



2022-2023 QAP and Scoring Criteria Updates



NW Michigan Housing Summit – October 2021

Meet the LIHTC Staff

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Meet the LIHTC Staff

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Major QAP Updates

- Maintained the split between “Open – Urban” and “Open – Balance of State” categories
- Added Tribal Housing Set-aside
 - Lesser of \$1,500,000 or one project each year
- # of Rounds – back to 2 a year
 - This did change the split of credit available per round

Major QAP Updates

- Increased focus on production of new units
 - Preservation is only available in October
 - Subject to demand, 40% of Preservation category allocated to USDA RD 515 financed developments
- Tiebreaker added – average targeted AMI level
- Increase in Reservation Fee
 - From 6% to 6.5%, with 2% due at time of reservation and 4.5% at time of 10% Certification

Other Document Updates

- Green Policy
 - Prior certification levels are now threshold requirements
 - Points for threshold AND
 - Enterprise Green Communities Plus (3) OR
 - NGBS Green+ Zero Energy (3) OR
 - LEED Zero Energy (3) OR
 - PHIUS+ Certification (4).
 - Form has changed – please read carefully and select appropriately

Scoring Updates

- Overall:
 - Change in weight of each point item
 - As of October 2021 round, self scores appear lower in general
 - Focus on amenities
 - Focus on mission

Scoring Updates - Opportunity

- Transportation
 - 3 points for 5 day a week service. (Previously needed 6 days for full points)
- Amenities
 - Expanded the nearby amenity list – job training, employment centers, banks, etc.
 - Change the point weight
 - Provide a map and other documentation

Scoring Updates – Opportunity

- Community Revitalization Plan
 - New name, same basics
 - Less documentation required at time of application
 - May still be required to provide that information at time of award
 - Radius and dollar amounts remain
- Household Overburdened Areas
 - New this QAP.
 - Uses Tab HH – Household Overburdened Areas Census Tract

Scoring Updates – Characteristics

- Low Income Targeting
 - Includes lower AMI targeting
- Native American Housing
 - Updated wording
 - Requires tribe or tribally owned entity be a GP or MM
 - Set-aside at least the greater of 5 units or 15% of total units for households with at least one tribal member or descendent

Scoring Updates – Characteristics

- QAP Green Policy Points

- See slide above

- Tenant Services

- Additional services provided to tenants as a result of the housing development
- Not already available within 1 mile
- Requires an MOU or letter of intent from service provider
- Cannot be made mandatory or as a condition of tenancy

Scoring Updates – Characteristics

- Project-Based Tenant Subsidies
 - At least the greater of 5 units or 15% of total units
 - For term of initial compliance period at minimum
 - Allows more consideration under this QAP for a rental subsidy reserve
 - Reviewed on a case-by-case basis
 - Must fund 15 years of rent payments for vouched units
 - Must have agreement

Scoring Updates – Characteristics

- USDA RD Section 515 Developments
 - Rehabilitation of 515 properties are given 5 points
- Public Housing Conversions
 - Utilizing a program (ex. RAD) that converts and preserves public housing units is worth 5 points

Scoring Updates – Development Team

- Previous Experience of GP/Member
 - Simplified the calculation of points, expanded time frame
 - 7 points available, based on number of projects w/ completed 8609 in last 20 years
 - Option for non-LIHTC experience to receive points
 - If 1st LIHTC project, demonstrate the development team's LIHTC experience
- Joint ventures
 - Provide more detail, more clearly spell out roles, responsibilities, terms, etc.

Scoring Updates – Development Team

- Successful Partnerships

- Promote positive partnerships, developers without prior LIHTC experience who have not yet received a credit allocation
- All partners involved through year 15
- All partners have detailed roles and responsibilities throughout each phase of development, including long-term operational roles
- Inexperienced partner will have at least 25% interest and earn fees equal to their percentage of ownership
- Inexperienced partner to provide letter describing goals in housing field
- Contact MSHDA before round if you have questions

Submission Updates

- Projects **MUST** be submitted **ELECTRONICALLY**
 - Still by 5pm Eastern on date of funding round deadline
- Commitment to data collection and working with MSHDA for data analysis purposes
- October 1, 2021 Funding Round in progress
- Awards expected January 2022.
- Next round April 1, 2022

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