

To: Mortgage & Board of Directors

April 20 & 29, 2010



From: Delbe Spath - Manager, Tax Credit Programs *DS*

Agenda Item: American Recovery & Reinvestment Act of 2009

Report

Attached please find Exhibit 1 which provides an overview of the American Recovery and Reinvestment Act of 2009 (ARRA) resources and how the funds have been allocated. Developments have been awarded ARRA resources to balance the sources and uses as approved in their corresponding Low-Income Housing Tax Credit (LIHTC) rounds. Adjustments may be recognized as development budgets are finalized and projects progress to closing.

Exhibit 1 also shows each development's progress from financing approval toward construction completion. As noted in the subsections below the two ARRA funding sources have critical time restrictions which are heightening the focus for obtaining financial commitments and proceeding to closing.

**Section 1602 Exchange Funds (Exchange):**

Exchange Funds are available to developments having received an allocation of LIHTCs in the years 2007-2009 that have stalled due to a lack of investment interest.

To date \$55.6 million has been authorized by the Treasury, and an additional \$11.2 million is pending approval for use in Alfred E. Plant. There are a total of eight Exchange developments: four have closed and have been advanced \$10.9 million in funding; two additional closings are anticipated in the second quarter 2010; the remaining two developments, Palmers Hill and Alfred E. Plant, are anticipated to close between June and September.

Palmers Hill has submitted a development budget modification which is under review, and Alfred E. Plant requires finalization of a mortgage application to CHFA and DECD.

Exchange Critical Time Restrictions:

- 30% of basis incurred by 12/31/2010
- 100% funding by 12/31/2011

**Tax Credit Assistance Program (TCAP)**

TCAP funds are intended to provide capital investment to LIHTC developments in order to assist in getting them started to create new jobs, or save jobs at risk of being lost due to the nation's ailing economy. The appropriated \$26.17 million in TCAP funds has been committed to six developments from the 2009 LIHTC round. TCAP closings are anticipated to close in the months of June through September in order to comply with the funding restrictions noted below.

TCAP Critical Time Restrictions:

- 75% funding by 2/16/2011
- 100% funding by 2/16/2012

TALIHTC RECOVERY & REINVESTMENT ACT - ARRA Monthly Status Reports to Board of Directors 2010-04-01 Monthly Status Memorandum

Reviewed by: Nancy O'Brien, Administrator – Multifamily Housing Development Programs  
Timothy H. Coppage – Vice President, Housing Development  
Dara Kovel – Chief Housing Officer *DK(ask)*

A large, stylized handwritten signature in black ink, likely belonging to Nancy O'Brien, is written over the signature line.

ARRA Pipeline Report

Project Name, Town	Elderly or Family	Total Units - Qualified Units	Total Development Cost	Annual 9% Tax Credits	Type of Equity		Board Resolution Date	Status		Exchange		TCAP	
					Estimated 9% LIHTC Proceeds	Exchange Funds		TCAP Funds	Actual/Antic Closing Date	Constr. Period (months)	30% Basis Req'd by 12/31/10	100% by 12/31/2011	75% Funded Req'd by 2/16/2011
Summitwoods II, Norwich	Fam	22 - 22	4,687,645	542,579	0	3,723,294	0	Aug-08	Nov-09	18 mo	March-10	n/a	n/a
Highwood Square, Hamden	Fam	27 - 24	6,978,101	589,148	0	5,007,758	0	Aug-08	Nov-09	12 mo		n/a	n/a
Anvil Place, New Britain	Eld	28 - 22	11,574,038	696,453	0	5,106,494	0	Jun-09	May-10	12 mo		n/a	n/a
Dye House Apartments, Manchester	Fam	57 - 57	20,634,767	1,175,654	0	9,993,059	0	May-09	Apr-10	24 mo		n/a	n/a
Alfred E. Plant Elderly, West Hartford	Eld	137 - 137	21,468,931	1,370,000	0	11,079,547	0	Dec-09	Sep-10	12 mo		n/a	n/a
Village at Hales Court, Westport	Fam	78 - 78	24,868,771	1,703,062	0	14,476,027	0	May-09	Mar-10	24 mo		n/a	n/a
58 Progress Drive Apartments, Stamford	Eld	95 - 57	31,111,499	1,949,149	0	16,177,937	0	Aug-08	Dec-09	18 mo		n/a	n/a
Palmers Hill Apartments, Stamford	Fam	85 - 51	23,252,972	570,000	0	1,005,913	8,722,487	Dec-09	Sep-10	28 mo		n/a	n/a
Chamberlain Heights, Meriden	Fam	124 - 124	33,570,000	1,220,000	12,750,000	0	1,137,388	Dec-09	Jun-10	24 mo		n/a	n/a
Briarcliff, New London	Fam	106 - 106	18,904,148	1,060,000	7,314,000	0	2,395,205	Aug-09	Jul-10	14 mo		n/a	n/a
Bates Woods, New London	Fam	126 - 107	21,993,575	1,070,000	11,514,990	0	2,606,520	Aug-09	Jun-10	18 mo		n/a	n/a
Metro Green Apartments II, Stamford	Fam	50 - 40	23,933,406	1,811,264	13,765,606	0	5,607,800	Dec-09	Sep-10	24 mo		n/a	n/a
Cedarwoods, Windham	Fam	56 - 56	13,309,667	560,000	9,946,103	0	5,701,488	Dec-09	Aug-10	14 mo		n/a	n/a
<b>TOTAL</b>		<b>891 - 881</b>			<b>199,385,850</b>	<b>66,570,029</b>	<b>26,170,888</b>						