



STATE OF MICHIGAN

JENNIFER M. GRANHOLM
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

LANSING

KEITH MOLIN
EXECUTIVE DIRECTOR

MEMORANDUM

TO: INTERESTED PARTIES
FROM: CHRISTOPHER LAGRAN 
SUBJECT: PROVISIONAL AWARD BLANKET EXTENSION
DATE: APRIL 17, 2010

On September 30, 2009, pursuant to the Authority's approved Tax Credit Assistance Program (TCAP) plan, a list was posted on the Authority's website addressing Provisional Awards of Low Income Housing Tax Credits (LIHTC). The list represents projects that had submitted applications for either 4% or 9% LIHTC, had been minimally eligible for LIHTC awards under the Qualified Allocation Plan (QAP) threshold requirements based on processing to date, and which were determined to be potentially eligible for federal TCAP funding.

In the Provisional Award letters that were sent to each project on this Provisional Award list, it was specified that Provisional Awards would automatically expire on February 18, 2010 unless otherwise extended in writing by an authorized officer of the Authority. Pursuant to a memo dated February 17, 2010, which was posted on the Authority's website, the Provisional Award deadline was extended to April 18, 2010. At this time, the Authority is further extending this deadline for all projects that received a Provisional Award pursuant to that list posted on September 30, 2009 until all TCAP funds have been awarded.

Sponsors should note that all contingencies outlined in the Provisional Award letters sent to each project are still applicable. Provisional Awards are subject to TCAP availability and will depend on a project's ability to fulfill said contingencies and demonstrate that it can proceed along an expeditious closing timeline of no longer than 60-days.

Ultimate receipt of 4% or 9% Equity Support Program funding with TCAP and/or Section 1602 Program Funding will still be determined by the competitive selection criteria outlined in the Authority's TCAP plan as approved by HUD and in the 4% and 9% Equity Support Program Notices. These criteria and other federal rules applicable to TCAP will require that hard equity commitments be obtained in order to receive a binding commitment for TCAP funding.

As previously announced, sponsors should understand that not all projects receiving Provisional Awards will ultimately receive TCAP Funding or a formal LIHTC Reservation. Rather, this extension of Provisional Awards gives projects the ability to qualify for TCAP should funds be available and circumstances permit.

Questions or Comments: Any questions or comments about this notice may be directed to:

For 9% Provisional Awards: Andrew Martin, (517) 241-0599 or martina4@michigan.gov

For 4% Provisional Awards: John Hundt, (517) 241-7207 or hundtj1@michigan.gov

