



BRIAN SANDOVAL
Governor

STATE OF NEVADA

DEPARTMENT OF BUSINESS & INDUSTRY HOUSING DIVISION

7220 Bermuda Road, Suite B Las Vegas, Nevada 89119
1535 Old Hot Springs Road, Suite 50 Carson City, Nevada 89706
Phone: (702) 486-7220, (775) 687-2040, (800) 227-4960
Fax: (775) 687-4040, TDD: (800) 326-6868
www.housing.nv.gov

BRUCE BRESLOW
Director

CJ MANTHE
Administrator

January 20, 2016

PROGRAM NOTICE REGARDING 2016 QUALIFIED ALLOCATION PLAN AMENDMENTS

The following amendments are being made pursuant to the Section 30, Modifications to QAP After Adoption/Waivers, of the 2016 QAP.

1. Total maximum QAP points are 140 and not 147 (see page 57). Footnote on page 57 is rescinded.
2. Section 7, Process Overview, Paragraph B, Ten Percent Test for Carryover Allocation is amended to revise the date that: (1) information for a Carryover Allocation must be received by the Division; (2) the Division will Carryover Allocations; and (3) the Project Sponsor must meet the 10% test. Carryover Allocation information must be submitted by 5:00 P.M., Friday, September 23, 2016. The Division will Carryover Allocations on or about Friday, November 4, 2016. The Project Sponsor must meet the 10% test by Friday, November 3, 2017. (See page 16).
3. Appendix A, Northern Nevada Expansion Set-Aside Criteria is amended to set forth the Threshold Requirements and include a Scoring Matrix. (See page 90).

If you have any questions or comments regarding this matter, please contact me.

NEVADA HOUSING DIVISION

A handwritten signature in black ink, appearing to read "Michael Dang".

Michael Dang
Chief of Federal and State Programs

Appendix A NORTHERN NEVADA EXPANSION SET-ASIDE CRITERIA

The purpose of this set-aside is to facilitate development “which contributes to a concerted community revitalization plan.” (IRC § 42) The criteria below, including the table, will govern any conflicts with the rest of the QAP. The same application deadline applies for this set-aside.

THRESHOLD REQUIREMENTS

- Locations: Washoe, Lyon or Storey County (Eligible for 30% basis boost)
- New construction only
- Family projects only, including rent to own (Section 14.13 D)
- Minimum number of units: 35

Please note that the Tie Breaker will be applied as described in section of 14.15 of the QAP.

SCORING CRITERIA

**The criteria to determine “Closest to Tahoe Reno Industrial Center (TRIC)” will be any project physically located closest to the TRIC by commutable distance as determined by the Division using Google maps.

	Other eligible scoring criteria per 2016 QAP	Pts.	Explanation, QAP Reference	Maximum Points
1	Ownership of land secured	Yes	Section 14.4 (Project Readiness)	5
2	Closest to Tahoe Reno Industrial Center (TRIC)**			5
3	Second closest to TRIC			2
4	Amenities	Yes	Section 14.5	26
5	NV based	Yes	Section 14.6	10
6	Out of State	Yes	Section 14.7	5
7	Affordability Period	Yes	Section 14.8	4
8	Water Efficiency	Yes	Section 14.9	5
9	Historic Character	Yes	Section 14.10	3
10	Smart Design	Yes	Section 14.11	20
11	Superior Project	Yes	Section 14.12 A, B, G, H only (excluding acquisition/rehabilitation points)	18
12	Project Type	Yes	Sec 14. 13- D (can be rent to own, can receive veteran preference point)	11
13	Low Rent	Yes	Section 14.14.1 Weighted Average Rent Level at or less than 50%	1
14	Low Income	Yes	Section 14.14.2 This scoring factor awards one (1) point to projects restricting rents/and incomes to not exceed the 50% area median income limit for all LIHTC units. Project owners may still opt for the 40/60 set aside, however, the declaration of restrictive covenants will reflect all incomes/rents in the project will not exceed 50% AMI.	1
15	Developer Fee	Yes	Per sec. 14.14.4	5
16	Contractor Fee	Yes	Per sec. 14.14.5	3
17	Incentives	Yes	Per sec. 14.14.6	8
	Maximum Points			125