

UNIFIED FUNDING 2018

QUESTIONS AND ANSWERS

Early Award:

Q1: We have a NYC project that will utilize a 420-c exemption. We cannot initiate the tax exemption application process until we have closed on financing and have the LIHC regulatory agreement and reservation letter, etc. We will include an attorney opinion letter in the application to document eligibility for the 420-c exemption. Is that acceptable?

A: Per the UF 2018 Application Instructions, page 61, “Applicants for projects in New York City must submit evidence that their proposals are eligible for consideration under an applicable New York City tax abatement program.” An attorney’s opinion letter to this effect would be acceptable.

Q2: We have closed on the land acquisition and are including a copy of the deed in Attachment A1, Site control. Is a title report still necessary to be submitted and if so, what section should it be included in?

A: A title report is still necessary to ensure there are no liens on the property that would preclude an Early Award project from moving to a closing within 180 days of award in NYC.

General:

Q1: In prior year Q&As, HCR provided guidance on scoring details for the mixed income points under LIHC? Will the methodologies be the same for this year? The prior guidance was:

- *If 20% or more of the residential units in the project will be affordable and targeted to households with incomes above 60% of area median income, the project will qualify for the maximum of five points.*
- *If at least 15% but less than 20% of the residential units will be affordable and targets to households above 60% of AMI, the project will qualify for 3 points.*
- *At least 10% but less than 15%, the project will qualify for 1 point.*

A: The same methodologies will be used this year for Mixed Income.

Q2: The QAP indicates the 3 point for Housing Opportunity projects will be “Scored to the extent the project is in close proximity to public transportation, is located in a community with a

low incidence of crime, is served by high performing schools and/or is located outside of a HUD-designated Qualified Census Tract.” How will HCR evaluate the “community with a low incidence of crime” and “is served by high performing schools? The census tracts included in the reference materials as Housing Opportunity Census tracts seem to cover the combination of low poverty and schools and to be related to being eligible for the HOP set-aside or HOP early award round and not LIHC point scoring.

A: The high performing schools rating is based on the NYS State Education Department, Office of Accountability, Accountability Designations. The low incidence of crime data is derived from the Neighborhood Scout report issued by Locations, Inc. for the site address.

Q3: Even though OPWDD provides rental subsidies to the 50% AMI level for these units, can applicants propose targeting at 30% AMI so the underwriting would not be affected and still receive additional points for serving very low income households?

A: No. OPWDD expects that individuals residing in the OPWDD units to have the flexibility of having income up to the 50% AMI level. Although many people receiving OPWDD services do qualify at the 30% AMI level, creating this artificial income limit could negatively impact a person's right to work and still have housing.