

2007
Qualified Allocation Plan (QAP)
(Changes from 2006)

Application Package for Low Income Housing Tax Credits (cover sheet)

Net Available tax credit amount changed to \$2,025,545.00

Timetable changes.

The following dates were changed/added:

- 03/14/07 – Deadline for pre-inspection notification if applying for 2007 rehabilitation credits.
- 03/23/07 - Community Outreach Notification due date (if using this notice for minimum threshold notice).
- 04/27/07 - Application due date.
- 05/07/07 - Local and Community Notice for Acquisition/Rehabilitation Developments due date.
- 07/02/07 - DSHA will notify sponsors of their ranking in accordance with the QAP and designated set asides outlined in the application package.
- 08/13/07 - Commitments for all financing must be submitted to DSHA.
- 08/24/07 - DSHA will make Tax Credit reservations for selected projects.
- 09/24/07 - Deadline for pre-closing documents for HDF-financed projects
- On or before 11/16/07 - DSHA will allocate Credits to selected projects.

Added “ in writing “ requirement to section regarding questions concerning the application process.

Qualified Allocation Plan

Title page:

Replaced old website address with new website address. Removed “ Catherine M. Gregory, Deputy Director”.

Table of Contents page:

Added Chronically Homeless Set-Aside.

Page 16

1. Non-Profit Pool – \$227,500
2. New Castle County Pool - \$499,022
3. Kent & Sussex County Pool - \$394,023

Page 17

Preservation Expiration Pool Added additional language for contiguous preservation properties.

Page 18

Added Chronically Homeless Set-Aside- \$200,000. Added definitions and requirements of set-aside.

Page 20

Added clarification to contiguous property section.

Page 21

Added Chronically Homeless to Definitions.

Page 22

Developer Fee - Clarified that bond pre-payment & transferred reserves are to be excluded from developer's fee calculation.

Eligible Basis Limitations changed to reflect most current HUD 221(d) 3 limits.

Page 23

Families in Poverty - amounts changed.

Page 25

Struck page # reference for developer fee in Note section and added new language.

Modified language in Special Needs Housing.

Page 26

Modified Social Service language to match point section for Social Services.

Page 28

Modified DSHA Threshold Requirements note to include...." unless applying for contiguous properties under the preservation set-aside "... language.

Page 29

6) Local and Community Notice for Acquisition/Rehabilitation Developments- Notification date changed.

Page 31

Added "DSHA reserves the right to determine a development is ineligible to compete for Tax Credits where site control documentation is amended after application.", under Site Control

Page 32

Added language to #13 of DSHA threshold requirements to include"more stringent of the DSHA Residential Anti-displacement and Relocation Plan" or the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended, and current HUD handbooks.

Page 34

Per unit reduction chart updated with new HUD 221 (d) 3 limits. Example of how credits may be earned was modified to reflect new HUD 221(d) 3 limits.

Page 40

Added the word "new" to Energy Efficiency and additional qualifying language.

Page 41

Community Outreach - Notification date changed to March 23, 2007.

Clarified language for Community Outreach and Local and Community Notice for Acquisition/Rehabilitation Developments minimum threshold requirement.

Page 43

Added the **POINT SYSTEM FOR CHRONICALLY HOMELESS POOL:**

Page 45

Application Process - changed dates.

Page 60

Program Approval - dates were changed.

Page 62

Added language to note section: Where a special appropriation is approved by the State Legislation for a specific development and/or type of development, DSHA may, at its sole discretion, waive the requirement to make application for 9% Tax Credits for applicants seeking HDF funding provided the development is otherwise financially feasible as determined by DSHA.

Attachments to Qualified Allocation Plan

Page 2

Clarified that transferred reserves and bond prepayment penalties are not included in the calculation of the developer's fee.

Page 3

Equity Factor - Changed to \$.90. Equity factor definition changed to correlate with definition in HDF application.

Operating proforma underwriting guidelines - Added "Must include rents and laundry income".

Page 6

Added DDA as Attachment 2 , specifically naming Sussex County as a DDA.

Page 7

Eligible Basis Limits changed to reflect most current HUD 221(d) 3 Limits.

Page 11

Exhibit 12 - Local & Community Notice; changed dates, added the word "full" points to note section of Local & Community Notice.

Page 13-14

Exhibit 21 Community Outreach - changed date.

Changed section 2 of Exhibit 21 Community Outreach to read as: "Documentation of meetings/presentations with the local community. Copies of notices, correspondence and sign-in sheets must be attached".

Changed Exhibit 22 Site Control to include: "DSHA reserves the right to determine a development is ineligible for tax credits if site control documentation is amended after application submission".

Changed Exhibit 29 Energy Efficiency to reference "new" design features and to include: "Items that are standard building practices (i.e. caulking) or are required by building or rehabilitation codes will not receive points".

Page 15/ Details of Debt financing – Changed due date to 08/13/07

Page 24-32

Minimum Construction/Rehabilitation Standards

Page 24 -Site Work- landscaping and utility connection requirements were modified.

Page 25- Doors and Windows- requirements modified to exclude slider windows. Unit #'s must be provided and approved by Fire Marshall and Post Office. Finishes modified to include new requirements for VCT flooring, carpeting and ceramic tile. Specialties modified to include new requirements for one-piece bathtub unit enclosures.

Page 26-Equipment- Washer and dryer hookups must be vented to the outside. Mechanical- language added to remove all pooling water around or near condensate lines discharge locations. Existing utility connections shall be field verified to receive new equipment.

Page 27- Electrical- All building codes shall be incorporated into each project; any item to make project code compliant shall not be an extra or change order. All incidentals shall be included. Electrical services shall be field verified, service loads shall be calculated prior to any equipment upgrades and all necessary components made a part of the contract price. Contractor shall verify existing utility conditions and include into base bid of contract.

Page 32-Flooring, Ceiling, HVAC, Water Heater, Handrail Sections of the Rehabilitation Standards Checklist were re-formatted and expanded.

Page 42

Energy Efficiency table was reformatted and expanded.

Page 43

Sample of how developers/owners should complete Energy Efficiency table was added.

Application Part II

Page 12

Clarified that transferred reserves and bond prepayment penalties or other penalties are not included in the calculation of developer's fee.

Clarified that transferred or purchased reserves and bond pre-payments or other penalties are part of the Land Acquisition costs.

Page 13

Added Transitional Reserves to Other Non-Eligible Tax Credit Basis Costs in section H.

Page 15

Added (All income must be included for budget purposes to Annual Non-Housing Income) and (specify type- damages, late/NSF/ Application Fees, etc): under Miscellaneous.

Page 18 - Added a note regarding DSHA approval of management agent personnel charges and fees.

Page 20

Added "Acquisition" to Buildings under section C.

Page 22

Clarified the minimum is \$300/unit landscaping cost.

Page 31

Added project manager to General Requirements under site supervision (no more than 25% of P.M.) to Attachment G.

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Page 1

Updated Jerry Jones email address.

Page 4

Changed minimum equity factor to .90.

Page 6

Clarified exclusions from developer fee calculation.