

Questions and Answers Consolidated Application

As of December 2, 2024

Q: If a project proposes a Resident Services Coordinator (RSC) and not a 3rd party MOU under the Comprehensive Community Development criterion for services, is it eligible to receive points in General Points A of the QAP (service provision for units at or below 30% AMI)?

A: Yes, if there is a job description for the RSC position that adequately outlines the role and responsibilities of the position and, among other duties, addresses households below 30% AMI, this would qualify under the requirements in the General Points section of the QAP scoring.

Q: If an RSC is proposed to serve people at or below 30% AMI, and not a 3rd party MOU, do we need to submit a service plan to receive points in General Points A?

A. No, you do not need to submit a separate MOU unless specifically required by an operating support program (e.g. Section 811). You can refer to the RSC job description and suggest that you include as an attachment in both locations.

Q. What interest rate should we use for a proposed RIH first mortgage with risk share insurance?

A. Per the Developer's Handbook: For the 2025 LIHTC RFP, the permanent loan rate (inclusive of 12.5bps for HUD Risk Share) will be based on a spread of approximately 325 basis points above the 30-year Treasury. The spread is subject to change. Applicants should add a 50bps hedge for taxable permanent senior debt underwriting.

As of November 15, 2024

Q: Can you clarify the formula to calculate the State LIHTC? Is it like the eligible basis calculation for the federal LIHTC?

A. The State LIHTC is a gap filler and is not calculated based only on eligible basis. Please determine the amount of gap funding needed to close the project and request the amount of tax credits that would fill the gap. If you select to redeem the credits rather than syndicate them, account for the need to bridge the tax credit equity for 5 years after construction completion and include the associated interest costs in your budget.