



<b>Summary of Changes to LIHTC Guidelines*</b>		<i>November 4, 2024</i>
<i>Revisions</i>		
Preface	<ul style="list-style-type: none"> <li>No significant changes</li> </ul>	
I. Background	<ul style="list-style-type: none"> <li>Statement added that requires all eligible financing sources to be maximized</li> </ul>	
II. Preliminary Application and Pre-Application Conference	<ul style="list-style-type: none"> <li>No significant changes</li> </ul>	
III. Utilizing the Average Income Minimum Set-Aside (MSA)	<ul style="list-style-type: none"> <li>Simplified section 1 to remove requirements for explanations, certifications and consent of development team members; now only reflects conditions under which the use of the set aside will be allowed</li> <li>Removed section 2 re: MSA election changes after application submission</li> </ul>	
IV. Eligibility and Application Submission	<p>A. Eligibility</p> <ul style="list-style-type: none"> <li>Added the following wording: CHFA will either reject or not process incomplete applications</li> <li>Added that all Basic Threshold Requirement support must show that it was secured before the application deadline</li> <li>Clarified that applicants may not make material changes to the proposal or submitted materials in response to a clarification request</li> <li>Clarified that CHFA will not seek clarification on any points-related items</li> </ul> <p>B. Application Submission</p> <ul style="list-style-type: none"> <li>Added statement in paragraph 1c that pending awards must be finalized by a date determined by CHFA</li> <li>Added wording re: deferred developer fee being limited to the lesser of 50% total paid fee or the amount that may be fully recovered during operations through distributions to assess initial application feasibility</li> </ul>	
V. Appraisal and Market Study	<ul style="list-style-type: none"> <li>No significant changes</li> </ul>	
VI. Application and Tax Credit Servicing Fee Schedule	<ul style="list-style-type: none"> <li>No significant changes</li> </ul>	
VII. Application Review and Processing	<ul style="list-style-type: none"> <li>Added that it is permissible to submit 9% applications for up to 2 simultaneous phases of the same development, but limits the potential credit award to 20% of the credit ceiling</li> </ul>	

	<ul style="list-style-type: none"> <li>• Added paragraph on Acquisition Costs stating that budgeted acquisition cost should be consistent with the site control documentation provided, what may be included in that line item and how eligible basis is established</li> <li>• Added wording in Syndication Costs stating that other additional CHFA funding sources may require priority cash flow payments prior to the payment of an asset management fee</li> </ul>
VIII. Application Approval and 9% LIHTC Application Reassessment Process	<ul style="list-style-type: none"> <li>• Clarified for resubmissions, no changes from the original submission are permitted</li> <li>• Clarified for resubmissions, CHFA will determine whether any change in scoring would have resulted in an award of tax credits</li> </ul>
IX. Issuing the Tax Credit Reservation – 9% LIHTC Only	<ul style="list-style-type: none"> <li>• Added that Tax Credit Reservations must be closed within 18 months after the date of the reservation</li> <li>• Removed unnecessary detail re: what is required upon requesting a Carryover Allocation Agreement</li> </ul>
X. 4% LIHTC and 9% LIHTC Transactions	<ul style="list-style-type: none"> <li>• No significant changes</li> </ul>
XI. Compliance Monitoring	<ul style="list-style-type: none"> <li>• No significant changes</li> </ul>
XII. Changes in Subsidy or Financial Assistance	<ul style="list-style-type: none"> <li>• No significant changes</li> </ul>
XIII. Appendix A – Development Engagement Process (DEP) / Preliminary Applications	<ul style="list-style-type: none"> <li>• No significant changes</li> </ul>

\*This summary is intended for general reference purposes only and not intended to substitute for a complete review of the current guidelines. The importance or applicability of a change or section to a particular situation can only be determined by the applicant, in consultation with their counsel and financial advisor(s).