

2017-2018 9% LIHTC Round

Frequently Asked Questions

Q1. Will points be awarded for Supportive Housing Units if the development receives 811 program subsidies and a Memorandum of Understanding (MOU) with a service provider is not necessary?

A1. No. To receive points for Supportive Housing units, the applicant must provide, at a minimum, an MOU with a Qualified Service Provider, an acceptable Service Plan, and documentation of an acceptable level of funding for the services. All of the requirements for establishing supportive housing, including a list of Qualified Service Providers and the outline that Service Plans must follow to be acceptable, can be found in the Supportive Housing Guideline available on CHFA's website.

Q2. CHFA requires two letters of interest from tax credit syndicators; will CHFA expect to see the highest equity raise reflected in the 9% LIHTC application?

A2. CHFA has no requirements on which offer must be reflected in the 9% LIHTC application. CHFA understands that the equity raise is only one aspect of terms being offered by the syndicator. Applicants are expected to reflect in the application the offer with the most beneficial overall terms for the development.

Q3. What is the purpose of the Development Team Member Current Assignments form that must be completed for the development team members?

A3. CHFA evaluates each proposed development team member to confirm acceptability under CHFA policies and guidelines. This form will provide information on the development team members' current responsibilities and the capacity to undertake the proposed development and move it forward in a timely manner.

Q4. What documentation does CHFA require to be submitted with the Consolidated Application for Section 4.4, Historic Preservation?

A4. CHFA requires a completed SHPO Pre-Application Consultation Form at time of application. This form can be found on CHFA's website on the Consolidated Application page in the list of Architectural and Environmental exhibits.

Q5. How will CHFA incorporate adjustments for costs associated with passive housing? What are the adjustments based on?

A5. As with all specific extraordinary construction costs, the hard costs associated with Passive House, High Performance Building Envelope, Solar or Geothermal may be considered for upward adjustments to the published CHFA square footage guideline costs, if the measures are fully outlined in the drawings, specifications, Project Cost Summary, Exploded Trade Payment Breakdown and other itemized lists/spreadsheets that may be submitted with the application. The adjustments are based on the total gross square footage costs as found in the Project Cost Summary. All cost adjustments are at the discretion of CHFA.