STATE OF MICHIGAN
JENNIFER M. GRANHOLM
GOVERNOR
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING
KEITH WOLIN
EXECUTIVE DIRECTOR

MEMORANDUM

TO: INTERESTED PARTIES

FROM: CHRISTOPHER LAGRAND

SUBJECT: PROVISIONAL AWARD 60-DAY BLANKET EXTENSION

DATE: FEBRUARY 17, 2010

On September 30, 2009, pursuant to the Authority's approved TCAP plan, a list was posted on the Authority's website addressing Provisional Awards of Low Income Housing Tax Credits. The list represents projects that had submitted applications for either 4% or 9% LIHTC, had been minimally eligible for LIHTC awards under the QAP threshold requirements based on processing to date, and which were determined to be potentially eligible for federal Tax Credit Assistance Program (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. At this time, the Authority is extending this deadline 60-days for all projects that received a Provisional Award pursuant to that list posted on September 30, 2009. Therefore, all 4% and 9% Provisional Awards of Low Income Housing Tax Credit will now automatically expire on April 18, 2010 unless otherwise extended in writing by an authorized officer of the Authority.

Sponsors should note that all contingencies outlined in the Provisional Award letters sent to each project are still applicable. Further extension of 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