

**Executive Summary**  
**2023 Qualified Allocation Plan (QAP)**  
**Proposed Revisions**  
**October 11, 2022**

The following is a summary of proposed changes (highlighted in red font) for Mississippi’s 2023 Qualified Allocation Plan.

**1. Page 5, Introduction**

**Updated paragraph to reflect the proposed date and location of the Public Hearing**

November 10, 2022, The Westin located at 407 S Congress St., Jackson, MS 39201, 2023 Qualified Allocation Plan (QAP)

**2. Page 18, Chart 2 Important Dates and Fees**

**Updated key cycle dates**

EVENT	DEADLINE DATE
Technical Assistance Period Opens	<del>January 5, 2022</del> <u>January 2, 2023</u>
Request for Compliance Verification Deadline (Mandatory)	<del>February 4, 2022</del> <u>January 16, 2023</u>
Waiver Requests / Prior Approval Deadline	<del>March 4, 2022</del> <u>February 17, 2023</u>
MHC’s Written Response to Waiver Requests	<del>March 18, 2022</del> <u>March 3, 2023</u>
Evidence of Compliance with Community Notification due to MHC	<del>April 8, 2022</del> <u>March 24, 2023</u>
Technical Assistance Period Closes	<del>April 15, 2022</del> <u>March 30, 2023</u>
Application Cycle Opens	<del>April 18, 2022</del> <u>April 3, 2023</u>
Application Cycle Closes	<del>April 22, 2022</del> <u>April 7, 2023</u>
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 <sup>th</sup> 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 Place in Service
Development Experience (number of developments PIS)	<del>2012-2021</del> <u>2013-2022</u>
Management Experience	<del>2019-2021</del> <u>2020-2022</u>

**3. Page 42, Additional Credit Request**

**Updated language for additional credit request requirements and rules**

Requests for additional housing tax credits (only one (1) request per development) will be considered on a first come, first served basis subject to the extent that credits are available. MHC will not review requests for additional housing credits until after its annual tax credit cycle has been completed.

Additionally, Owners requesting additional credits may email the following required documentation to [taxcredits@mshc.com](mailto:taxcredits@mshc.com):

1. Detailed current cost information ~~from the contractor or CPA~~ and updated documentation of all funding sources. ~~with such requests~~ Updated development costs should be submitted in the same format as in the online application, Section XI, Estimated Development Costs.
2. Revised Financial Feasibility Forms
- ~~3.~~ Explanation detailing the reason for the additional credit request.

All updated financials must reflect a minimum of a 40% Deferred Developer Fee to be eligible for an additional credit award. MHC will not consider requests for additional credits submitted after the year in which the buildings are Placed-in-Service (PIS). Applicants are encouraged to inquire of credit availability prior to submitting a request.

**4. Page 44, 7.8 Notification to MHC of Special Events**

**Updated language to reflect the new process for notifying MHC of upcoming events.**

All Owners of funded developments are required to notify MHC's Marketing Department of all upcoming events pertaining to the development (*e.g., Ribbon Cutting Ceremonies, Groundbreaking Ceremonies, and any other public events initiated by the Owner*) prior to setting the date of the event. The Marketing Department, at the Owner's discretion, may assist with the planning of the special event. All notifications must be submitted to MHC's Marketing Department at: [marketing.news@mshc.com](mailto:marketing.news@mshc.com). All notifications must be submitted online via the "Inform MHC Staff of HTC Event" button on the MHC website.

**5. Page 60, 3. High Opportunity Area**

**The metrics associated with High Opportunity Area are not expected to change, however, the date range for the source data will be adjusted to more current dates.**

**For Rehabilitation** - Census Tract that met the following conditions:

1. Median HHI  $\geq$  \$22,311 (50% of MS 2020 Statewide Median HHI estimate ESRI July 2020 estimate)
2. Projected 2021 Population Growth  $\geq$  -0.25% (ESRI July 2020 estimate)
3. Projected 2020-2025 Median Household Income Growth  $\geq$  0.01% (ESRI July 2020 estimate)
4. 2020 Unemployment Rate  $<$  10.6% (ESRI July 2020 estimate)
5. Located in County that had  $\geq$  500 new hires per quarter in 2017Q3 - 2018Q2 (as reported by MDES)

**(OR)**

**A-B Rated School District** as determined by the Mississippi Department of Education 2019 Accountability data. Undated, retrieved using "All Data" option on September 25, 2020 at:

<https://msrc.mdek12.org/>.

**For New Construction** - Census Tract that met the following conditions

1. Median HHI  $\geq$  \$31,235 (70% of MS 2020 Statewide Median HHI estimate ESRI July 2020 estimate)
2. Projected 2021 Population Growth  $\geq$  0.01% (ESRI July 2020 estimate)
3. Projected 2020-2025 Median Household Income Growth  $\geq$  0.01% (ESRI July 2020 estimate)
4. 2020 Unemployment Rate  $<$  10.1% (ESRI July 2020 estimate)
5. Located in County that had  $\geq$  500 new hires per quarter in 2017Q3 - 2018Q2 (as reported by MDES)

**6. Page 62, National Green Building Standards**  
**Edited the section to include Fortified Multifamily program.**

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**~~NATIONAL GREEN~~ BUILDING STANDARDS**

**7 PTS**

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Applicants may choose from two green building standards or the Fortified Multifamily program to receive up to seven (7) points for the Building Standards category.

1. National Green Building Standard (Silver Level) or Enterprise Green Communities (EGC)

~~Seven (7) p~~Points will be awarded to developments that build/rehabilitate the development to meet the standards of either ICC 700 National Green Building Standard (Silver Level) or Enterprise Green Communities (EGC)

The application package must include (1) a signed letter of intent from the Applicant that states its intention to become certified for the program and must specify the proposed level, (2) a letter certified by the development's architect/engineer stating that the development will be built according to the NGBS or EGC and (3) a written proposal from a Verifier of the NGBS or EGC Program that specifies the proposed level. Prior to issuance of 8609 forms, final certification from the Verifier must be submitted to MHC. Failure to provide the final certification from a certified NGBS or EGC Verifier will subject the development team to penalties as outlined in Section 1.4(6) of the QAP. For more information on the NGBS and EGC certification, please refer to [www.homeinnovation.com/green](http://www.homeinnovation.com/green) or [www.greencommunitiesonline.org](http://www.greencommunitiesonline.org).

2. FORTIFIED Multifamily

*(Additional detail regarding this option to follow)*

**7. Page 62, 5. Development Amenities**  
**Updated language regarding highlighting amenities**

Developments will be awarded points (as stated below) for each development amenity selected. 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~~ and Physical Needs Assessment.

**8. Page 62, 5. Development Amenities, Service Coordinator and Experienced Service Provider**  
**Clarifying language regarding selection of these point items. Applicants may now choose between Service Coordinator and Experienced Service Provider. Advanced Community Service/Classes will remain as is as a two (2) point item.**

◆ **Development Services**

Applicants may choose either Service Coordinator or Experienced Service Provider to be eligible for six (6) points:

1. Service Coordinator – Developments that contract...

OR

2. Experienced Service Provider- Developments that enter...

**9. Page 65, Development Amenities**

**Added a new two (2) point item for Development Amenities**

[MDOT Ride Share Availability](#)

[\(Additional definition regarding this program to follow\)](#)

**10. Page 65, Three-point Amenities, Storm Shelter**

**Add language to serve as guidance for storm shelter design**

**Storm Shelter**

[For guidance regarding storm shelter design, please refer to FEMA at this link:](#)

[Safe Room Publications and Resources | FEMA.gov](#)

**11. Page 65, 6. Unit Amenities**

**Clarifying language for Storm Doors**

[Storm Doors must be installed on all exterior doors that are exposed to the elements](#)

**12. Page 68, Preservation/Loss of Rental Assistance**

**Updated language regarding documentation that will be provided by USDA Rural Development (due to recent realignment)**

**Loss of Rental Assistance.** Affordable Housing Developments that are federally subsidized and are at risk of being converted to market rate housing through the loss of rental assistance. The property must have a contract with HUD or Rural Development for development-based rental assistance. The application must include a copy of the ~~expiring~~ contract, a copy of the land use restrictions (not applicable to Rural Development projects), and a letter from HUD/~~RD~~ that states that the property is at risk of being converted to market rate housing. [For USDA Rural Development \(RD\) projects, a letter of support issued by RD must be provided.](#)

**13. Page 69, Housing for Disabled Persons Targeted by MAOI**

**Updated language regarding referral partners.**

***Housing for Disabled Persons Targeted by Mississippi Affirmative Olmstead Initiative (13 pts)***

Thirteen (13) points will be awarded to developments that set aside a minimum of 7% but no more than 20% of the total development units for persons targeted by the Mississippi Affirmative Olmstead Initiative. To qualify for this incentive, the owner must agree to accept referrals from the MAOI referral network partner serving the property's location [such as](#), Mississippi United to End Homelessness (MUTEH) or Open Doors Homeless Coalition (ODHC) and execute a memorandum of understanding between the owner, property manager, and the MAOI referral network partner for the period of the targeting agreement. The tenant selection plan must describe how it will handle requests for reasonable accommodation(s) as defined in the Fair Housing Act.

**14. Page 75, Closets**

**Update language regarding closet requirements**

1. Minimum of 12 lineal feet of closet rod in master bedroom and 5 lineal feet in other bedrooms.

[Closet rods may be double hung to satisfy the lineal feet requirement.](#)

**15. Page 77, Parking**

**Updated language regarding parking waiver requests.**

All multifamily developments must have a minimum of two (2) parking spaces per unit or 1.5 spaces per unit for elderly properties. MHC will ~~allow~~ [consider](#) a waiver of these parking requirements subject to the local jurisdiction's parking requirements. [Parking wavier requests must include documentation from the local jurisdiction detailing the parking requirements.](#)

**16. Page 72, 1. Over Concentration**  
**Updated County and ZIP over concentration**

Zip Code(s) with 3+ Developments Allocated HTC in Previous Two Years of current tax credit cycle			
COUNTY	ZIP	<del>2020</del> 2021	20212022
<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>

**Updated Maximum Construction Costs (MCC)**  
Revised MCC limits will be reflected on Financial Feasibility Form FF-2 as follows:

MAXIMUM CONSTRUCTION COST (MCC) LIMITS			
<b>NEW CONSTRUCTION MULTIFAMILY DEVELOPMENTS</b>			<u>Cost per Unit</u>
Family.....	\$	<del>142,000.00</del>	<u>\$170,400.00</u>
Elderly/Persons with Disabilities.....	\$	<del>109,000.00</del>	<u>\$130,800.00</u>
<b>NEW CONSTRUCTION SINGLE-FAMILY DEVELOPMENTS</b>			
Single Family - Attached ( <i>Townhomes/Duplexes/4 plex</i> ) ...	\$	<del>137,000.00</del>	<u>\$164,400.00</u>
Single Family - Detached.....	\$	<del>152,000.00</del>	<u>\$182,400.00</u>
<b>REHABILITATION DEVELOPMENTS</b>			
Moderate Rehabilitation.....	\$	<del>48,500.00</del>	<u>\$58,200.00</u>
Substantial Rehabilitation ( <i>stripped to the studs</i> ) .....	\$	<del>104,500.00</del>	<u>\$125,400.00</u>
Historic Rehabilitation.....	\$	<del>151,000.00</del>	<u>\$181,200.00</u>