

Q9. For Tier 2 scoring under Renewables, Electrification and Resiliency, CHFA is requiring that Resiliency Critical Systems, Emergency Lighting, and Access to Potable Water be on the generator. Would you be able to provide clarification of what the CHFA defines as “Resiliency Critical Systems”?

A. CHFA would consider critical systems to be any systems related to health/life safety such as the emergency lighting and potable water, but this can also include systems such as fire alarm panels with battery back-up, interior common spaces/egress lighting, elevators, emergency call systems, recirculation pumps on boilers and fire pumps for fire protection. Critical systems may also be project dependent given your specific design.

Q10. The QAP requires a credible financing plan that is “supported by commitment letters or other proof of serious intent from the providers of said sources of funds or financing”. Will there be any flexibility with this due to the current economic situation?

A. No. Evidence of commitment for all proposed sources of funds, with the exception of a request to DOH that is within the stated parameters, will be required. Awardees do have the ability to substitute sources of funds in the future, provided that any commitment of funds for which points was awarded is maintained. Please see the Glossary for information on how to document Developer/Sponsor Resources and Municipal Resources.

Q11. Is there any flexibility in the amount of DOH subsidy that may be requested for the 2023 9% LIHTC Round?

A. No. The DOH parameters are as follows:

- Awards are limited to \$100,000 per qualified unit up to a maximum of \$4 million per project from State resources;
- Federal resources will be available up to \$100,000 per qualified unit up to a maximum of \$1.5 million.

Q12. Is there written CHFA policy on “unit parity” where average income MSA is used? I see that it must be maintained; but I don’t see it defined in the CHFA LIHTC guidelines.

A. Unit parity means that all units are offered at each of the targeted AMI bands proposed to be served in the development. That is we don’t want to see all the larger units in the higher AMI bands. The bedroom sizes should be scattered through the various AMI designations.

Low-Income Housing Tax Credit Program

Frequently Asked Questions

12/12/2022



Q13. The definition of Total Development Resources (TDR) in the Glossary excludes tax credit equity from the calculation. Please clarify what type of tax credit equity is excluded.

A. Low-Income Housing Tax Credit equity is the only type of tax credit equity that is excluded when calculating the TDR for a possible points determination. Other types of tax credit equity such as federal and state historic tax credit equity or state Housing Tax Credit Contribution program equity are not excluded.

Q14. For Preservation applications in the 9% LIHTC round, what level of sustainability is required to be awarded?

A: Since the Preservation classification is not rated and ranked like the New Construction classification, it is recommended that each Preservation application strive to include as much sustainability measures as is practical given the specific scope of work, challenges and constraints of the project, the budget and the proposed cost per unit. Also, please refer to the QAP Section D, Page 13 and Exhibit A-1 for more information on the priorities for the Preservation classification.