



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

EARL J. POLESKI
EXECUTIVE DIRECTOR

MEMORANDUM

DATE: FEBRUARY 6, 2019
TO: INTERESTED PARTIES
FROM: CHAD BENSON, LIHTC ALLOCATIONS MANAGER
SUBJECT: LIHTC PROGRAM UPDATES

This memo is intended to provide potential applicants and stakeholders interested in Michigan's Low-Income Housing Tax Credit ("LIHTC") program with updates to the Michigan Qualified Allocation Plan and updates to various application materials.

SCORING CRITERIA

As outlined in Section F.1. of the Scoring Criteria, the project data and inflation data used to determine the safe harbors within the Cost Reasonableness and Credit Efficiency section of the Scoring Criteria has been updated to reflect the rolling total of the previous five years, as new data is now available following completion of the October 2018 funding round.

PERMANENT SUPPORTIVE HOUSING INITIAL CONCEPT PACKET

Projects that are applying in the Permanent Supportive Housing (PSH) are required to submit their Initial Concept Packet to MSHDA not later than February 15, 2019. The purpose of this is to inform MSHDA of the project details so that MSHDA can determine whether a meeting with the PSH Committee (which MSHDA administers) will need to be scheduled prior to the April 1, 2019 funding round deadline. MSHDA staff has made some revisions to the items that are requested as part of the Initial Concept Packet in order to better focus the pre-round discussions around the key PSH topics and streamline the process. PSH Applicants intending to submit in the April 2019 funding round will be required to submit the fillable Addendum III Initial Concept Form and any supplemental pages that the form asks for by the February 15, 2019 deadline. The Addendum III Initial Concept Form can be found on the MSHDA website as part of the Combined Application.

SECTION 811 PROGRAM

LIHTC Program Applicants who are interested in also utilizing the Section 811 Program through MSHDA should make sure to submit their application for Section 811 Funding no later than Friday, March 22, 2019 to ensure that MSHDA staff has an adequate amount of time to process the application prior to the April 1, 2019 Funding Round deadline. For additional questions relating to the Section 811 program, please contact Catherine Sheets at 517-373-1886.

HISTORIC REHABILITATION PROJECTS

Projects intending to complete a certified rehabilitation of a historic structure and that are seeking points under Section B.1 of the Scoring Criteria should contact Robbert McKay with the State Historic Preservation Office (SHPO) at (517) 335-2727. Due to the previous Federal Government Shutdown, delays are expected with processing at the National Park Service. Given the extraordinary circumstances, MSHDA is asking that historic projects submit the Part 1 Application to Robb McKay in advance of the funding round so that it can be reviewed, and so staff can determine whether the development will qualify for points in the April 2019 funding round. In reviewing the Part 1, MSHDA staff will endeavor to ensure that applicants do not get inadvertently impacted by the effects of the government shutdown, while also seeking to ensure that the intent of the points for Historic Rehabilitation Projects is being achieved.

OPPORTUNITY 360 UPDATE

Enterprise Community Partners is preparing to release an update to key information in the Opportunity 360 Measurement Reports that will refresh the Opportunity Outcome and Pathway Index Scores with the latest available public data. These updates incorporate newly released data from the 2013-2017 5-Year American Communities Survey and indicators from the HUD 2017 Picture of Subsidized Households. We anticipate these changes will go into effect in mid- to late-February.

QUESTIONS

If you have any questions regarding any of the above items or general questions related to the April 2019 funding round, please contact LIHTC staff at (517) 373-6007.