

HOUSING TAX CREDIT
OPPORTUNITY ZONE CYCLE
APPLICATION CHECKLIST

Development Name: _____

Ownership Entity: _____

Instructions:

- 1 Applications must be submitted via web only.
- 2 All required documents in the application checklist must be uploaded with the online application.
- 3 Applicants will not be required to print and submit a hard copy of the online application
- 4 Supporting documents must be properly executed.
- 5 The application fee must be submitted in the form of a certified bank check or money order payable to MHC and attached to the Transmittal.
- 6 The application fee must be received by 4pm CST of the cycle closing date at the office of MHC:

Mississippi Home Corporation
Att: Tax Credits Allocations
735 Riverside Drive
Jackson, MS 39202

UPLOADED DOCUMENTS

I. APPLICATION DOCUMENTS

- ☐ 1 Application Checklist (*Attachment 1*)
- ☐ 2 Copy Application Fee with Check Transmittal (*Attachment 15*)
- ☐ 3 Applicant Rating Form - Form SC-1
- ☐ 4 Compliance Verification Letter (*see Section GPAG 1.3(2) of the QAP*)
- ☐ 5 Financial Feasibility Forms
 - ☐ Sources and Uses Statement - Form FF-1
 - ☐ Maximum Construction Cost (MCC) - Form FF-2 (*include MHC's approval, if applicable*)
 - ☐ Maximum Administrative Expense (MAE) Form FF-3 (*include justification for expenses, if applicable*)
 - ☐ Maximum Developer Profit Percentage (MDPP) - Form FF-4
 - ☐ Debt Service Underwriting Criteria - Form FF-5
 - ☐ Financial Feasibility Certification - Form FF-6
- ☐ 6 Statement of Application & Certification

II. GENERAL REQUIRED DOCUMENTS (*Addendum C*)

- ☐ 1 Development Narrative
- ☐ 2 Development Plan of Action
- ☐ 3 Original Initial Site Assessment Form (Attachment 2) with Photos of Site
- ☐ 4 Organizational Documents
 - ☐ (a) Organization Chart
 - ☐ (b) Formation Documents for the Ownership Entity and General Partner Entity
 - ☐ (c) Certificate of Good Standing for the Ownership Entity and General Partner Entity
- ☐ 5 Construction Documents
 - ☐ (a) Construction Financing Letter
 - ☐ (b) Construction Contract
 - ☐ (c) Construction Certification Form (Attachment 3)
- ☐ 6 Letter of Conformance
- ☐ 7 Identity of Interest Statement (Attachment 12)
- ☐ 8 Maximum Credit Award Certification (Attachment 13)
- ☐ 9 Utility Allowance
- ☐ 10 Location Maps
- ☐ 11 Architect/Engineer Confirmation for Cable TV and Internet Access

III. OTHER REQUIRED DOCUMENTS *(Addendum C)*

- ☐ 1 Nonprofit Entities *(if applicable)*
 - ☐ (a) IRS documentation of IRC § 501(c)3 or 501(c)4 status
 - ☐ (b) Articles of Incorporation and Bylaws and all relative amendments
 - ☐ (c) Evidence that it or its officers or members have experience in developing or operating low-income housing
 - ☐ (d) The names of board members of the non-profit
 - ☐ (e) Attorney Opinion Letter
- ☐ 2 Acquisition/Rehabilitation Developments *(if applicable)*
 - ☐ (a) Physical Needs Assessment certified by a licensed Architect or Engineer *(Attachment 4)*
 - ☐ (b) Appraisal (documenting land value and improvements) from a certified appraiser
 - ☐ (c) Photos of the site
 - ☐ (d) A title opinion from an attorney documenting property ownership for the last ten years OR an approved waiver
 - ☐ (e) Relocation Plan *(if applicable)*
- ☐ 3 New Construction Developments *(if applicable)*
 - ☐ (a) Description of Materials *(Attachment 5)*
 - ☐ (b) Appraisal (documenting land value) from a certified appraiser
 - ☐ (c) Plans/Drawings from a licensed architect or engineer
- ☐ 4 Tax Exempt Bond Financed Developments *(if applicable)*
 - ☐ (a) An opinion letter from a Certified Public Accountant certifying that fifty percent (50%) or greater of aggregate basis will be financed by tax-exempt bonds.

IV. THRESHOLD DOCUMENTS

- ☐ 1 COMMUNITY NOTIFICATION
 - ☐ (a) Local Government Notification Form (Form TR-1)
 - ☐ (b) Proof of Publication of the Notice of Intent to Apply for Housing Tax Credits
 - ☐ (c) Affidavit of Compliance with Community Notification (TR-2)
 - ☐ (d) Photo of Signage
 - ☐ (e) Written compilation of public comments *(if applicable)*
 - ☐ (f) Developer statement addressing any public concerns *(if applicable)*
- ☐ 2 SITE CONTROL
 - Evidence showing the ownership entity has control of the proposed site
- ☐ 3 LOCAL ZONING AND DEVELOPMENT CONDITIONS
 - Evidence of proper zoning or letter from local authorities and utility providers
- ☐ 4 MARKET STUDY
 - ☐ (a) Certification of Market Study Acceptance *(Attachment 8)*
 - ☐ (b) Market Study *(see Market Study Guide)*
 - ☐ (c) Market Study Addendum (Health Care Initiative) *(if applicable)*
- ☐ 5 DEVELOPMENT FINANCING
 - ☐ (a) Required Permanent Financing Documentation as outlined in Section 4.5 of the QAP
 - ☐ (b) Copies of Proposed Budgets and Cash Flow Statements with Lender and Syndicator Acknowledgment
 - ☐ (c) Letter of Intent from Syndicator/Investor *(Attachment 10)*

V. SELECTION CRITERIA *(Addendum A)*

- ☐ 1 CONTRIBUTES TO A CONCERTED REVITALIZATION PLAN
 - ☐ (a) Verification letter from city/county
 - ☐ (b) Relevant information from the revitalization plan *(if applicable)*
- ☐ 2 NATURAL DISASTER AREA
 - Copy of Federal Notice from FEMA listing county as adversely affected by a major disaster
- ☐ 3 NATIONAL GREEN BUILDING STANDARDS
 - ☐ (a) Letter of Intent from the Applicant
 - ☐ (b) Certification from the development's architect/engineer
 - ☐ (c) Written Proposal from an NGBC Verifier

4 DEVELOPMENT AMENITIES

- ☐ (a) Copy of site layout plans/drawings or Physical Needs Assessment highlighting the amenities listed in the application
- ☐ (b) Other Development Amenities Supporting Documentation (*as applicable*)
 - ☐ MOU for full-time or part-time Service Coordinator
 - ☐ Copy of Community Services Certification (Attachment 9) for developments providing Advanced Community Services
 - ☐ Photo of playground equipment and/or fitness center equipment

☐ 5 UNIT AMENITIES

- ☐ (a) Copy of unit plans/drawings or Physical Needs Assessment highlighting the amenities listed in the application
- ☐ (b) Copy of written policy and sample lease agreement for Smoke Free developments (*as applicable*)

☐ 6 DEVELOPMENT TYPE

New Construction Developments

- ☐ (a) Single Family Homes
Letter from architect stating that the development will consist of single family homes only and will have public access
- ☐ (b) Lease Purchase Option for Tenants
A sample copy of the lease purchase agreement and, for attached homes, a sample condominium document
- ☐ (c) Attached Homes
A sample copy of the condominium document

Acquisition/Rehabilitation Developments

- ☐ (a) Substantial Rehabilitation Needed per Unit
Copy of page 4 of the Physical Needs Assessment
- ☐ (b) Historic Developments
Documentation as outlined in Scoring Item #8(b) under Selection Criteria (Addendum A)
- (c) Preservation
- ☐ Documentation for the type of Preservation selected under Scoring Item #8(c) under Selection Criteria (Addendum A)

7 OPPORTUNITY ZONE FUND (OZF)

- (a) Firm Commitment Letter committing funds (*amount and percentage*) for investment in the development from a Qualified Opportunity Zone Fund.
- (b) Copy of IRS Form 8996 (*draft if not filed*) for the Qualified Opportunity Zone Fund investing in the development.

8 DEVELOPMENT USAGE

Statement from developer specifying the type of mixed use and the percentage of mixed income

9 DEVELOPMENT INNOVATION

MHC pre-approval package

10 DEEPER TARGETING

Statement electing to set aside at least 15% of the units for persons at or below 30% of the AMI

11 DEVELOPMENT EXPERIENCE

Original executed Development Experience Form (Attachment 6)

12 MANAGEMENT EXPERIENCE

- (a) Management Agreement or Letter of Intent from Management Entity
- (b) Original executed Management Experience Form (Attachment 7)
- (c) HTC Certificate(s) (*if applicable*)

13 MAXIMUM CONSTRUCTION COST LIMITS

Copy of Maximum Construction Cost Form (FF-2)

VI. OTHER ATTACHMENTS



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