

2020 Tax Credit Program

Bulletin # 10

June 5, 2020

Questions and Answers

1. **Question:** Tab 12 “Zoning/Locational Standards” mentions a Water and Sewer verification and to refer to page 13 in the QAP. Our project is an acquisition/rehabilitation of an existing development. We would like to build a new office/community room. What kind of Water and Sewer verification would be required?

Answer: A letter from the provider of both water and sewer service confirming availability of water and sewer onsite.

2. **Question:** The census tract information for our property was not available until 2012. The HOME docs show a 2010 tract data requirement. If the tract was not created until 2012, can we use 2012 data for minority concentration?

Answer: It has come to the Authority’s attention that 2010 FFIEC population data are based on 2000 census tract boundaries. Therefore, these figures are not accurate and should not be used. Please use figures from 2012 instead.

3. **Question:** With respect to the Form M-8, Identity of Interest Certification: Understanding that the form needs to be submitted with the Application, does it need to be executed by SCSHFDA prior to submission or will SCSHFDA execute this form once awards have been made?

Answer: The M-8 Identity of Interest Certification does not need to be executed by SCSHFDA prior to submission. SCSHFDA will review and execute the form once awards have been made.

4. **Question:** With respect to the Form M-8, Identity of Interest Certification: If the cause of the identity of interest is common (controlling) ownership between the principal(s) of the Applicant and the principal(s) of the Contractor, does SCSHFDA have a recommendation for which box is checked? It would appear that the 3rd box would be most appropriate “The organizations are brother/sister entities, being controlled by the same

parent organization.” Although an individual is not an organization, this best describes the relationship.

Answer: If the identify of interest situation does not fit the three descriptions on the form do not check any of boxes. Use the dialog box provided on the form to state that the relationship does not fit the descriptions provided and describe the relationship.

5. **Question:** With respect to From M-8A, Request for an Identity of Interest: Does this need to be submitted with the Application, or is this something SCSHFDA will require post award?

Answer: The M-8A Request for Identity of Interest and supporting documentation is to be submitted with the application under Tab 24.

6. **Question:** Tab 15 of the Application contains the Market Study, I believe this is meant to be in Tab 16.

Answer: The market study should be submitted under Tab 16.

7. **Question:** The Zip Code tab in Site Control is password protected. Can zip code be entered along with state? Folks would not need to enter all the application data from the current form to a new one.

Answer: Yes, the zip code can be entered in the state field.

8. **Question:** The 2020 HOME Addendum reads as follows:
6. At least twenty percent (20%) of the development’s HOME-assisted units must be rent and income restricted based on the fifty percent (50%) Area Median Income.

Can we use 30% units to satisfy this requirement, or do the HOME units have to be rent and income restricted at 50% specifically as stated in the addendum.

Answer: The HOME units have to be rent restricted to households 50% and below Area Median Income, therefore 30% units may meet this requirement.

9. **Question:** For site and civil plans, the requirements ask for “underground utilities”. Are you looking for where the utilities come into the site or where all of the water/sewer lines will be when the project is complete?

Answer: Both the locations of utility taps and the location of all the utilities on the site from tap or feed location to the buildings, detention areas etc.

10. **Question:** Our proposed manager’s office has a closet attached to it. Does the closet space count towards the minimum square footage calculation?

Answer: No, the closet space does not count toward the 200 square foot minimum for the office.

11. **Question:** Where are the Coordinates supposed to be put in the application?

Answer: In the Site Control section, tab #3.

12. **Question:** Bulletin 5 Question #4 states -"The published 2019 NHTF rents and incomes available on the Authority's website are the appropriate limits to be used for an application's proposed 30% units". Bulletin 7 Question #6 states - "Should we use the new 2020 Income/Rent limits in our 9% apps or should we use the 2019 limits? Answer: 2020 for LIHTC units; 2019 for HOME-assisted units." I would assume we can use the 2020 Income limits to calculate the 30% rent limits, but these two statements appear to contradict one and another. Please clarify. Also, if we are not allowed to calculate the 30% rents on our own utilizing the 2020 Income limits, and we are required to use the 2019 NHTF 30% rent limits, please inform us where we are supposed to put multiple County Specific dates in the Rent Addendum on the application.

Answer: 2019 NHTF should be used when determining 30% rent limits.

13. **Question:** There is not a drop down option for NHTF Rents on Page 7 of APP.

Answer: There is not a drop down option for NHTF in the Units column as only NHTF rents are being used.

14. **Question:** Do the HOME units have to be designated proportionally among the unit sizes, or can they be limited to one unit type?

Answer: Yes, the HOME units have to be designated proportionately among the unit sizes.