2017 LOW-INCOME HOUSING TAX CREDIT PRIORITIES (9%)

2017 QAP Preservation Definition
Projects with financing from HUD, USDA RD, or MSHDA, have other below-market financing or are Year15 LIHTCs. Must be within 5 years of prepayment or loss of low income use restrictions or preserve units provided rehab will repair/replace components either in immediate need of repair or are functionally obsolete.

PRESERVATION

25% Set-Aside
MSHDA targets 25% of its 9% LIHTC allocation to preservation proposals.

5 Points
for various types of preservation projects.

GREEN/TOD

Green Policy
All LIHTC projects required to meet MSHDA Affordable Green Policy, Enterprise Green Communities or USGBC LEED standards.

Points
5 points for location within 1/10 mile from a public transit; 20 points for close proximity to amenities (using walkscore.com)

ALLOCATIONS

9% Tax Credits (2013)
Properties Preserved
23
Apartments Preserved
1,516
% of Total Units Preserved
81%

4% Tax Credits (2011)
Properties Preserved
1
Apartments Preserved
126

ADDITIONAL STATE PRESERVATION RESOURCES

Combined Application for Rental Housing Programs
Pass Through Short Term Bond Program
Gap Financing Program
Tax Exempt & Taxable Loans
Equity Bridge Loans