
27 development is audited.

28
29 Special scoring points are awarded as described below:

RATING FACTORS	POINTS
A. Providing one prepared meal on a daily basis available to all tenants.	2
AB. Transportation services – on-site van service with minimum three-day per week operating schedule.	2
BC. On-site service coordinator for minimum 20 hours per week (on-site office must be provided).	2
CD. On-site service coordinator for minimum 40 hours per week (on-site office must be provided).	4
MAXIMUM SUPPORTIVE SERVICES POINTS	8

30 31 32 **SECTION 14.14.4 LOWEST DEVELOPER FEES**

33
34 A maximum of five special scoring points will be awarded to applications with Developer Fees
35 below 15% of the eligible basis. Points will be awarded on the basis of one point for each 1%

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1 reduction in developer fee up to a maximum of five points. The Developer Fee will be calculated
2 based on the figures provided in the budget contained in the main application. Applicants do
3 not have to submit additional back-up. It is the responsibility of the Applicant/Co-Applicants to
4 ensure the correct figures are contained within the project budget. Staff will not change scoring
5 due to transposed numbers or incorrect figures in the budget.
6

7 The Developer Fee *must* not exclude 15% of eligible basis of the project excluding the Developer
8 Fee. The fee includes profit and overhead of the Applicant/Co-Applicant, in addition to fees for
9 consultants/processing agents. The Developer Fee for projects in Qualified Census
10 Tracts/Difficult to Developer Areas may include the adjusted eligible basis amount. *The cost*
11 *certification must reflect the Developer Fee and percentage disclosed within the original*
12 *application and may not be changed for any reason.* Staff will take the Developer Fee percentage
13 to two decimal places and will not round up or down. The amount of the Developer fee may
14 change (increase) as long as it does not deviate from the percentage claimed in the original
15 application (carried to three decimal places).
16

RATING FACTORS	POINTS
A. Less than 11%	5
B. 11.0% to 11.99%	4
C. 12.0% to 12.99%	3
D 13.0% to 13.99%	2
E 14.0% to 14.99%	1
F. 15%	0

25 **SECTION 14.14.5 LOW CONTRACTOR FEE**

26
27 A maximum of five special scoring points will be awarded to applications with contractor fees
28 below 14% of the total cost of construction. Points will be awarded on a basis of 1 point for each
29 1% in reduction in contractor fee up to a maximum of five points. The contractor fee will be
30 calculated based upon the figures provided in the budget contained in the main application.
31 Applicants/Co Applicants do not have to submit additional back-up. It is the responsibility of the
32 Applicant/Co-Applicants' responsibility to ensure the correct figures are contained within the
33 project budget. Staff will not change scoring due to transposed or incorrect figures in the budget.
34 Staff will take the calculated contractor fee percentage to two decimal places and will not round
35 up or down.
36

37 *The original contractor fee (in percentage terms) must be reflected at the time of application and*
38 *that percentage must be forwarded only if the project is awarded additional Tax Credits.*
39 Contractor fee including the contractor's profit, overhead and general requirements *must not*
40 exceed 14% of the total cost of construction of the project. Total construction costs are limited
41 to on-site work, off-site improvements, the construction of new structures/accessory buildings,
42 and the rehabilitation of existing structures.
43

1 The Division considers contractor fees greater than 14% excessive. Any contractor fee in excess
 2 of 14% will be taken out of the Gap Calculation for determination of the Final Tax Credit allocation
 3 and issuance of IRS Form 8609. Construction of costs will be limited to on-site work, off-site
 4 improvements, and the construction of new structures/accessory buildings and/or rehabilitation
 5 of existing structures and mandated off-site improvements. The amount of the Contractor fee
 6 may change (increase) as long as it does not deviate from the percentage claimed in the original
 7 application (carried to three decimal places).

RATING FACTORS	POINTS
A. Less than 10%	5
B. 10.0% to 10.99%	4
C. 11.0% to 11.99%	3
D. 12.0% to 12.99%	2
E. 13.0% to 13.99%	1
F. 14%	0

17 **SECTION 14.14.6 AFFORDABLE HOUSING INCENTIVE**

18
 19 A maximum of seven points will be awarded based upon the level of additional resources, funding
 20 leveraged by Tax Credits or effective use of conventional financing. The four factors below can
 21 be met individually or collectively to receive the special scoring points. Additional contributions
 22 may include land donations and funding commitments made by local governments, non-profit
 23 organizations and private businesses. Eligibility: only loans or grants from the following sources
 24 will qualify for points under this section.

RATING FACTORS	POINTS
A. A donation of land from any governmental or private source or a parcel of land transferred at a nominal cost from a governmental unit or private source of a long-term lease of at least 50 years provided to the Applicant/Co-Applicants at a nominal or discounted costs from a governmental unit (federal, state or local). Discounts on land sales >50.01%	2
B. Combined monetary contributions, aside from those included in "A" above from governmental, non-profit, and/or private sources. Sources are limited to: 1) The local PHA 2) Community Development Block Grant (CDBG) program funds 3) HUD 202 or 811 4) Federal Home Loan Bank Affordable Housing Program (AHP) 5) Established local government housing development funds (i.e., HOME, LIHTF, or RDA) 6) Bureau of Indian Affairs 7) 3 rd Party (non-related) and non-mortgage funds or grants.	5/3/1

>20.01% of total project costs = 5 points, 5.01% to 20.00% of total project cost = 3 points, 5.00% or less of total project cost = 1 point.	
MAXIMUM AFFORDABLE HOUSING INCENTIVE POINTS	7

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Other sources of funding may qualify *provided they are approved in writing in advance* by NHD (approval of a particular source in prior years does not meet this requirement). Adjustments to the purchase price of the land by the seller are not sources of mortgage subsidy. Staff will take percentages to two decimal and will not round up or down.

SECTION 14.15 TIE BREAKERS

In the event that one or more projects competing for Tax Credits in the same set-aside or geographical account receives an identical number of points, the Division will break the tie by determining which proposal leverages the greatest level of non-Tax Credit funding. This will be determined by dividing the total amount of Tax Credits requested by the total project costs. The project with the lowest percentage of Tax Credits to total project costs will be the successful project. If the above fails to break the tie, the Division will conduct a lottery pursuant to NAC 319.990.

1 **PROJECT DEVELOPMENT INFORMATION**

2
3
4 **SECTION 15 OPERATING EXPENSES**

5
6 Project operating expenses not less than **\$375** per unit/month are typical for projects in Nevada
7 and considered acceptable by the Division. Applications for project with operating expenses
8 outside this range must include an explanation of why the expenses are higher or lower. The
9 Division reserves the right to adjust Tax Credits on projects with operating expenses greater than
10 the **\$375**.

11
12 **SECTION 16 ESTIMATION OF UTILITY ALLOWANCE**

13
14 At the time of application, the Applicant/Co-Applicants must estimate the amount of utility
15 allowance applicable to each unit, considering the square footage of the unit and the proposed
16 source of energy in accordance with Treasury Regulations Section 1.42-10. The Applicant/Co-
17 Applicants assumes the risk that these estimates are reasonable and supportive. At the time the
18 project is placed in service, the Applicant/Co-Applicants must provide evidence that the utility
19 allowance conforms to the requirements of the Code and Treasury Regulation. Failure to do so
20 will result in forfeiture of the Tax Credits.

21
22 The Applicant/Co-Applicant may provide a survey of actual utilities being paid in the area or use
23 the PHA utility allowance for the area, or with NHD staff approval, use the HUD Utility Model or
24 an alternate method allowable per the Utility Allowance Regulations contained in the Federal
25 Register, Volume 73, No. 146, July 29, 2008. Surveys must: (1) have been conducted within 12
26 months of the application; (2) sampled units must be located within a radius of 50 miles from the
27 proposed project location; (3) sampled units must be similar in size, within 10% based on unit
28 square footage, to those in the project; (4) include a sample size of at least 10 units;(5) the energy
29 source must be the same as proposed for the project; and (6) include the address and square
30 footage of each unit surveyed.

31
32 The Project Sponsor of Energy Star projects that have met the 86> REMS measure may request a
33 HERS rated sample of the project. The sample must conform the Division’s Energy Requirements
34 guidelines (i.e., 15% of the units must be tested). The Division will require an update to the
35 testing every third year. The utility allowance will not apply to any Housing Choice Voucher
36 and/or HOME funded units if not allowed by the local funding jurisdiction.

37
38 **SECTION 17 ADJUSTMENTS TO ELIGIBLE BASIS FOR PROJECTS LOCATED IN**

1 QUALIFIED CENSUS TRACT AND DIFFICULT TO DEVELOP AREAS

2
 3 Applicant/Co-Applicants with projects located Qualified Census Tract (QCT) or in a Difficult to
 4 Develop Area (DDA) as designated in IRC Section 42(d)(B)(5) are authorized to utilize 130% of
 5 eligible basis as a factor in determining the adjusted eligible basis. The determination of whether
 6 a project is in a QCT or DDA is made at the time of application. Subsequent changes in federal
 7 designations of QCTs or DDAs after the application is approved, will not affect the project. Any
 8 changes to QCT and DDA designations subsequently made by HUD that are applicable to the 2015
 9 Tax Credit application period, will be incorporated into the 2015 QAP following publication in the
 10 *Federal Register* or other appropriate notice. For purposes of the 2015 QAP DDA's were not
 11 identified per HUD Federal Register <http://federalregister.gov/a/2013-27505> dated November
 12 [18](http://federalregister.gov/a/2013-27505), 2013.
 13

2014 Qualified Census Tract and 2014 Difficult to Develop Areas (*awaiting 2015 information*)	
Metropolitan Qualified Census Tracts	
Las Vegas Metropolitan Area	2.01, 3.01, 3.02, 4.01, 4.02, 4.03, 5.14, 5.20, 5.21, 5.22, 5.23, 5.24, 5.27, 6.00, 7.00, 8.00, 9.00, 11.00, 14.01, 15.01, 16.10, 16.12, 16.13, 17.18, 19.01, 22.01, 22.04, 22.07, 23.02, 24.04, 24.05, 24.06, , 26.03, 26.05, 28.10, 29.54, 34.30, 35.00, , 36.16, 38.00, 40.00, 43.01, 43.02, 44.02, 46.01, 46.02, 47.03, 47.07, , 47.09, 47.10, 47.12, 47.13, 49.16, 54.38, 56.14
Reno Sparks Metropolitan Area	1.01, 1.02, 2.01, 2.02, 7.00, 9.00, 10.08, 14.00, 15.02, 17.01, 18.01, 18.02, 19.01, 19.02. 21.07, 22.04, 22.11, 22.12, 26.11, 27.03, 31.01, 9800.00
Non-Metropolitan Areas	Churchill County – 9504.00 Elko County – 9517.00 Lyon County – 9603.01 Mineral County – 9708.00 Nye County – 9603.00

14
 15 As allowed in HERA, the Division will designate additional DDAs and/or projects and/or buildings
 16 eligible to 130% of eligible basis as a factor in determining the eligible basis. An Applicant/Co-
 17 Applicants with projects meeting the criteria set forth below *must submit a request to implement*
 18 *the “boost” in their application at least 45 days prior to the Application Deadline.* NHD staff will
 19 approve boost requests at least 30 days prior to application deadline. NHD approval does not
 20 signify that boost credits will be awarded and only signifies that a project meets one or more of
 21 the eligibility criteria to claim the boost included below. The Administrator may retroactively
 22 allow for the boost in unique situations.
 23

1 Staff can authorize up to a 30% boost for projects that have the following project criteria:¹¹

2
3 1) Demonstrate financial hardship due to changes in Davis Bacon and/or prevailing
4 wage determinations;

5
6 2) Provide deep income targeting defined as projects where at least 50% of the total units
7 will be rent restricted and occupied by households with incomes at or below 50% AMI for
8 the jurisdiction within which the project is located and at least 20% of the total units are
9 rent restricted and occupied by households with incomes at or below 40% AMI for the
10 jurisdiction within which the project is located for the entire extended compliance period.
11 Projects requesting a determination under this option must rent restrict and occupy all
12 units as identified in their QAP pro forma and application and cannot open the units to
13 households above the limits stated in their application;

14
15 3) Geographic units including, but not limited to, BLM transferred land sites, NHD
16 targeted high foreclosure housing areas (as identified in approved state and local
17 jurisdiction Neighborhood Stabilization Plan amendments);

18
19 4) Projects marketed to homeless populations and/or transitional housing with
20 supportive services;

21
22 5) Rural projects not currently in NHD's Tax Credit/bond housing portfolio where the
23 Project Sponsor has invested a minimum of \$10,000 per unit in new construction or
24 rehabilitation prior to any funds invested for NHD's energy requirements;

25
26 6) Projects serving as demonstration projects under the 2015 QAP that can demonstrate
27 a need for additional basis boost to offset costs associated with enhanced environmental
28 standards - i.e. LEED Gold; and

29
30 7) Projects located in Clark County, Nevada.

31
32 **SECTION 18 MAXIMUM AMOUNTS OF TAX CREDITS AWARDED AND POST**
33 **AWARD PROCESS**

34
35 A. Project Cap/Maximum Reservation

36
37 1) Project Cap. Under the 2015 QAP, one project may receive up to a maximum of
38 **\$1,000,000** of Tax Credits (the "Project Cap"). Applications for Tax Credits submitted in
39 for an allocation of more than **\$1,000,000** in Tax Credits will be rejected.
40

¹¹ Staff will review all requests for the basis boost and may award a boost of up to 30% based upon NHD's housing priorities, the amount of boost funds requested for the project and from all projects, the amount of Tax Credits available, and project need.

1) Maximum Reservation. The Division will accept applications that request Tax Credits for more than one sub-account, as long as the total amount of Tax Credits requested does not exceed the Maximum Allocation (as herein after defined).

a) When the Division determines the amount of Credit to be reserved or allocated, it will limit the (i) Applicant, (ii) the developer, and (iii) other parties directly or indirectly related to the Applicant or project (as determined by the Division for a maximum of **\$1,000,000** per project not to exceed two projects in a given year.

3) The Division will cap the total amount of Tax Credits to any one Applicant at **\$12,000,000**. An Applicant may submit more than one (1) Project under the 2015 QAP; however, the Division will not award Tax Credits more than **\$12,000,000** in Tax Credits (the "Maximum Allocation") to one Applicant. For the purposes of the Maximum Allocation, the term "Applicant" includes the Applicant, Co-Applicant, and any affiliate of the Applicant or any Co-Applicant. The Division's analysis and determination of whether the Maximum Allocation has been exceeded will include, but not be limited to, determining how the Developer Fee is split, who is being paid consulting fees, and who is authorized to make decisions as, or on behalf of, the Applicant/Co-Applicants and proposed Project Sponsor(s). All entities including, but not limited to, the Sponsor, Applicant, Consultant, Equity Investors, and other Project Participants must disclose the portion of consulting and development fees they are being paid as part of the application.

4) The Division reserves the right to award more than **\$1,000,000**, of Tax Credits to projects financed by the Tax Exempt Bond Program, if the program complies with all of the Division's policies, procedures and all state and federal regulations and laws. This section applies to current year projects and does not include additional credit requests.

5) The Administrator may temporarily increase or lift the Project Cap and the Maximum Allocation for all new project submissions and requests for additional Tax Credits to address market downturns and/or other financial situations when such action would assist in keeping the Tax Credit program viable and supporting housing projects that create affordable housing. Any changes to the Project Cap and Maximum Allocation will be noticed simultaneously or separately on the Division's website at least 45 days prior to the Application Deadline.

The Administrator may increase and/or transfer funds between set-asides and geographic apportionments to ensure the ability to fund projects to a high enough level for viability.

B. Multiple Project Phases

Projects that are phased in from one Tax Credit plan year to another will not be considered as one project for the purposes of the maximum. For example, if an Applicant receives Tax Credits on a project this year and next year qualifies and is appropriately ranked for an expansion of a new phase of the existing project, the Applicant may receive the Maximum Allocation of Tax

1 Credits for the new phase. The Division reserves the right to reject multiple applications if they
2 are determined to be for one project that has been split in order to circumvent the Project Cap
3 and/or Maximum Allocation.
4

5 **C. Tax Credit Return**

6 The Applicant/Co-Applicant may voluntarily return Tax Credit awards *before the notification of*
7 *the Carryover Allocation*. For the purposes of this section, the Carryover Allocation notice for the
8 2015 projects will be **November 8, 2015**. If the Applicant/Co-Applicant decides to return the Tax
9 Credits on or before the date specified in this section, the return will be considered voluntary. If
10 a project receives a Carryover Allocation and the Project Sponsor returns Tax Credits after the
11 date specified in this section, the return will be considered involuntary. In such cases, the Project
12 Sponsor will be barred from participating in future Tax Credit funding rounds for the remainder
13 of the 2012 Tax Credit year and the subsequent Tax Credit year.
14

15 **D. Conditional Reservation**

16 The Division reserves the right to award conditional reservations to projects that have
17 outstanding issues as identified by staff, at the time of reservation. This includes, but is not
18 limited to, outstanding legal issues currently under review, related vacancy issues at nearby
19 properties that may negatively impact the viability of the Tax Credit project, or other matters.
20 Reservations are also subject to final underwriting in the Division's Tax Credit analysis Application
21 Orientation Design (AOD)/ Emphasys program and may be amended as a result of that
22 underwriting.
23

24 Any project receiving a conditional reservation must cure all conditions by the Carryover
25 Allocation deadline or any other deadline noted in the reservation letter or the reservation will
26 be cancelled. The Administrator may extend this deadline for extenuating circumstances.
27

28 **SECTION 19 FINAL TAX ALLOCATIONS OF TAX CREDITS**

29
30 Once all of the buildings in the project are placed in service, the Project Sponsor may request the
31 final allocation and IRS form(s) 8609. The following information needs to be completed to receive
32 the IRS form(s) 8609:
33

- 34 1) Final application with all source/uses/budget information updated.
- 35
- 36 2) CPA certification of costs. *The Division will consider the initial CPA Certification of Costs*
37 *as the true and correct document for the issuance of IRS form 8609.*
38
- 39 3) Final energy analysis, inspection and payment. *The final energy analysis and inspection*
40 *must show that all of the energy saving measures identified in the pre-energy analysis has*
41 *been installed.*
42
- 43 4) Pre-8609 inspection by the Division. *The inspection will include a review of proposed*
44 *unit mix and amenities in the application and completeness of construction.*

- 1
2 5) Comply with Section 48, Lease-Up Requirement, and timely curing of identified non-
3 compliance.
4
5 6) Letter certifying permanent financing is in place.
6
7 7) Letter acknowledging project has met American with Disabilities Act (ADA) and Fair
8 Housing accessibility design standards.
9
10 8) The CPA cost breakdown must be submitted in a manner that is consistent with data
11 input to the AOD/Emphasys Forms will be attached to the Final Allocation Application.
12
13 9) Tax Credit reduction due to unmet representations as stated in Section 12, I,
14 Mandatory Energy Conservation Requirements. The reduction in credit will be based
15 upon the percentage of scoring that is not met when final testing or certification of the
16 project is complete (e.g., scoring stated two points for tankless hot water heater and triple
17 pane low E windows, 2 points on a total point scoring of 130 points; two points equals
18 1.5% of 130 points. Tax Credit Allocation \$750,000 1.5% of \$750,000 is \$11,250 of Tax
19 Credits or a reduction of \$11,250 of Tax Credits.
20
21

22 **SECTION 20 TAX CREDIT MONITORING**

23
24 As of July 1, 2001, all compliance monitoring will require habitability inspection as per Treasury
25 Regulation 1.42.5. The Division has adopted the Uniform Physical Condition Standards
26 established by HUD as the applicable standard for conducting physical inspections and
27 determining compliance with IRS habitability requirements.
28

29 A. Project Physical Conditions Standards

30 The project *must* provide decent, safe and sanitary housing for low-income persons as set forth
31 in applicable federal and state statutes and regulations during the compliance period. Effective
32 July 1, 2004, the Division uses the UPCS, published by HUD to determine whether the LIHTC
33 projects remain suitable for occupancy. HUD's UPCS (24 CFR 5.703) can be accessed at
34 www.hudclips.org.
35

36 **SECTION 21 FEES**

37
38 All fees paid to the Division are non-refundable.
39

40 A. Application Fee

41 The application fee is **\$3,000** for both Tax Credit and 4% Bond projects. Bond projects are
42 required to pay this fee upon submission of their application for the 4% credits and 8609s. This
43 fee is in addition to the Cost of Issuance fee(s).
44

1 B. Reservation Fee

2 A reservation fee equal to 9.5% of the Tax Credits reservation amount is payable at the time the
3 Division reserves the Tax Credits for the project. Non-profits that are not joint-venturing or in
4 partnership with a for-profit Project Sponsor have the option of paying 4.75% no later than six
5 months after the date of reservation. This fee also applies to Bond projects requesting 4% credits.
6 This fee is in addition to the Cost of Issuance fee(s). The reservation fee is due upon receipt of
7 the reservation letter and must be paid within 14 days of the date of the reservation letter.

8
9 C. Carryover Allocation Fee

10 An administrative fee of \$3,000 will be charged for each Carryover Allocation letter issued by
11 NHD. The federal tax identification number of the Applicant/Co-Applicants must be supplied at
12 the time the Carryover Allocation commitment is requested.

13
14
15 D. Compliance Monitoring Fee

16 An annual fee of **\$40** for each low-income unit will be charged during the compliance period. The
17 first annual Compliance Monitoring Fee is due and payable when the project is placed in service.
18 Thereafter, annual Compliance Monitoring Fees must be paid on or before January 31 of each
19 year for the remaining compliance period including any extended use period. The Division
20 reserves the right to adjust monitoring fees as necessary on a project-by-project basis to cover
21 the cost and expense of monitoring compliance.

22
23 E. Compliance Training Fee

24 A fee of \$100 per person will now be required to attend the Division's annual Tax Credit
25 Compliance Training. The one-day training session, usually conducted in March, April, or May of
26 each year, is held in Las Vegas and Carson City/Reno. Attendance is mandatory for all on-site
27 property managers. Notice of the annual training sessions will be announced once a date and
28 site are determined. Additional training cost will vary by training subject and will be posted on
29 the website.

30
31 F. Compliance Monitoring Fee for Second Audit

32 If a property receives an audit in which the property is substantially out of compliance and
33 Division staff must re-monitor files after corrections are submitted or re-inspect units, there will
34 be an additional audit fee equal to the per unit monitoring fee for each unit/file that requires a
35 second audit.

36
37 G. Legal Fees

38 If an Applicant/Co-Applicant requests review of a decision of the Division, or if after an allocation
39 of Tax Credits, a Project Sponsor requests a waiver or variance from a QAP requirement, any
40 change in the project from what was described in the application, or a similar matter, for which
41 the Division determines that legal advice or review is necessary the Division shall be entitled to
42 bill the Applicant/Co-Applicant or Project Sponsor, as applicable, for the legal service at up to a
43 rate of \$300 per hour. Legal fees must be paid for any time legal spends reviewing an item.

44

1 The Division shall also be entitled to recover its attorney’s fees, costs and expenses, including
2 court reporter and transcription costs, in any appeal, litigation, arbitration, mediation or other
3 proceeding arising from, as a result of, or pursuant to the 2015 QAP, and/or the resulting Tax
4 Credit allocation round, selection process or award determination process, regardless of who
5 initiated or prevails in the litigation, arbitration, mediation or other proceeding.
6

7 H. Energy Analysis Fees

8 The 2015 QAP requires Project Sponsors to comply with the Division’s Energy Efficiency
9 Requirements. Sponsors are required to meet pre- and post -construction energy analysis for
10 new construction or rehabilitation projects.
11

12 The energy analysis is contracted by NHD with an independent certified energy-auditing
13 contractor. The Project Sponsor will reimburse the Division the costs of the energy analysis at a
14 rate of **\$1000** for pre-construction analysis and **\$250** a unit with a minimum of 15% of the project
15 being subject to the energy analysis for construction and post construction audits. The energy
16 analysis fee will be assessed mileage and per diem charges at the state rate. If additional testing
17 is required, fees will be due at the time of the re-testing. The \$1,000 fee is due at time of energy
18 analysis submission. The \$250-per unit 15% fee is due when testing is completed and must be
19 paid before issuance of the 8609 form.
20

21 I. Extension Fees

22 The Division reserves the right, in its sole discretion, and based upon the circumstances of a
23 request to grant extensions to Applicants who are awarded credits subject to an extension
24 fee of \$2,500 for each extension of up to 30 days beyond the existing deadline.
25
26

27 **SECTION 22 DEBARRED LISTS**

28
29 The Administrator will have the option to reject applications for Tax Credits for the following
30 reasons if the Applicant/Co-Applicant or any Project Participant:
31

- 32 1) Is included on the HUD Debarred List;
- 33
- 34 2) Defaulted or failed to Complete Funding or Construction on a Tax-Exempt Bond Issue;
- 35
- 36 3) Defaulted under and/or failed to comply with any HOME and/or LIHTF;
- 37
- 38 4) Was involved with a LIHTC or Tax Exempt Bond issue project which was lost to
- 39 foreclosure or deed in lieu of foreclosure;
- 40
- 41 5) Made a misrepresentation, or provided false and misleading information, in any
- 42 document submitted to the Division or provided any false or misleading information to
- 43 the Division;
- 44

1 6) Was convicted of a felony, prosecuted or investigated for fraud or misrepresentation
2 by any governmental agency or was investigated by the IRS for tax fraud or other Code
3 violations;

4
5 7) Defaulted or failed to comply with any of the terms and conditions, including
6 mandatory 15-year and extended compliance, on a Bond or Tax Credit Project that
7 receives a Tax Credit reservation or allocation by the Division or any other State housing
8 authority; and/or

9
10 8) Fails to pay any mandated charges or fees to the Division, or any other governmental
11 agency or authority.
12

13 **SECTION 23 LEASE UP REQUIREMENT**

14
15 All Project Sponsors will be required to contact the Division once the first building in the project
16 is issued a Certificate of Occupancy **and** prior to any lease-up at the property. The Division will
17 provide an orientation to Project Sponsors and on-site property managers regarding the long-
18 term compliance of the property with Section 42. The Division will review the state's Tax Credit
19 Compliance Manual with the project management and discuss the Division's compliance
20 requirements and project management responsibilities. This orientation is mandatory. Failure
21 to contact the Division as specified above will result in a delay of the Division's issuance of IRS
22 form(s) 8609.
23

24 **SECTION 24 ANNUAL INCOME RE-CERTIFICATION**

25
26 Under HERA, the Project Sponsor of a 100% low income project is exempt from the recertification
27 requirements under IRS regulation 1.42-5(b) (1) (VI) and (vii) and 1.42-5(c) (1) (iii) and is *not*
28 required under those sections to:

29
30 1) Keep records that show an annual income re-certification of all the low-income tenants
31 in the building who have previously had their annual income verified, documented and
32 certified;

33
34 2) Maintain third-party documentation to support that re-certification; or

35
36 3) Certify to the Division that is has received this information.
37

38 In lieu of recertification after year two of tenancy, *Project Sponsors must ensure that all tenants*
39 *annually complete a form of certification as prescribed by NHD.* The Alternate Certificate must
40 be dated and signed by the tenant(s) and the Project Sponsor's on-site representative and the
41 Project Sponsor must maintain a current Alternate Certification in each tenant file. The Division
42 will review this documentation during the annual compliance reviews. Project Sponsors of 100%
43 low-income properties are still required by NHD to perform a complete income recertification

1 upon first anniversary of tenancy. Projects that have less than 100% low-income units *must* still
2 perform a complete annual income recertification.

3
4 NHD regulations concerning tenant annual recertification may be updated from time to time with
5 at least 15 days notice from NHD to comply with regulations or facilitate the reporting of data.
6 Additionally, NHD reserves the right to require annual tenant income recertification at properties
7 where gross negligence or non-compliance has been found. Relaxation of Tax Credit annual
8 tenant income recertification does not supersede requirements for income recertification under
9 other federal programs such as HOME.

11 **SECTION 25 TAX EXEMPT BOND PROGRAM**

12
13 IRC Section 42 allows Tax Exempt Bond Financed Projects to receive an allocation of 4 Percent
14 Tax Credits provided they meet the minimum requirements for an allocation in the QAP. The
15 Division’s determination that a Project satisfies the requirements of the QAP will be based on the
16 proposed project meeting all requirements of the QAP in effect when the determination is made.
17 Applicants/Co-Applicants with Tax Exempt Bond Financed Projects must also meet all of the
18 requirements of the Division’s Tax Exempt Bond Financing program requirements, as same may
19 be amended from time to time¹².

20
21 The Tax Credits allocated to Tax Exempt Bond Financed Projects are not subject to the annual
22 credit ceiling and, consequently, are not required to compete in the competitive allocation
23 process described in the QAP. Requests for these determinations must be made by the
24 Applicant/Co-Applicants after an award of bond volume cap is made by the State Board of
25 Finance. Requests must include all applicable fees, and a complete application.

26
27 Tax Exempt Bond Financed Projects may receive Tax Credits on the full amount of their Eligible
28 Basis only if at least 50 percent of the “aggregate basis” of the proposed project is financed with
29 Tax Exempt Bonds. Additionally, numerous bond-financing rules apply and many Tax Credit
30 requirements are different for Tax Exempt Bond Financed Projects. NHD recommends that
31 Applicants/Co-Applicants undertaking these Projects obtain advice from qualified tax
32 professionals to ensure that such requirements are met.

33
34 To receive 4% Tax Credits on a Tax Exempt Bond project, Applicants/Co-Applicants must comply
35 with the following:

- 36
37 1) The project must meet Section 11, Eligible Project Categories requirements as outlined
38 in the QAP. However, at the discretion of the NHD administrator; all requirements in the
39 eligible project categories (Sec. 11) need not be met as long as it is determined that the
40 project provides decent, safe quality housing; and that it meets the needs of the tenant
41 population.

¹² Information on the Division’s Tax Exempt Bond Financing program is available on the Division’s web
site: <http://housing.nv.gov/>

- 1
- 2 2) Final allocation application *(at a cost of \$2,500 and payment of 9.5% of the Tax Credit*
- 3 *Award) with updated sources/uses/budget information.*
- 4
- 5 3) CPA of certification costs. *The Division will consider the initial CPA Certification of Costs*
- 6 *as the true and correct document for issuance of IRS Form 8609.*
- 7
- 8 4) Final energy analysis and inspection. The final energy analysis and inspection for new
- 9 construction must have a REM Index Rating of 86 or higher. The final energy
- 10 analysis/inspection for rehabilitation projects must show that all of the energy saving
- 11 identified in the pre-energy analysis have been properly installed.
- 12
- 13 5) Pre-8609 inspection by the Division. The inspection will include a review of proposed
- 14 unit mix and amenities in the application and completeness and construction.
- 15
- 16 6) Comply with Section 48, Lease-Up Requirement and timely curing of identified non-
- 17 compliance.
- 18
- 19 7) Letter certifying permanent financing is in place.
- 20
- 21 8) Letter acknowledging project has met ADA design standards.
- 22
- 23 9) The project must be in compliance with the Bond Regulatory Agreement.
- 24
- 25 10) Comply with Section 42 50% test.
- 26
- 27 10) The project must meet Section 11, Eligible Project Categories requirements as
- 28 outlined in the QAP. However, at the discretion of the NHD Administrator, all
- 29 requirements in the eligible project categories (Sec. 11) need not be met as long as it is
- 30 determined that the project provides decent, safe quality housing; and that it meets the
- 31 needs of the tenant population.
- 32
- 33 11) The CPA cost breakdown must be submitted in a manner that is consistent with data
- 34 input to the AOD/Emphasys system. Forms will be attached to the Final Allocation
- 35 Application.
- 36
- 37 12) The allowable developer fee for Tax Exempt Bond Financed project may not exceed
- 38 15% of the Total Project Cost including the land.
- 39
- 40 13) 4% Tax Credits are applicable only to NHD multi-family revenue bond projects that
- 41 have received a Section 42m letter from the Division's Chief Financial Officer.
- 42
- 43 14) The Nevada State Board of Finance has approved the issuance of the Tax Exempt
- 44 Bonds for the project.

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SECTION 26 NOTICES TO NHD OF CHANGES TO THE PROJECT

It is the Applicant/Co-Applicant’s responsibility to notify NHD immediately, in writing, of any changes to the Project subsequent to submission of an application, including the changes listed below and any other material changes, by requesting NHD’s approval of such changes. If any proposed change results in adjustments to the project’s original scoring, regardless of the project’s ranking, or if the proposed changes would have prevented the project from achieving one or more of the original Threshold Requirements at initial application, NHD may reject the Application and/or revoke the reservation or Tax Credit allocation. Failure to notify NHD may result in the rejection of an application or loss of a reservation or Tax Credit allocation. Approval of such changes will be made in NHD’s sole discretion, and the change may result in a change in the Tax Credit amount or other action by NHD. A \$1,000 fee payment is required at the time of the request for approval of any changes. As a condition of the submission of a request to NHD to approve a change to the project, Applicant/Co-Applicants also agree to pay the legal fees and expenses incurred by NHD in connection with the consideration of the request.

Examples of changes of which NHD must be notified:

- 1) Site control or rights of way are lost;
- 2) Project costs change in excess of five percent (5 percent) of the total development cost shown in the application;
- 3) Applicant obtains additional subsidies or financing other than those disclosed in the Application; loses subsidies or financing included in the Application; or the amount of any such financing or subsidy changes by 10% or more from the amount shown in the Application;
- 4) Development cost contributions made by a state or local entity are reduced, increased, withdrawn or substituted with other types of contributions than the ones originally proposed in the application;
- 5) The syndication payment timing and/or net proceeds change from those stated in the application;
- 6) The parties involved in the ownership of Applicant/Co-Applicants as represented in the application change;
- 7) The unit and project design, square footage, unit mix, number of units, or number of buildings changes. Substantial changes of this sort may result in a requirement to produce a new Market Study;

1 8) A change in any support service provider and/or change in type of support services to
2 be provided;

3
4 9) There is dissolution, winding up of affairs, sale of assets, merger or business
5 combination of any Applicant/Co-Applicant or Project Sponsor, as applicable, or any
6 Project Participant;

7
8 10) Any of the Project Participants change; and/or

9
10 11) Any other factor deemed material by NHD in its reasonable judgment.
11

12 **SECTION 27 DISCLAIMERS AND LIMITATION OF LIABILITY**

13
14 **NHD makes no representations to the Applicant/Co-Applicant, Project Participants, and Equity**
15 **Investor or to any other Person as to Project eligibility or compliance with the Code, IRS**
16 **Treasury regulations, or any other laws or regulations governing the Low Income Housing Tax**
17 **Credit program. Applicants/Co-Applicants, Project Participants, Equity Investors and all other**
18 **Persons participate in the Tax Credit program at their own risk. No member, officer, agent or**
19 **employee of NHD or the State will be liable for any claim arising out of, or in relation to, any**
20 **Project or the Tax Credit program including claims for repayment of construction, financing,**
21 **carrying costs, any loss resulting from a decision of the IRS, or consequential damage or loss of**
22 **any kind incurred by an Applicant/Co-Applicant, Project Participants, Equity Investor, or any**
23 **other Person.**
24

PUBLIC NOTICE, COMMENT, DISTRIBUTION AND APPROVAL

SECTION 28 PUBLIC COMMENTS, DISTRIBUTION AND APPROVAL OF THE QAP

A first draft of the 2015 QAP was made available for public review and comment on September 14, 2012. September 1, 2013 In accordance with the applicable provisions of NAC Chapter 319, the Division scheduled and will hold public hearings on the first draft 2015 QAP on October 30, 2013 at 9 AM at the NHD offices in Carson City and Las Vegas. Another public meeting location will be in Reno, and it is anticipated that there will be an additional public meeting location in Elko. All public meetings will be held concurrently and linked by video conference.

Public comments on the first draft 2015 QAP are to be submitted to the Division in writing, by letter, fax or email, via the contact information in the following Section 29. Written comments on the first draft of the 2015 QAP must be received by the Division by 5 p.m. local time in Carson City, Nevada on October 30, 2013. Any verbal comments will be received at the public hearing.

Following the public hearings and comment on the first draft of the 2015 QAP, a second draft of the 2015 QAP is anticipated to be released for public review and comment. It is anticipated that a final public hearing on the second draft of the 2015 QAP will be held on November 5, 2013, in conjunction with a meeting of the State's Advisory Committee on Housing (ACH). The meeting of the State's ACH will be separately noticed on the Division's web site:

<http://www.nvhousing.state.nv.us/>

The ACH meeting and final public hearing on the 2015 QAP will be held at the NHD Carson City and Las Vegas offices which will be linked by video conference.

The 2015 QAP was adopted by the Administrator on **December 65, 20143.**

CONTACT INFORMATION

SECTION 29 NEVADA HOUSING DIVISION OFFICES

Questions, suggestions and comments should be directed to Mike Dang and copied to Mark Licea.

A. Carson City

NHD's Carson City office is located at: 1535 Old Hot Springs Road, Suite 50, Carson City, Nevada 89706. The Carson City LIHTC contact person is: **Michael Dang, Chief of Federal Programs**. Mr. Dang can be contacted at 775.687.2040 or mdang@housing.nv.gov. The facsimile number is 775.687.4040.

B. Las Vegas

NHD's Las Vegas office is located at 7220 Bermuda Road, Suite B, and Las Vegas, Nevada 89119. The Las Vegas LIHTC contact person is **Mark Licea, Federal Programs Supervisor**. Mr. Licea can be contacted at 702.486.7254 or mlicea@housing.nv.gov. The facsimile number is 702.486.7227.

SECTION 30 MODIFICATIONS TO AFTER ADOPTION/WAIVERS

The Nevada Housing Division reserves the right to amend or modify the QAP after adoption and posting, including its compliance and monitoring provisions, as required by the amendment of IRC Section 42, NRS Chapter 319 and/or NAC 319, as well as for errors, omissions, updated allocation estimates, updated population estimates, or other necessary information. Any amendments or modifications will be published in a Program Notice and/or Program Bulletin posted on its website at <http://housing.nv.gov/>. Applicants are encouraged to check the website frequently for updates.

Additionally, and notwithstanding anything to the contrary set forth herein, in order to assure the QAP has the flexibility to adjust to deteriorating market conditions, the Division in its sole discretion may waive any section of any year's QAP (not otherwise required by IRC Section 42) that would under such circumstances hinder the ability of the Division to meet the goals and priorities of the QAP.

1
2 **GLOSSARY – DEFINITIONS AND RULES OF CONSTRUCTION**
3

4 For the purposes of the QAP the following definitions apply.
5

6 “Applicant” means any person or persons who submit an application to the Division under
7 a qualified allocation plan for an award of LIHTC pursuant to the provisions of NAC 319.951 to
8 319.999, inclusive who will actively participate in the development of the low income housing
9 project being proposed, receive the majority of the Developer Fee and be responsible for
10 ensuring that the development of the proposed project is accomplished and that the project is
11 successfully operated.
12

13 “Application Deadline” shall be deadline specified in Section 2A of the 2015 QAP for
14 receipt by the Division of an application for an allocation of Tax Credits.
15

16 “Carryover Allocation” and “Carryover Allocation of Tax Credits” shall means the
17 allocation of Tax Credits made by the Division when the Applicant/Co-Applicants have established
18 to the Division that either: (i) each building in the project has satisfied the requirements of
19 Section 42(h) (1) (E) of the Code; or (ii) in the case of a project-based allocation, of Section 42(h)
20 (1) (F) of the Code.
21

22 “Co-Applicant” means a person who is one of two or more Applicants of the same project
23 for which an application is submitted to the Division under a qualified allocation plan for an award
24 of LIHTC pursuant to the provisions of NAC 319.951 to 319.999, inclusive, who will actively
25 participate in the development and operation of the project and receive a portion of the
26 Developer Fee.
27

28 “Consultant” means a person with no ownership interest in a project retained by an
29 applicant or a sponsor as an advisor and/or to provide services to the Applicant or Sponsor
30 related to the project.

31 “Declaration of Covenants” or “LURA” means the “Extended Low-Income Housing
32 Commitment” required by IRC § 42(H)(6) which must be in the form of a Declaration of
33 Affirmative Land Use and Restrictive Covenants Agreement (commonly referred as the “LURA”)
34 that is recorded and runs with the land on which the low income housing project is developed,
35 restricting the use of land by the owner of the land and its successors and assigns to the terms
36 and conditions of the project, as approved by the Nevada Housing Division.

37 “Developer Fee” is the fee described and defined in Section 14.14.4 of the QAP.
38

39 “Equity Investor” means the tax credit investor or syndicator for the proposed project
40 who will acquire an ownership interest in the proposed project and who contributes capital to
41 the Project Sponsor and the closing of the syndication. Equity Investors provide the capital

1 requirements of the Project Sponsor either in the form of a single contribution at the time of
2 entry or a staged level of contributions.

3
4 “Financial Statements” means a complete and accurate balance sheet, income statement,
5 cash-flow statement, and accompanying notes prepared according to generally accepted
6 accounting principles.

7
8 “Project Participants” means the entities and professionals assembled by the Applicant
9 or Co-Applicants to own, develop and manage the project, including, but not limited to the
10 Applicant or Co-Applicant, Project Sponsor, the Equity Investor, contractor, property manager
11 and Consultant.

12
13 “LIHTC” or “Tax Credit” means a tax credit awarded under the Low Income Tax Credit
14 program of IRC Section 42.

15
16 “Person” means a natural person, any form of business or social organization and any
17 other nongovernmental legal entity including, but not limited to, a corporation, partnership,
18 association, limited liability company, trust or unincorporated organization. The term does not
19 include a government, governmental agency or political subdivision of a government.

20
21 “Project Sponsor” and “Sponsor” means an Applicant/Co-Applicants who receives a
22 Carryover Allocation of Tax Credits and any other person who acquires an ownership interest in
23 any owner of a project which has received a Carryover Allocation of Tax Credits from the Division.

24 “Submission Date” means the date an application for an allocation of Tax Credits is
25 received by the Division which must be before the Application Deadline.

26 “State” means the State of Nevada.

27 For the purposes of the QAP, the following apply:

28 1. Headings. The subject headings of the paragraphs and subparagraphs of the QAP
29 are included for convenience only and will not affect the construction or interpretation of any of
30 its provisions.

31 2. Number and Gender. Unless the context clearly requires otherwise:

32 (a) Plural and singular numbers will each be considered to include the other;

33 (b) The masculine, feminine, and neuter genders will each be considered to
34 include the others;

35 (c) shall, will, must, agree, and covenants are each mandatory;

36 (d) May is permissive;

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- 1 (e) Or is not exclusive; and
- 2 (f) Includes and including are not limiting.

APPENDICES

Appendix C-1 NEW CONSTRUCTION Required Energy Analysis Form

PROJECT NAME _____

PROJECT ADDRESS _____

Total Number of Units: _____ **No of Buildings** _____

Unit Distribution

1st Floor 1 BR _____ 2 BR _____ 3 BR _____

2nd Floor 1 BR _____ 2 BR _____ 3 BR _____

3rd Floor 1 BR _____ 2 BR _____ 3 BR _____

4th Floor 1 BR _____ 2 BR _____ 3 BR _____

Unit Size in Sq Ft

1 BR _____ 2 BR _____ 3 BR _____

Note where in project plans the requirements below are included

If information is on a plan sheet, note page number, if in separate report, note the Report Title

<u>Mechanical equipment</u>	<u>Minimum Requirement</u>	<u>Project Use Y - N - N/A</u>	<u>Where Documented? PLANS PAGE # or Report</u>
<u>ACCA Manual J/S or equivalent Sizing Report</u>	<u>Required</u>		
<u>Return Air Balancing System</u>	<u>In dwelling units with ≥ 2 BRs, pressure difference with BR door closed and air handler running is ≤ 3 pascals.</u>		

<u>Conventional Forced Air Furnace</u>	<u>≥ 92 AFUE NORTHERN</u> <u>≥ 90 AFUE SOUTHERN</u>		
<u>Split System Central A/C and Air source heat pumps up to 135,000 Btuh</u>	<u>≥ 13 SEER NORTHERN</u> <u>≥ 14.5 SEER SOUTHERN</u>		
<u>Thermostatic Expansion Valves in AC</u>	<u>Required</u>		
<u>HVAC System Leakage</u>	<u>≤ 6 cfm or less/100 sq ft living space</u>		
<u>Combination Space Heating/Water Heater</u>	<u>≥ 80% Recovery Efficiency and 0.61 Energy Factor</u>		
<u>Water Heater Only</u>	<u>≥ 0.62 Energy Factor Residential</u> <u>≥ 82% Thermal Efficiency Commercial</u>		
<u>Spot Ventilation and Mechanical Fresh Air Ventilation System</u>	<u>Meet ASHRAE Standard 62.2, 2010 Ventilation for Acceptable Indoor Air Quality</u>		
<u>Combustion Appliances inside conditioned space</u>	<u>Power vented or direct-power vented unit.</u>		

Hot Water Conservation Requirements – please check to verify use in project

- Showerheads - Use ≤ 2.5 gallons per minute
- Faucets - Use < 2.0 gallons per minute

<u>Building Envelope</u>	<u>Northern, Rural</u>	<u>Southern</u>	<u>Project Use Y - N - N/A</u>	<u>Where Documented? PLANS PAGE # OR Report</u>
<u>Attic /Ceiling</u>	<u>R38</u>	<u>R30</u>		
<u>WALLS</u>	<u>R22/ R24 L. Tahoe</u>	<u>R15</u>		
<u>BAND JOISTS</u>	<u>R22/ R24 L. Tahoe</u>	<u>R15</u>		
<u>FLOORS OVER CRAWL SPACES</u>	<u>R30</u>	<u>R15</u>		

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<u>SLAB FOUNDATIONS</u>	<u>R10 Perimeter</u>	<u>NA</u>		
<u>WINDOWS</u>	<u>Energy Star Qualified</u>	<u>Energy Star Qualified</u>		

<u>Lights Appliances</u>	<u>Requirement</u>	<u>Project Use in Dwelling Units</u> <u>Y - N - N/A</u>	<u>Make & Model # (if known)</u>
<u>Ceiling Fans</u>	<u>Reversible, Energy Star Qualified</u>		
<u>Light Fixtures</u>	<u>Energy Star Qualified</u>		
<u>Refrigerators</u>	<u>Energy Star Labeled</u>		
<u>Dishwashers</u>	<u>Energy Star Labeled</u>		
<u>Clothes Washers</u>	<u>Energy Star Labeled</u>		

Note on Prescriptive Building Envelope Efficiency Minimums

In order to complete the energy use analysis please provide information as it pertains to this project. Efficiency must be equal to or greater than required minimums, unless an energy use analysis using an approved method demonstrates that the building and individual unit energy performance is equal to or greater than the EPA Energy Star Home program.

Please attach:

Site plan, building and unit floor plans, elevations, mechanical plans, window and door schedules, plumbing plans and electrical plans.

Please answer these questions for units / dwellings in the project

Flat Ceiling Height () 8 Ft () 10 Ft () Other _____ ft

Slab Foundations Only:

Type of Insulation if applicable _____

Any Cantilever Floor area? () No () Yes _____ R Value _____

Any Floor Area Over Garage? () No () Yes _____ R Value _____

Crawlspace Foundations Only:

Is Crawl Space Vented? () Operable vents () Unvented () Open _____

Total Crawl Height _____ ft **Height below grade only** _____ ft

Ceiling Type & Insulation:

Roof Type () Tile () Asphalt () Other _____ **Framing 2x** _____ : _____ **oc**

Roof Pitch () 4 in 12 () 5 in 12 () Other _____

Where is insulation located? () on ceiling () under roof sheathing

Is Attic Vented? () No () Yes

Vault Ceilings on top floor? () No () Yes

Roof Exterior Color () Light () Medium () Dark **Radiant Barrier** () Yes () No

Exterior Wall Type & Insulation:

() Standard Stud Frame () Other _____ () 2x4 () 2x6 () Other _____

Will foam board be applied as exterior sheathing? () Yes () No

Mechanical Systems – Dwelling Units

Heating Systems

Type () Furnace () Combo w/Water Heater () Other _____

Size (s) _____ **kBtu**

Fuel Type () Natural gas () Propane _____ **Location** _____

Cooling Systems

Size (s) _____ ton

Hot Water Heaters

Energy Factor _____ Size _____ gal

Thermal Efficiency _____

Type () Tank () Tankless Location _____

Return Air System

() Transfer Grilles () Jump Ducts () Other _____

Heating and Cooling System Ducts

Supply Ducts Location _____ R

Type () Flex duct () Other _____

Return Ducts Location _____

Type () Flex duct () Other _____

ASHRAE 62.2 Exhaust Fans & Ventilation Equipment

Type of ventilation () Exhaust Fan () Other _____

Manufacturer _____ Model # _____

Manufacturer _____ Model # _____

Manufacturer _____ Model # _____

Ceiling Type & Insulation:

Roof Type () Tile () Asphalt () Other _____ Framing 2x _____ : _____ oc

Roof Pitch () 4 in 12 () 5 in 12 () Other _____

Where is insulation located? () on ceiling () under roof sheathing

Is Attic Vented? () No () Yes

Vault Ceilings on top floor? () No () Yes

Roof Exterior Color () Light () Medium () Dark **Radiant Barrier** () Yes () No

Exterior Wall Type & Insulation:

() Standard Stud Frame () Other _____ () 2x4 () 2x6 () Other _____

Will foam board be applied as exterior sheathing? () Yes () No

Mechanical Systems – Dwelling Units

Heating Systems

Type () Furnace () Combo w/Water Heater () Other _____

Size (s) _____ kBtu

Fuel Type () Natural gas () Propane _____ **Location** _____

Cooling Systems

Size (s) _____ ton

Hot Water Heaters

Energy Factor _____ **Size** _____ gal

Thermal Efficiency _____

Type () Tank () Tankless **Location** _____

Return Air System

Transfer Grilles Jump Ducts Other _____

Heating and Cooling System Ducts

Supply Ducts Location _____ R _____

Type Flex duct Other _____

Return Ducts Location _____

Type Flex duct Other _____

ASHRAE 62.2 Exhaust Fans & Ventilation Equipment

Type of ventilation Exhaust Fan Other _____

Manufacturer _____ Model # _____

Manufacturer _____ Model # _____

Manufacturer _____ Model # _____

~~Exhibit C – Required Energy Analysis Forms~~

MECHANICAL EQUIPMENT	MINIMUM REQUIREMENT	PROJECT USE Y N N/A	WHERE DOCUMENTED? PLANS PAGE # OR OTHER
ACCA Manual J/S or equivalent Sizing Report	Required		
Return Air Balancing System	In dwelling units with ≥ 2 BRs, pressure difference with BR door closed and air handler running is ≤ 3 pascals.		
Conventional Forced Air Furnace	≥ 92 AFUE NORTHERN ≥ 90 AFUE SOUTHERN		

Split System Central A/C and Air source heat pumps up to 135,000 Btuh	≥ 13 SEER NORTHERN ≥ 14.5 SEER SOUTHERN		
Thermostatic Expansion Valves in AC	Required		
HVAC System Leakage	≤ 6 cfm or less/100 sq ft living space		
Combination Space Heating/Water Heater	≥ 80% Recovery Efficiency and 0.61 Energy Factor		
Water Heater Only	≥ 0.62 Energy Factor Residential ≥ 82% Thermal Efficiency Commercial		
Mechanical Fresh Air Ventilation System	Meet ASHRAE Standard 62.2, 2010 Ventilation for Acceptable Indoor Air Quality		
Combustion Appliances inside conditioned space	Power-vented or direct power-vented unit.		

▲ Hot Water Conservation Requirements – please check to verify use in project

Showerheads - Use ≤ 2.5 gallons per minute

**** Note where in submittal information is located.**

If information is on a plan sheet, note page number, if on Audit Form Sheets, noting AF, if in separate report, note (Title) Report.

BUILDING ENVELOPE	NORTHERN, RURAL	SOUTHERN	PROJECT USE Y N N/A	WHERE SUBMITTED PAGE # OR AUDIT FORM
ATTIC/CEILING	R38	R30		
WALLS	R22/ R24 L. Tahoe	R15		
BAND JOISTS	R22/ R24 L. Tahoe	R15		
FLOORS OVER CRAWL SPACES	R30	R15		
SLAB FOUNDATIONS	R10 Perimeter	NA		

WINDOWS	Energy Star Qualified	Energy Star Qualified		
<p>Note on Prescriptive Building Envelope Efficiency Minimums</p> <p>In order to complete the energy use analyses please provide information as it pertains to this project. Efficiency must be equal to or greater than required minimums, unless an energy use analysis using an approved method demonstrates that the building and individual unit energy performance is equal to or greater than the EPA Energy Star Home program.</p>				

LIGHTS APPLIANCES	REQUIREMENT	PROJECT USE IN DWELLING UNITS Y-N-N/A	MAKE & MODEL # (IF KNOWN)
Ceiling Fans	Reversible, Energy Star Qualified		
Light Fixtures	Energy Star Qualified		
Refrigerators	Energy Star Labeled		
Dishwashers	Energy Star Labeled		
Clothes Washers	Energy Star Labeled		

Please include on a disk or email as pdf's: site plan, building and unit floor plans, elevations, mechanical plans, window and door schedules, plumbing plans

Please answer these questions for units / dwellings in the project.

Total Number of Unit Types:

1st Floor _____ **1 BR** _____ **2 BR** _____ **3 BR**

2nd Floor _____ **1 BR** _____ **2 BR** _____ **3 BR**

3rd Floor _____ **1 BR** _____ **2 BR** _____ **3 BR**

4th Floor _____ **1 BR** _____ **2 BR** _____ **3 BR**

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~~Flat Ceiling Height () 8 Ft () 10 Ft () Other _____ft~~

~~Floor Area Over Garage? () No () Yes _____ R Value _____~~

~~Any Cantilever Floor area? () No () Yes _____ R Value _____~~

~~Crawlspace Foundations Only~~

~~Is Crawl Space Vented () Operable vents () Unvented () Open _____~~

~~Total Crawl Height _____ft _____ Height below grade only _____ft~~

~~Slab Foundations Only~~

~~Type of Insulation if applicable _____~~

Ceiling Type & Insulation

~~Roof Type () Tile () Asphalt () other _____ Framing 2x _____: _____oc~~

~~Roof Pitch () 4 in 12 () 5 in 12 () Other _____~~

~~Where is insulation located? () on ceiling () under roof sheathing~~

~~Vault Ceilings on top floor () No () Yes~~

~~Roof Exterior Color () Light () Medium () Dark Radiant Barrier () Yes () No~~

Wall Type & Insulation

() Standard Stud Frame () Other _____ () 2x4 () 2x6 () Other _____

Will foam board be applied as exterior sheathing? () Yes () No

Mechanical Systems – Dwelling Units

Heating Systems _____

Type () Furnace () Combo w/Water Heater () Other _____

Size (s) _____ kBtu

Fuel Type () Natural gas () Propane _____ Location _____

Cooling Systems _____

Size (s) _____ ton

Hot Water Heaters

Energy Factor _____ Size _____ gal

Thermal Efficiency _____

Type () Natural gas () Propane Location _____

Return Air System

~~() Transfer Grilles () Jump Ducts () Other~~ _____

Heating and Cooling System Ducts

Supply Ducts Location _____ R _____

Type ~~() Flex duct () other~~ _____

Return Ducts Location _____

Type ~~() Flex duct () other~~ _____

~~Indoor Air Quality Fresh Air Ventilation Equipment~~

Manufacturer _____ **Model #** _____

Appendix C - 2 ACQUISITION REHABILITATION
Required Energy Analysis Form

PROJECT NAME _____

PROJECT ADDRESS _____

YEAR OF CONSTRUCTION _____

Total Number of Units: _____ **No of Buildings** _____

Unit Distribution

1st Floor 1 BR _____ 2 BR _____ 3 BR _____

2nd Floor 1 BR _____ 2 BR _____ 3 BR _____

3rd Floor 1 BR _____ 2 BR _____ 3 BR _____

4th Floor 1 BR _____ 2 BR _____ 3 BR _____

Unit Size in Sq Ft

1 BR _____ 2 BR _____ 3 BR _____

Please submit completed form with: site plan, building and unit floor plans

PRE-IMPROVEMENT

Please complete this section for Pre-improvement condition of units / dwellings

Flat Ceiling Height () 8 Ft () 10 Ft () Other _____ ft

Slab Foundations Only:

Type of Insulation if applicable _____

Any Cantilever Floor area? () No () Yes R Value _____

Any Floor Area Over Garage? () No () Yes R Value _____

Crawlspace Foundations Only:

Is Crawl Space Vented? () Operable vents () Unvented () Open _____

Total Crawl Height _____ ft Height below grade only _____ ft

Ceiling Type & Insulation:

Roof Type () Tile () Asphalt () Other _____ Framing 2x _____ : _____ oc

Roof Pitch () 4 in 12 () 5 in 12 () Other _____

Where is insulation located? () on ceiling () under roof sheathing

Is Attic Vented? () No () Yes

Vault Ceilings on top floor? () No () Yes

Roof Exterior Color () Light () Medium () Dark **Radiant Barrier** () Yes () No

Exterior Wall Type & Insulation:

() Standard Stud Frame () Other _____ () 2x4 () 2x6 () Other _____

Is foam board sheathing present? () Yes () No

Windows - Please attach a Window Size Matrix with sizes for each apartment type

() Dual pane, non- Low E () Other _____

Age _____

Mechanical Systems – Dwelling Units

Heating Systems _____

Type () Furnace () Combo w/Water Heater () Other _____

Size (s) _____ **kBtu**

Fuel Type () Natural gas () Propane _____ **Location** _____

Cooling Systems

Type _____ **Age** _____

Size (s) _____ **ton**

Hot Water Heaters

Type _____ **Age** _____ **Size** _____ **gal**

Fuel Type () Natural gas () Electric () Propane **Location** _____

Return Air System

() one central return

() Transfer Grilles () Jump Ducts () Other or N/A _____

Heating and Cooling System Ducts

Supply Ducts Location _____ **R** _____

Type () Flex duct () Other _____

Return Ducts Location _____

Type () Flex duct () Other _____

Spot Ventilation Equipment

Bath Exhaust

Kitchen Exhaust

Size (cfm) _____ Age _____ Size (cfm) _____ Age _____

Lights:

Type () Incandescent () High Efficiency _____ Fixture Age _____

Ceiling Fans: Age _____

Appliances:

Refrigerator Age _____ Size _____

Dishwasher Age _____

Laundry Hook-ups Present () Yes () No

POST-IMPROVEMENT

Please complete this checklist of all planned energy improvements

<u>MECHANICAL EQUIPMENT</u>	<u>PLANNED IMPROVEMENT</u>
<u>Conventional Forced Air Furnace</u>	
<u>Split System Central A/C and Air source heat pumps up to 135,000 Btuh</u>	
<u>Thermostatic Expansion Valves in AC</u>	
<u>Combination Space Heating/Water Heater</u>	
<u>Water Heater Only</u>	
<u>Spot Ventilation and Mechanical Fresh Air Ventilation System</u>	

<u>Combustion Appliances inside conditioned space? Y or N</u>	
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<u>LIGHTS & APPLIANCES</u>	<u>PLANNED IMPROVEMENT</u>
<u>Ceiling Fans</u>	
<u>Light Fixtures</u>	
<u>Refrigerators</u>	
<u>Dishwashers</u>	
<u>Clothes Washers</u>	

<u>WATER Use</u>	<u>PLANNED IMPROVEMENT</u>
<u>Showerheads - GPM</u>	
<u>Faucets - GPM</u>	

<u>BUILDING ENVELOPE</u>	<u>PLANNED IMPROVEMENT</u>
<u>Attic /Ceiling INSULATION</u> <u>R VALUE, TYPE</u>	
<u>EXTERIOR WALL INSULATION</u> <u>R VALUE, TYPE</u>	
<u>BAND JOIST INSULATION</u> <u>R VALUE, TYPE</u>	
<u>FLOORS OVER CRAWL SPACES</u> <u>R VALUE, TYPE</u>	
<u>SLAB FOUNDATIONS</u> <u>R VALUE</u>	
<u>WINDOW TYPE</u> <u>U and SHGC</u>	

Note on Efficiency Minimums

In order to complete the energy use analysis please provide information as it pertains to this project. The efficiency of all replacement components must be equal to the required New Construction minimum requirements, unless an analysis using an approved method demonstrates that it would not be cost effective. The age of newly installed components will also be given consideration, please note any components that were installed less than five years ago.

