

Executive Summary

2022 Qualified Allocation Plan (QAP)

Proposed Revisions

The following is a summary of proposed changes (highlighted in red font) for Mississippi's 2022 Qualified Allocation Plan.

1. Page 5, Introduction

Updated section to reflect the proposed date and location of the Public Hearing

INTRODUCTION

On November 3, 2021, MHC, acting pursuant to statutory requirements, will hold a public hearing at The Westin located at 407 S Congress St., Jackson, MS 39201 for the purpose of receiving comments on a draft of Mississippi's 2022 Qualified Allocation Plan (QAP)

2. Page 15, 1.6 Maximum Credit Award

Clarifying language regarding maximum development awards.

2. Maximum Development Award. The maximum tax credit award for a development awarded credits is detailed in Section 3: SET-ASIDES of this QAP. ~~from the ACA under this QAP is \$750,000.~~

3. Page 18, Chart 2 Important Dates and Fees

Updated key dates and consolidated other dates and date ranges into the single chart. This will allow for efficient management of dates moving forward. Dates and date ranges below that frequently change will be removed throughout the Qualified Allocation Plan as applicable.

EVENT	DEADLINE DATE
Technical Assistance Period Opens	January 5, 2022
Request for Compliance Verification Deadline (Mandatory)	January 7, 2022
Waiver Requests / Prior Approval Deadline	February 4, 2022
MHC's Written Response to Waiver Requests	February 18, 2022
Evidence of Compliance with Community Notification due to MHC	March 11, 2022
Technical Assistance Period Closes	March 18, 2022
Application Cycle Opens	March 21, 2022
Application Cycle Closes	March 25, 2022
Tax-Exempt Bond (4%) Application Submissions	Anytime outside of 9% cycle
Tax-Exempt Bond (4%) Waiver Requests	30 days prior to application submission
Tax-Exempt Bond (4%) Evidence of Community Notification	10 days prior to application submission
Appeal Deadline	5:00 PM on the 15 th day following notice
10% Certification Test	One (1) year from Carryover date
Initial Status Report	90 days after Reservation Letter
Quarterly Construction Status Report	Within 15 days following each Quarter
15-Month (50% Completion) Certification	15 Months after Reservation Letter
IRS Form 8609 Request Package	Within 180 days of Placed in Service
Development Experience (number of developments PIS)	2012-2021

Management Experience	2019-2021
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4. **Page 60, Site Location**
Corrected language within the chart to be consistent with the point item.

CHART 5: SITE LOCATION POINTS

(1) Contributes to a Concerted Revitalization Plan	5 pts
(2) Zip Code Concentration <u>Qualified Zip Codes</u> (for Rehabilitation)	5 pts
(3) High Opportunity Area	10 pts
Maximum Points:	10 pts

5. **Page 60, 2. Qualified Zip Codes**
Replaced the contact for requesting point layer maps. The contact will be changed throughout the QAP, but each instance will not be highlighted in this Executive Summary. In each case, Dr. Ben Mokry will be replaced with David Hancock and applicable email address.

Five points may be awarded to developments that are fully located in a zip code which has **not** had any tax credit developments funded or placed in service for the previous five (5) years of the current year Tax Credit Cycle. (See Addendum E). The application package must include a map detailing the location of the proposed development within a qualified zip code. The map must be obtained from MHC by contacting ~~Dr. Ben Mokry at ben.mokry@mshc.com~~ David Hancock at david.hancock@mshc.com. Developments that qualify for this point item will automatically be eligible for the discretionary 130% basis boost.

6. **Page 62, 5. Development Amenities**
Development Amenities points earned will not be limited to 10 Points. Applicants may select as many applicable to the proposed project.

3. DEVELOPMENT AMENITIES

~~UP TO 10 PTS~~

Developments will be awarded points (as stated below) ~~per for each~~ development amenity selected. ~~up to a maximum of ten points~~. Amenities must be appropriate to the proposed tenant population. All proposed amenities must be selected on the application and notated and highlighted on the Plans/Drawings or Physical Needs Assessment. Applicants must adhere to all amenities selected on the application, regardless of whether or not points are awarded.

7. **Page 63, 6. Development Amenities, Experienced Service Provider**
Removed Families First as an acceptable option when selecting an experienced service provider.

Developments that enter into a contract with organizations with a proven track record of providing services to families in Mississippi (Mentoring, Literacy, Workforce Development, Parenting, Nutrition, Food Banks, etc.) may be eligible for six (6) points. Examples of experienced service providers include ~~Families First~~, Extra Table, Springboard, etc.

8. Page 62, 6. Development Amenities

Added the point value next to each Development Amenity

- ◆ Neighborhood Services (2 pts)
- ◆ Furnished Clubhouse or Community Building (2 pts)
- ◆ On-site Business/Education Center (2 pts)
- ◆ Full perimeter fencing with controlled access gate (2 pts)
- ◆ Exterior Security (2 pts)
- ◆ Fitness Center (2 pts)
- ◆ On-site Laundry Facility (2 pts)
- ◆ Walking, Jogging, or Biking Trail (2 pts)
- ◆ Basketball, Volleyball, or Tennis Court (2 pts)
- ◆ Landscaped area including a gazebo with sitting area (2 pts)
- ◆ Playground (2 pts)
- ◆ Development Wi-Fi (2 pts)
- ◆ Multi-Purpose Bus Stop Structure (2 pts)

9. Page 65, 6. Unit Amenities

Unit Amenities points earned will not be limited to 10 Points. Applicants may select as many of the options as applicable to the proposed project.

4. UNIT AMENITIES

~~UP TO 10 PTS~~

Developments will be awarded ~~up to a maximum of ten~~ points for providing a combination of any of the unit amenities listed below. Amenities must be appropriate to the proposed tenant population. All amenities must be selected on the application and notated and highlighted on the Plans/Drawings or Physical Needs Assessment. Applicants must adhere to all amenities selected on the application regardless of whether or not points are awarded.

10. Page 65, 6. Unit Amenities

Removed ceiling fans as a unit amenity option. Ceiling fans will be standard.

One-point Amenities:

- ◆ ~~Ceiling fans in living room/great room and all bedrooms~~
- ◆ Patios (minimum size of 6' x 8')
- ◆ Outside storage lockers (minimum size of 3' x 5')
- ◆ Smart Thermostat installed in each unit

11. Page 72, 1. Over Concentration

Updated County and ZIP Code chart for over concentration. No zip codes were identified to have three (3) or more developments awarded credits in the previous two years.

Zip Code(s) with 3+ Developments Allocated HTC in Previous Two Years of current tax credit cycle			
COUNTY	ZIP	2019 2020	2020 2021
Forrest	39401	2	1

12. Page 75, B Minimum Design Standards

Added new language regarding acceptable average lot sizes for Single Family Homes (detached)

2. Average lot sizes of no less than 7,500 square feet (single family detached) or determined by the local municipality of the proposed site-

13. Page 75, B Minimum Design Standards, National Green Building Standard (NGBS)

Removed this requirement from Minimum Design Standards

~~**NATIONAL GREEN BUILDING STANDARD (NGBS)**~~

~~— All developments are required to meet the minimum requirement of Bronze Level, ICC 700-NGBS~~

14. Page 75, B Minimum Design Standards

Added new language regarding ceiling fans.

20. Ceiling fans standard in living room/great room and all bedrooms

15. Page 75, B Minimum Design Standards

Deleted language regarding Washer and Dryer connections as it was redundant. This standard is also listed in item 16 of this section.

~~**10. Side-by-side washer and dryer connections.**~~