

2008 LOW INCOME HOUSING TAX CREDIT

QUALIFIED ALLOCATION PLAN

CITY OF NEW YORK

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

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I. INTRODUCTION

Since 1988 the New York City Department of Housing Preservation and Development ("HPD" or "Agency") has been making direct allocations of Low Income Housing Tax Credits to eligible projects in New York City by mutual agreement with the New York State Division of Housing and Community Renewal (DHCR). Under procedures authorized by federal statute and state law, HPD is officially designated by DHCR as a Local Housing Credit Agency, a designation that is renewed annually.

As a Housing Credit Agency, HPD is required to make allocations according to a "Qualified Allocation Plan" (the Plan), which may be adopted only after providing opportunity for public comment and gaining approval of the Mayor. HPD's Plan was first issued and received mayoral approval in 1990. The Plan was found by NYC Corporation Counsel to be consistent with Section 42 of the Internal Revenue Code (the Code), and was approved by DHCR as consistent with the 1990 State of New York Allocation Plan.

Modifications have been made to the Plan as needed in response to federal law and industry practice. In 1991, HPD made several changes to facilitate the administration of its Tax Credit Program and to ensure that amendments required by the 1990 Federal Budget Reconciliation Act were incorporated into the Plan. In 1993, a description of compliance monitoring procedures was incorporated into the Plan, as was required under new IRS regulations that became effective that year. In 1998, in response to changes in federal law, HPD made additional changes in the Compliance Monitoring section of the Plan, as well as changes in sections dealing with Administrative Processes, Selection Criteria and Project Underwriting. The 1999 revisions included changes in the Selection Criteria and Project Underwriting sections of the Plan. For 2000, minor changes and clarifications were made in sections on Administrative Processes, Selection Criteria, Project Underwriting, and Compliance Monitoring. In 2001, several sections of the Plan (Administrative Processes, Assessment of Housing Needs, Selection Criteria, and Compliance Monitoring) were revised in response to federal rule changes. No substantive changes were made for 2002 or 2003. In 2004, changes were made to the Administrative Process, Selection Criteria, and Project Underwriting sections of the Plan. No substantive changes were made for 2005. For 2006, changes were made to the Administrative Process, Selection Criteria and Project Underwriting sections of the Plan. In 2007, a number of sections of the Plan were updated including Administrative Process, Project Financing and Development Costs, Competitive Criteria, Project Underwriting, and Compliance Monitoring. Changes in 2008 were made in Administrative Process, Threshold Criteria, Competitive Criteria, and Project Underwriting.

The Plan presented herein sets forth the goals and administrative procedures to be undertaken by HPD in allocating credits to projects, including application submission, evaluation and selection criteria, standards to be used in underwriting credit amounts and monitoring compliance pursuant to Section 42 of the Code ("Section 42"). This Plan fully conforms to Section 42 and State Executive Order 135.

II. CREDIT ALLOCATION AUTHORITY

HPD has a long and successful history as a provider of housing assistance including direct subsidies for the construction, substantial rehabilitation, and moderate rehabilitation of affordable residential buildings. The Agency also administers the City's housing code and acts as a Public Housing Agency in order to provide Federal tenant-based rent subsidies through the Section 8 Voucher program.

Together these activities constitute far and away the largest locally sponsored housing program in the nation. In FY 2008, HPD will spend over \$980 million from Capital funds for the production and preservation of affordable housing.

HPD also has substantial experience in awarding and administering the Low Income Housing Tax Credit Program. Since 1988, HPD has served as a Local Housing Credit Agency. By the end of calendar year 2007, we had cumulatively awarded nearly \$190 million in tax credits to create more than 24,000 low-income units. (The \$190 million figure represents annual allocation amounts that are repeated for 10 years, or \$ 1.90 billion in total credits. These credits resulted in more than \$1 billion of direct private equity investments in low-income housing.)

As in the past, HPD will work cooperatively with DHCR by furnishing periodic reports and summary information on the administration of its tax credit program. In addition, where DHCR receives a proposal for projects located in HPD's five-county New York metropolitan jurisdiction, DHCR will notify HPD of the proposal prior to making their decision to allocate credit to the project. Any unused New York City credit authority (i.e., credit authority for which no funding reservation has been issued) will be recaptured by DHCR. Should HPD exhaust its allocation of credit authority, the Agency may request additional authority from the statewide pool of recaptured credit or from any national pool credits available.

III. GEOGRAPHIC JURISDICTION

HPD's allocation authority covers the entire City of New York, including the five counties of New York, Kings, Queens, the Bronx, and Richmond. However, selection criteria will target the use of credits to those neighborhoods with the greatest need.

IV. ADMINISTRATIVE PROCESS FOR CREDIT ALLOCATIONS

The allocation of Low Income Housing Tax Credits is administered by HPD's Tax Credit and Compliance Unit within the Division of Housing Incentives. Specifically, the Tax Credit and Compliance Unit is responsible for evaluating, underwriting, and scoring applications for tax credits, issuing determinations, reservations and allocations, maintaining the waiting list and monitoring compliance of tax credit recipients with Federal tax credit regulations.

HPD will annually publish in the City Register a Notice of Credit Availability that informs applicants of submission dates and deadlines for future funding rounds. One or more funding rounds may be held each year in which credit allocations will be awarded on a competitive basis. HPD may establish set-asides of credit for projects that meet qualifications determined by the Agency to be current housing priorities. Specific details regarding set-asides, including amounts and eligibility requirements, will be published in the annual Notice of Credit Availability.

To receive consideration for a credit allocation, project owners must submit an application on or before the published submission deadline. Application forms may be obtained from the address below or from the HPD website: www.nyc.gov/hpd. Applications must be completed in their entirety, and the required supporting documentation must be attached. The Agency may reject any application that is incomplete.

The following fees apply:

- 1) A non-refundable fee of \$200 will be charged for filing an electronic application for an allocation of credits from HPD's credit authority. Applicants choosing to file a paper application will be charged a non-refundable fee of \$700.
- 2) A non-refundable fee of \$500 will be charged for filing an electronic application for "as-of-right" credits (for projects with tax-exempt bond financing). Applicants choosing to file a paper application will be charged a non-refundable fee of \$1,000.
- 3) An Allocation Fee of 5% of the requested credit amount will be collected at two stages. For allocations of credits from HPD's credit authority, one half of the fee (2.5%) must be received before HPD will issue the Carryover Allocation. The second half of the fee (2.5%) must be received before HPD will issue the final Certification ("8609"). For "as-of-right" credit, one half of the fee (2.5%) must be received before HPD will issue a "determination of credit eligibility" (DOCE) letter. The second half of the fee (2.5%) must be received before HPD will issue the final Certification ("8609").
- 4) A Carryover Allocation extension fee of \$5,000 will be charged for any project that requests and is granted an extension beyond the administrative deadline to submit a completed application for a Carryover Allocation. Carryover extension requests will be valid for a maximum of three months and will be issued solely at the discretion of HPD. HPD will not issue a Carryover Allocation extension beyond November 15th of any year.
- 5) A Compliance Monitoring Fee will be charged in the amount of \$25 per tax credit unit per year.
- 6) A non-refundable fee of \$1,000 per week will be charged for each week (or part thereof) that

initial applications, requests for determination of credit eligibility, Carryover Allocations, Form 8609's, and other documentation required by HPD, are submitted beyond the due date or are incomplete. For the purposes of calculating the fee, a document will not be deemed submitted until the complete document is submitted. HPD may elect not to impose this fee in specific instances if, in HPD's sole discretion, it determines there is good cause for the document being submitted late or incomplete.

HPD may request any and all information it deems necessary for project evaluation. If any submission is incomplete or if documentation is insufficient to complete any evaluation of the proposed project, processing will be suspended. HPD will notify applicants how the submission is incomplete and provide at least ten business days for the applicant to submit the requested documentation. The application will be disqualified if the applicant fails to submit the requested documentation within the required period.

Applications and requests for information should be submitted to:

Tax Credit and Compliance Unit
NYC Dept. of Housing Preservation and Development
100 Gold Street, Section 9-U
New York, N.Y. 10038
(212) 863-6583

Tax credits will be awarded based upon the selection criteria outlined in Section VI of this document. Unless otherwise indicated in the Qualified Allocation Plan, tax credit applications will be evaluated and underwritten according to the guidelines in effect during the year a complete tax credit application is submitted to HPD.

Sponsors and developers whose action or inaction materially contributed to the return or recapture of credits previously allocated by HPD will be prohibited for three years from the date the credits were returned or recaptured from participation in any project applying for credits. The Commissioner of HPD may waive the prohibition where there is valid cause.

Applications for competitive credits received by the submission deadline will be reviewed for completeness and basic eligibility. Those that meet the threshold eligibility criteria will be scored to determine competitive ranking and underwritten to determine the maximum amount of credits for which they are eligible. Credit reservations will then be issued, in rank order, to as many projects as can be covered by the credit authority available in a given funding round. In the event of scoring ties, HPD will rank tied projects according to which require the least number of tax credit dollars per tax credit unit. After that, HPD reserves the right to select the last project or projects to be funded based on whose credit needs most closely approximate the remaining available credit.

Notwithstanding a project's competitive score, HPD may limit the number of awards to a developer in a given year, or make no awards to a developer if, in HPD's judgment, the developer does not have the current capacity to successfully complete any or all of the projects for which the applications have been submitted. In addition, HPD reserves the right not to commit tax credits to any project if it determines, in its sole discretion, that a reservation for such project does not further the goals set forth in the City's housing plan.

Any complete application which meets the eligibility review criteria but is not selected for a credit reservation will be placed on a waiting list to ensure a continuous flow of quality projects should additional credit authority become available before the next funding round. The waiting list will be terminated at the commencement of a new funding round.

The allocation of tax credits under HPD's credit authority will proceed as outlined below. Applicants will be notified in writing of the status of their application, and of any conditions to be met in order to proceed to subsequent stages of the allocation process.

ALLOCATION STEPS - APPLICATIONS FOR CREDITS UNDER HPD'S CREDIT AUTHORITY

- 1) Initial Review & Evaluation - Applications are accepted, reviewed for completeness, evaluated against threshold and competitive selection criteria and underwritten. If sufficient credits are available to fund the project in the current funding round, it proceeds to the Credit Reservation stage (below).
- 2) Credit Reservation Agreement - Reservations will be executed for projects selected during periodic funding rounds. The reservation document serves as a binding commitment. Applicants who execute Credit Reservation Agreements may elect to "lock in" the credit percentage rate for the month in which the agreement is made.
- 3) Carryover Allocation - Projects requiring credit allocations prior to completion of construction will be issued a Carryover Allocation if they meet all of the following requirements:
 - a) Evidence is provided that 10% of the project's reasonably expected basis will be incurred by the close of the calendar year for which the allocation is made (or by such earlier date as HPD may, for administrative purposes, establish.
 - b) The project will be placed in service no later than the close of the second calendar year following the year of the allocation, and
 - c) The project has closed on its construction loan.
- 4) Prior to Certification of Allocation (8609), if project ownership changes, entities will be required to submit at minimum:
 - a) Information regarding the old ownership structure
 - b) Legal documents for the new ownership structure, and
 - c) Proof that all restrictive covenants and regulatory agreements are in full force and effect with the new ownership entity.

Certification of Allocation (8609) - Certification of the final credit amount will be issued after projects are placed in service. The certification will be in the form of an IRS Form 8609 to be issued by the

Agency. To request the 8609 project owners must submit a "Financial Update" and such other documentation as HPD may require. For administrative purposes, HPD may establish deadlines or submission periods during which "Financial Updates" will be accepted for review.

ALLOCATION STEPS - APPLICATIONS FOR "AS-OF-RIGHT" CREDITS FOR TAX EXEMPT BOND FINANCED PROJECTS

Rental projects which meet the rent, income and occupancy requirements of Section 42, and for which more than 50% of aggregate basis is financed by tax exempt bond financing may qualify for "as-of-right" allocations of tax credits which are not charged against the credit ceiling of either HPD or the State of New York. Such projects must apply to a Housing Credit Agency for two purposes: (a) for a determination that the project satisfies the threshold requirements for an allocation under the qualified allocation plan applicable to the area in which the project is located, and (b) for a determination of the amount of tax credits to be allocated to the project. Applications for "as-of-right" credit allocations will be subject to such administrative deadlines as HPD may establish, and to the same threshold requirements (except as specified in Section VI of this document) and underwriting guidelines as apply to applications for credits under HPD's credit authority. Unless otherwise indicated in the Qualified Allocation Plan, applications are evaluated and underwritten according to the guidelines in effect during the year a complete tax credit application is submitted to HPD.

Projects that apply to HPD for "as-of-right" allocations shall be processed as follows:

- 1) Initial Review & Evaluation - Applications are accepted, reviewed for completeness, evaluated against threshold criteria (but not competitive criteria) and underwritten. (See Section VI "Selection Criteria", and Section VII "Project Underwriting".)
- 2) Determination of Credit Eligibility - Projects found to be eligible shall receive a Determination of Credit Eligibility, which is a non-binding statement of the amount of credit for which the project is eligible. The Determination will also list conditions and requirements for obtaining an allocation. Once a Determination has been issued by HPD, the owner may elect to lock in a credit rate for the month in which the bonds are issued, by executing and returning to HPD a statement to that effect, along with evidence of the date of bond issuance, within 5 days of the month the bonds are issued.
- 3) Certification of Allocation (8609) - Certification of the final credit amount will be issued after projects are placed in service. The certification will be in the form of an IRS Form 8609 to be issued by the Agency. To request the 8609 project owners must submit a "Financial Update" and such other documentation as HPD may require. For administrative purposes, HPD may establish deadlines or submission periods during which "Financial Updates" will be accepted for review.

Official written notice of Determination of Credit Eligibility, Credit Reservation, Carryover Allocation, and Certification of Allocation must be signed by the Assistant Commissioner of HPD's Division of Housing Incentives or his/her designee.

V. ASSESSMENT OF HOUSING NEEDS

Providing decent and affordable housing is a constant challenge throughout the State of New York. Nowhere is this challenge greater, however, than in New York City, where more than 42% of the state's total population resides and many of the most significant housing problems exist.

New York City is faced with an extreme shortage of housing units, especially low cost housing units. This shortage has led thousands to become homeless, and forced countless others to "double-up" with existing occupants or to settle for substandard accommodations. In addition, many of those who have found decent living conditions are paying excessive portions of their income for rent and consequently may be in jeopardy of being displaced themselves. Predictably, low and very low-income families are the hardest hit. These households include the elderly, as well as the mentally and physically disabled, whose incomes severely restrict their housing choices.

The New York City Housing and Vacancy Survey (HVS) is the primary data source used to analyze the City's housing needs. The HVS is conducted periodically by the U. S. Census Bureau for the Department of Housing Preservation and Development, and provides an assessment of the housing inventory in the City, including the condition of the rental housing stock, vacancy rates, rent levels, and ownership trends. Data from the HVS for 2005 revealed numerous critical housing issues with which the City must contend. The Survey disclosed:

- The overall vacancy rate for rental housing in New York City in 2005 was 3.09%. For units renting under \$500 the vacancy rate was 1.38%; for units renting between \$500 and \$699 the vacancy rate was 2.30%; and 2.02% for units in the \$700-\$799 range.
- 13,806 renter households were living in buildings that were considered dilapidated.
- 28.5% of households were paying more than 50% of their household income in rent.
- 22.6% of all renters had incomes below the poverty level.

Mayor Bloomberg's New Housing Marketplace Plan began on July 1, 2003 and was expanded in February 2006 to a 10-year plan to create and preserve 165,000 units of affordable housing. This \$7.5 billion plan, which is the largest municipal affordable housing effort in the nation's history, will provide affordable homes for 500,000 New Yorkers by 2013. As part of this extended plan, the New York City Department of Housing Preservation and Development (HPD) will pioneer new tools and incentives to create affordable housing. In addition, the City will continue to emphasize preventing the abandonment of privately owned housing stock, along with the improvement and transfer to private ownership of City-owned occupied housing. Good progress has been made toward fulfilling the New Housing Marketplace Plan. By the end of calendar year 2007, more than 67,000 units of affordable housing had been started under the Plan.

The new strategies are part of our larger goal to shift the focus of New York's affordable housing community from preserving the properties taken into city ownership through tax foreclosure, to developing unprecedented levels of new affordable housing. The City also hopes to leverage the power of the public and private sectors and increase the number of units created on private land or preserved in privately owned buildings by nearly 20 percent.

The key goals of our plan are to:

- Preserve 73,000 units of affordable housing for 220,000 New Yorkers, with a special emphasis on preserving units where subsidies are set to expire in the near future.
- Create 92,000 units of affordable housing for 280,000 New Yorkers, including an ambitious middle-class housing program for the 21st Century.
- Acquire the space we need to build these new units by pursuing innovative strategies that maximize one of New York's most precious resources: land.

The Low Income Housing Tax Credit, one of the few Federal incentives remaining to stimulate private sector participation in low-income housing production, has been and will be an essential tool for meeting housing needs in New York City. While those needs are extremely broad, the limited availability of tax credit resources dictates that they be targeted to specific housing needs, as set forth below:

- 1) Projects that produce affordable standard housing units for low and moderate-income persons. Priority will be given to those projects that include a high percentage of low-income units, and to those that provide rents affordable to persons of very low income.
- 2) Projects that facilitate the return of City-owned "in-rem" stock to private ownership including, among other options, eventual tenant ownership.
- 3) Projects that create permanent housing for special populations (homeless families with children, homeless individuals, the homeless mentally ill, other homeless groups, persons with AIDS, and mentally and/or physically disabled), and provide training and/or support services necessary to make the transition to independent living.
- 4) Projects involving low-income and mixed income new construction.
- 5) Projects that attract or retain Federal, state, and local subsidies.
- 6) Projects that generate the participation of non-profit and community-based organizations in housing development, ownership and/or management.
- 7) Projects that contribute to community revitalization and/or economic development goals.

A more detailed discussion of the City's priorities in awarding credit authority is included in the following section.

VI. SELECTION CRITERIA

As a Local Housing Credit Agency, HPD will evaluate all applications received to determine which projects should receive tax credits. (Note: Tax-exempt bond financed projects which qualify for “as-of-right” credit allocations must still be in conformance with the threshold requirements of the qualified allocation plan applicable to the area in which the project is located.)

THRESHOLD CRITERIA

To be considered for a funding reservation, a project must demonstrate that it meets each of the following threshold criteria:

- 1) Rent and Income Restrictions – Project conforms to the basic income, occupancy and rent restrictions of Section 42.
- 2) Readiness – Project is ready to proceed as documented by:
 - a) Evidence of site control.
 - b) Zoning approval and/or ULURP, if required. ULURP Certification may be accepted if the project includes a public site.
 - c) For “as-of-right” applications, evidence of executed financing construction commitments is required.
 - d) All entities in the ownership structure are identified, including, for partnerships, all proposed general partners and managing general partners and, for limited liability companies, all members and managing members.
- 3) Regulatory Agreement / Extended Low Income Use / Waiver of Right to Qualified Contract – Owner is willing to enter into a regulatory agreement with HPD for extended low-income use of the project (i.e. a 30-year compliance period) that is in conformance with the requirements of Section 42. Owner agrees to maintain the Extended Use Period by including in the Regulatory Agreement a waiver of the right to seek a qualified contract to purchase the project at the end of the 15-year compliance period.
- 4) Housing Needs – Project is of the appropriate type needed to address the housing needs in the area where the project is located as evidenced by a market study produced by HPD or a market study consultant approved by HPD. The market study must demonstrate a need for the proposed housing.
- 5) Design Standards and Minimum Construction Requirements - “Standalone” projects (projects receiving 9% credits and no other HPD subsidy or assistance) must adhere to HPD design standards and will be subject to post-construction audit.

- 6) Marketing Requirements – “standalone” projects are subject to HPD’s marketing requirements including the selection of initial tenants through an HPD supervised lottery.
- 7) Applicant Qualifications – Applicant must certify that the applicant and all principals of the applicant and the sponsor are not the subject of:
 - a) Arson conviction or pending case,
 - b) Harassment conviction or pending case,
 - c) City mortgage foreclosure proceedings or arrears,
 - d) *In-rem* foreclosure or substantial tax or water and sewer arrears,
 - e) Defaults under any City-sponsored program,
 - f) De-designation as developer of any government sponsored or publicly assisted projects,
 - g) A record of substantial building code violations or litigation against properties owned by the applicant or by any entity or individual that comprises the applicant, or
 - h) Conviction for fraud, bribery, or grand larceny.
- 8) “Green” building requirements – (Projects where the New York City Department of Buildings approved plans on or before December 31, 2007 are exempt from this requirement.) Projects must comply with the following requirements:
 - a) The project must adhere to the following standards:
 - i) NYC Department of Buildings requirements related to the 2002 Energy Conservation Construction Code of New York State (ECCCNYS).
 - ii) To the extent that the project scope must include new bathroom and/or kitchen fixtures:
 - (1) Showerheads must be 2.0 gallons per minute or lower,
 - (2) Kitchen and bathroom faucets must be 1.5 gallons per minute or lower,
 - (3) Toilets must be 1.6 gallons per flush or lower.
 - iii) All adhesives used in the project must comply with South Coast Air Quality Management District (SCAQMD) Rule #1168 for low-VOC adhesives for all interior applications.
 - iv) All paint used in the project must adhere to Green Seal Standard GS-11 for low-VOC paints (interior non-flat not to exceed 150 g/L and flat 50 g/L; exterior non-flat not to exceed 200 g/L and flat 100 g/L).
 - v) The project must not use any composite wood in any area that has exposed particleboard (which contains urea-formaldehyde), unless the exposed area has been sealed.

- vi) To the extent that new refrigerators, freezers, dishwashers, washers and ceiling fans are provided, all must be Energy Star rated.
- b) Projects must submit professional certifications at *both* initial application for credits and application for IRS Form 8609 (Certification of Allocation).
 - i) The initial application must include a certification from the project's professional of record who must be either a New York State licensed Professional Engineer (PE) or Registered Architect (RA) that, in his or her professional judgment, the project *will* meet the "green" building requirements."
 - ii) The application for IRS Form 8609 must include a certification from the project's professional of record who must be either a New York State licensed Professional Engineer (PE) or Registered Architect (RA) that, in his or her professional judgment, the project *has* met the "green" building requirements."
 - iii) The certifications must include the following:
 - (1) Name of the project
 - (2) Address(es) of the project
 - (3) Block(s) and lot(s) of the project
 - (4) Professional's seal
 - (5) Professional's license number
 - (6) Professional's signature
 - (7) Date signed
 - (8) Statement that reads as follows: "I hereby state that I have exercised a professional standard of care in certifying that the project in this application meets each of the criteria for "green building requirements" as identified in HPD's 2008 Qualified Allocation Plan. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken for the project to meet the criteria. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action."
- c) Projects must submit a certification from the owner or general partner of the project at *both* initial application for credits and application for IRS Form 8609 (Certification of Allocation).
 - i) The initial application must include a certification from owner or general partner of the project that the project *will* meet the "green" building requirements."
 - ii) The application for IRS Form 8609 must include a certification from owner or general partner of the project that the project *has* met the "green" building requirements."
 - iii) The certifications must include the following:
 - (1) Owner's or general partner's signature
 - (2) Date signed
 - (3) Statement that reads as follows: "I have read and am fully aware of the

certification provided by the registered architect or professional engineer for this project that the project meets each of the criteria for “green building requirements” as identified in HPD’s 2008 Qualified Allocation Plan, and I agree to bring into compliance any construction which is found not to comply with the criteria.”

Projects that do not meet the threshold criteria will not be reviewed further. Applicants will be informed that the project is not eligible for a reservation of credits. Applicants may reapply for subsequent funding cycles, but must pay an additional application fee.

COMPETITIVE CRITERIA

A scoring system will be used to evaluate and rank those projects that meet the basic threshold criteria. This system has been established to conform to the selection criteria contained in the Federal law as well as fulfill the objectives outlined in the Assessment of Housing Needs (Section V). This scoring system has a maximum attainable score of 115 points, including special priority points that may be given to a project that the Commissioner of HPD determines to be an important initiative or unique opportunity to meet basic local housing objectives. The elements for which competitive points will be awarded are:

A. PROJECT OCCUPANCY

(Maximum points 20)

- 1) Single Room Occupancy Housing – Buildings designed predominantly with SRO, efficiency or studio units to accommodate low-income single adults.
- 2) Permanent Housing for the Homeless – For this purpose, "homeless" shall be defined to mean either homeless singles or families referred by HPD, the NYC Department of Human Resources (HRA) or the NYC Department of Homeless Services (DHS).
 - a) Projects that set aside at least 10% of residential rental units for homeless.
 - b) Projects that set aside 50% or more residential rental units for homeless.
- 3) Households with Children – Projects where at least 10% of the low-income units are two bedrooms or larger.
- 4) Low Income / Very Low Income Occupancy – Projects that exceed the minimum threshold requirements of Section 42 will receive additional points. (All special set asides will be reflected in the project's Regulatory Agreement and apply to the full compliance period.)
 - a) Projects that set aside at least 70% of units for low-income tenants (60% of median or lower).
 - b) Projects that either elect the 20/50-threshold test, or otherwise set aside at least 20% of units for very low-income tenants (50% of median or lower).
 - c) Projects that set aside at least 20% of units for tenants with incomes at 40% of median or lower.

- 5) Special Needs Populations – Special needs groups include homeless persons and families, persons who are mentally ill or disabled, persons with AIDS, substance abusers, and survivors of domestic violence and their families. (Set asides will be reflected in the Regulatory Agreement.)
 - a) Projects that set aside 35% or more of units for Special Needs groups.
 - b) Applications that evidence adequate provision of support services for the intended population by including a letter of interest from a social service agency [e.g. Office of Alcoholism and Substance Abuse Services (OASAS), Office of Mental Health (OMH), Office of Mental Retardation and Development Disabilities (OMRDD), the NYC Human Resources Administration (HRA) or the Department of Homeless Services (DHS)], stating that the agency has reviewed the project and determined that the applicant will be eligible for operating subsidies and/or supportive housing services through the agency.
 - c) Sponsors that have previous experience in this type of housing or service delivery.
- 6) Public Housing Waiting Lists – Scored on whether the sponsor has committed in writing to the Agency to designate at least 20% of the low-income units in which special priority will be given to households on waiting list for public housing.

B. PROJECT FINANCING AND DEVELOPMENT COSTS (Maximum points 22)

- 1) Public Financing – Projects that attract or retain local, state and/or Federal project-based subsidies. Evidence of subsidy (a commitment letter from appropriate Federal, State or local agency) must be submitted identifying the subsidy and the terms and conditions for its receipt.
- 2) Developer Fees – Projects with developer fees of 10% or less of development costs (total development costs less developer fee, operating and other reserves, syndication and partnership costs.)
- 3) Total Development Cost – Projects where total development costs per apartment (excluding reserves, syndication and partnership expenses) do not exceed the average total development cost per apartment for other projects submitted during that competitive allocation round.
- 4) Efficiency of Financing – Preference will be given to projects that reduce the amount of the tax credit allocation needed by maximizing other sources.
 - a) Projects whose net equity meets or exceeds the average net equity for other projects submitted during that competitive allocation round. Points are awarded on a sliding scale basis.
 - b) Projects where proposed tax credit equity is 40% or less of total project cost.
- 5) Firm Financing Commitments – Projects with evidence of firm commitments for financing. Firm financing commitments do not include proposals, letters of interest, term sheets, or financing contingent on either loan committee approval or availability of tax credits, or any

similar document.

C. PROJECT CHARACTERISTICS

(Maximum points 23)

- 1) Targeted Areas – Scored on whether the project is located in a geographic area defined by HPD as an area of special need:
 - a) SONYMA target area.
 - b) HPD designated slums and blight area.
 - c) A census tract where 51% or more of families have incomes that are below 80% of area median income.
 - d) An area with a concentration of City-owned "In Rem" housing.
 - e) Projects located in qualified census tracts that contribute to a concerted community revitalization plan.
- 2) "In Rem" Acquisition – Projects where buildings are acquired from the City of New York through one of the "In Rem" disposition programs operated by HPD and returned to private ownership including, among other options, eventual tenant ownership.
- 3) Tenant Ownership - Scored on whether the sponsor has committed in writing to the Agency that the project is intended for eventual tenant ownership at the end of the extended use compliance period.
- 4) Existing Housing – Rehabilitation projects that are part of community revitalization plan.
- 5) "Green" building – Projects that are participating in New York State Energy Research and Development Authority (NYSERDA) "Multifamily Performance Program" and / or participating in the Enterprise Community Partners Inc. "Green Communities Initiative."

D. APPLICANT CHARACTERISTICS

(Maximum points 10)

- 1) Experience – Applicants (owner and/or developer) with demonstrated capacity for undertaking the development, management and/or ownership of a low and moderate-income housing project.
 - a) Successful experience as developer in publicly subsidized low-income housing programs, including previous experience in tax credit projects.
 - b) Success in the operation and/or management of low and moderate-income residential properties.
 - c) Projects proposed by organizations which, in lieu of direct development or management experience, provide evidence of technical support from an established citywide non-profit organization experienced in housing development.

- 2) Nonprofit Status – A qualified nonprofit organization, as defined in Section 42, is one which:
 - a) Is tax exempt under Section 501(c)(3) or Section 501(c)(4).
 - b) Has the fostering of low income housing as one of its purposes.
 - c) Is not controlled by a for-profit organization. To earn points under this section, the nonprofit organization must materially participate in the development and ownership of the project throughout the compliance period. Material participation shall mean being the managing general partner of the owner.
- 3) Community Based Organizations – Applicants will qualify for additional points if they are community based, i.e. they have a geographically defined service area that is smaller than a borough.
- 4) HPD Development History and Problems – Applicants who have previously received tax credit allocations or other development financing from HPD will be reviewed for outstanding problems on previous projects. Points will be deducted for applicants who are principals in any of the following:
 - a) Projects with outstanding instances of uncorrected Tax Credit noncompliance. (1 point deducted for each uncorrected finding, up to a maximum of 15 points)
 - b) Projects with outstanding instances of uncorrected HOME noncompliance. (1 point deducted for each uncorrected finding, up to a maximum of 15 points)
 - c) Projects whose credit allocations have been returned to or recaptured by HPD. (5 points deducted for any return or recapture of credits)
 - d) Projects that are in default or workout status. (10 points deducted for any such project)

E. EXTENDED LOW INCOME USAGE

(Maximum points 10)

Additional Years of Affordability Projects which pledge to extend the low-income affordability period beyond the 30 years required under Section 42. (The additional affordability period will be reflected in the Regulatory Agreement for the project.) To receive points, the application must include a plan deemed acceptable by HPD for ensuring the feasibility of any additional affordability period.

F. PROJECT READINESS

(Maximum points 20)

- 1) Equity Commitment – Preference will be given to applications that include an equity commitment letter from a syndicator or investor, executed by both the issuing party and the applicant, showing that the necessary equity contribution to the project is in place. Such commitment letter must state the amount of the equity to be provided and the adjustment factor, and must clearly state that the investment committee or other determining body of the issuer has approved the investment. In cases where the tax credit is being used directly by the project

owner, a letter from an independent CPA must be provided certifying that the applicant has the amount of cash needed to provide the equity stated in the application.

- 2) Ownership of Property – Additional points will be given to projects where the applicant owns or has already taken title to all the land or buildings in the project at the time of application. An executed deed must be provided as evidence.
- 3) Approved Contractor Price – Projects that can provide evidence that the general contractor has been selected by the owner and, if necessary, approved by the construction lender, and that the contractor's price has been approved by the owner and construction lender.
- 4) Construction Start – Preference will be given to projects where the development timetable realistically indicates that significant construction progress will occur before or during the year the Credit Allocation is requested.
 - a) Projects that project a construction start on or before a date established by HPD for that funding round
 - b) Projects that have already begun construction, and have reached at least 20% of construction completion, at the time the application is submitted. Completion percentage must be evidenced by a letter from the supervising architect or engineer.

G. SPECIAL PRIORITY POINTS

(Maximum points 10)

Projects the Commissioner of HPD determines to be an important initiative or unique opportunity to meet the basic local housing objectives.

HPD will evaluate projects according to their strength in meeting the selection criteria, and award points accordingly. The results of the evaluation will be determined by HPD in its sole discretion. Any complete application which meets the eligibility review criteria but is not selected for a credit reservation will be placed on a waiting list to ensure a continuous flow of quality projects should additional credit authority become available before the next funding round. The waiting list will be terminated at the commencement of a new funding round.

VII. PROJECT UNDERWRITING

The following guidelines apply equally to projects competing for an allocation of credits under HPD's Credit Authority and to "as-of-right" credits for tax-exempt bond financed projects. The determination of the amount of credit to be allocated to projects and the underwriting of projects will be made at each of the following times:

- 1) At Initial Review and Evaluation of the application for tax credits.
- 2) Prior to issuance of a Carryover Allocation of tax credits (not applicable to "as-of-right" credits).
- 3) Prior to Certification of Allocation, i.e., when the project is placed in service.

A pre-requisite for underwriting will be the submission of the rent structure, development and operating budgets, and financing and syndication plans. (Application forms and Financial Update forms specifying the information required may be obtained from HPD.)

HPD will establish underwriting guidelines to ensure project feasibility and determine that credit allocated does not exceed the amount needed. Section 42 requires that two forms of financial analysis be employed in determining the amount of the credit allocation:

- 1) Qualified Basis Analysis - Based on:
 - a) Total qualified costs as adjusted, where allowable, for high cost areas.
 - b) The "applicable fraction," of low-income units or floor space.
 - c) The monthly credit rate in effect; HPD will calculate the maximum credit amount for which the project could qualify.
- 2) Sources and Uses Analysis – HPD will compare total project costs (as adjusted to exclude the cost of Syndication Fees, Limited Partnership (or Upper Tier) Reserves, and Bridge Loan Fees and Interest) and total financing available to determine what, if any, gap in project financing exists. The amount of credit needed to generate equity to fill the gap is then calculated.

The amount of credit allowable will be the lower of the two amounts calculated above. (Actual allocation amounts may be lower than the amount allowable, depending on the availability of credit authority.)

The following guidelines will be employed in performing the financial analyses described above.

- 1) Development Costs – All development costs will be reviewed for reasonableness as required under Section 42. As general reference points, HPD may refer to development cost guidelines used by the agency's own financing programs or to general industry standards. Costs may be reviewed both on a line-by-line basis, as well as on a total cost per unit basis. HPD will consider reasonable variations in cost based on project location, the scope of work involved, whether prevailing wage rules apply, and other factors unique to the project. The following specific

guidelines will apply to all projects applying for tax credits:

- a) Eligible Basis – In performing the Qualified Basis Analysis for Rehab/Construction credits, HPD will recognize Eligible Basis in amounts not exceeding \$300,000 per residential unit. For competitive 9% projects this maximum will apply the year the project first applies. For “as-of-right” 4% bond projects this maximum will apply the year the project submits a “financial update” in anticipation of an IRS Form 8609. However, the Commissioner of HPD has the right to waive the eligible basis maximum for 4% - bond projects if the applicant can demonstrate there is good cause to do so.
- b) Cost Increases – At the 8609 stage of underwriting, HPD reserves the right to disallow costs that are not either: (a) identified in the initial application, or (b) based on unforeseen conditions. For all projects, documentation and justification of any significant cost increases may be required.
- c) Acquisition Costs – Acquisition costs exceeding \$500 per unit will not be recognized unless supported by a current independent appraisal of “as-is” value as it exists in the market today. (HPD appraisals are also acceptable.) For projects with acquisition costs in excess of \$20 million, applicants must submit two independent appraisals. If a project receives financing from an HPD loan program and the acquisition amount approved by the loan program is less than the appraised value, only the cost approved by the loan program will be recognized. This cap applies for purposes of the Qualified Basis Analysis, the Sources/Uses Analysis, and for calculating the allowable Developer Fee.

HPD may reduce any allowable costs where HPD finds there is an identity of interest among the parties to the sale, such as common financial interests; common officers, directors or stockholders; or family relationships between officers, directors, or stockholders.

- d) Loan Interest – HPD may recognize in eligible basis interest on loans made by a limited partner to a project. In such cases, documentation must be submitted that demonstrates the transaction is a bona fide loan that is repayable by a definite maturity date. HPD may require an attorney's opinion that supports a finding that the transaction is a bona fide loan, and may also require documentation identifying the use of the loan proceeds and that the loan is financially necessary for the success of the project, as determined by HPD in its sole discretion.
- e) Developer Fees – The term “Developer Fee” shall refer to and encompass all compensation for development services, including all staff and overhead costs, developer profit, and the cost of consultants (financial, construction monitoring, relocation, and other consultants) engaged by the developer to perform development services. In performing the Qualified Basis Analysis and Sources/Uses Analysis, HPD will recognize Developer Fees in amounts not exceeding 15% of improvement costs and 10% of acquisition costs. For this purpose “improvement costs” excludes Developer Fee, reserves and syndication and partnership expenses.
- f) Deferred Developer Fees - HPD will recognize deferred Developer Fees in the Qualified Basis and Sources and Uses analyses only when all the following conditions are met:

- i) Total Developer Fee, including any deferred portions, does not exceed the 15% standard described above,
 - ii) the owner's liability for such fees is incurred under a valid development agreement and reflected in the partnership documents, and
 - iii) the applicant can demonstrate in a manner acceptable to HPD that a clear source of revenue exists, usually cash flow, to enable the deferred fees to be paid within 12 years of the expected placed in service date of the project.
- g) "Waived" Developer Fees – In calculating the credit amount, HPD will recognize Developer Fees only if they are:
- i) Included in the application's development budget, and
 - ii) reflected as a non-contingent liability in the partnership documents. These requirements will apply whether or not such Developer Fees are included in Eligible Basis, and whether or not the developer may subsequently waive the fee.
- h) Disclosure of Upper Tier Partnership and/or Any Other Fees – Applicants must disclose any fees paid at the upper tier partnership level and/or any other fees paid to any parties to the transactions involving the syndication, development and/or operation of the project. Projects will be evaluated to determine if the fees are reasonable and necessary. HPD may adjust credit allocations by an amount equal to any fees that HPD finds to be excessive or unnecessary.
- i) Reserves - Projects will be evaluated to determine that operating reserves are adequate (but not excessive) to insure project affordability and viability over the project term. "Standalone" projects must have replacement reserves equal to at least \$300 per unit per year. Operating reserves for "standalone" projects must equal at least 6 months operating expenses, debt service and replacement reserve payments. Additional amounts necessary to provide operating assistance to support very low income, homeless and special needs populations may be permitted. All reserves, whether funded from the Developer Fee or separately, must be irrevocably committed to the project. For purposes of analyzing reserves, HPD may review project income and expense data and cash flow analyses, as it deems necessary, and may require justification for reserves required by lenders or investors. Reserve amounts considered by HPD to be excessive may be reduced for purposes of performing the Sources/Uses analysis.
- j) Identity of Interest – Identity of Interest shall mean any financial, familial or business ownership relationship between any general partner and any participant in the project's development. This includes, but is not limited to, existence of a reimbursement arrangement or exchange of funds; common financial interests; common officers, directors or stockholders; or family relationships between officers, directors, or stockholders.

HPD may reduce any allowable costs where an Identity of Interest has been found among the

parties to the transactions involving the syndication, development, and/or operation of the project. All applicants will be required to submit an affidavit disclosing the nature of any identity of interest. Where an identity of interest exists among parties to the sale, development, and/or operation of the project, the applicant will be required to demonstrate expenditures to be customary given the financial structure of the project. HPD may also request that the applicant provide information regarding all officers, directors and principal shareholders of the development and contracting organizations and their relationship to the project and each other.

- 2) Financing – All sources of financing will be examined. Evidence of firm commitment must be provided for all debt financing, including specific amounts and terms of repayment. Such documentation must confirm the amounts and terms of financing stated in the application. HPD reserves the right to review debt service coverage ratios, to calculate the amount of debt the project could support, and to use such imputed debt amounts in its Sources and Uses Analysis, if it deems appropriate. “Standalone” projects must demonstrate a debt service coverage ratio of at least 1.15, and positive cash flow.
- 3) Syndication Proceeds – In calculating the amount of credit required to fill any financing gap identified in the Sources and Uses Analysis, HPD will use an assumed minimum net equity raise factor, which shall be determined by the agency yearly, based on the agency's evaluation of current market trends. This raise factor will be applied as follows:
 - a) Timing of Analysis – The assumed minimum raise factor will be used for analyses conducted at the initial application and Carryover Allocation stages, unless the applicant has provided documentation of the actual raise factor pledged by the investor. If the actual raise factor is known, HPD will utilize the higher of the actual or the assumed minimum. At the "8609" stage, applicants must provide documentation of actual net equity. At this stage, HPD will utilize the higher of the actual raise factor or the assumed minimum factor in effect when the credits were first reserved or allocated.
 - b) Source of Equity – If tax credit equity is being raised through syndication, the assumed minimum raise factor (as expressed in cents on the dollar) will apply. If equity is raised through a private placement with a single investor, or if the general partner or the owner is utilizing tax credits, the assumed minimum will be increased. Where an identity of interest exists between the developer and syndicator, the equity source will be treated as a private placement.
- 4) Operating Costs – The rents and operating budget will be reviewed for reasonableness. As general reference points, HPD may refer to operating cost guidelines used by the agency's own financing programs, or to general industry standards. HPD may establish reasonable assumptions with respect to the rates at which income and expenses can be expected to increase.
- 5) HOME Subsidy Layering – When federal HOME funds are to be used with tax credits, HPD will perform a subsidy layering review to determine that the level of assistance is appropriate and that the project owner will not receive excessive compensation or excessive Federal subsidy through HPD. Under current regulations, where Federal funds other than HOME are used in conjunction

with tax credits, HUD performs the subsidy layering review.

- 6) Tenant-Based Section 8 Vouchers – “standalone” projects anticipating availability of new tenant-based Section 8 vouchers must be underwritten at rents not greater than the maximum tax credit rents.
- 7) Outstanding Charges or Liens – “standalone” projects must not have any outstanding real estate tax, water or sewer charges or liens.

HPD's underwriting and subsequent allocation of credit shall not be construed as a representation or warranty of feasibility or viability of a project.

VIII. ADMINISTRATIVE PROCESS FOR EXTENDED USE PERIOD

One of the mechanisms by which HPD will discharge its post allocation responsibilities is through enforcement of a regulatory agreement executed with the project owner. (See also Section IX - Compliance Monitoring.) The regulatory agreement shall be recorded as a restrictive covenant prior to the issuance of a Certification of Allocation (IRS form 8609) or Carryover Allocation document. In addition, the essential terms of the regulatory agreement as it affects low-income tenants shall be contained in a rider attached to the lease of each low-income unit. The regulatory agreement will specify the following for the low-income portion of the building(s):

- 1) The agreement shall be binding on all successors of the owner;
- 2) The project is subject to the requirements of Section 42 of the Internal Revenue Code of 1986;
- 3) The owner shall agree to attach a lease rider to the lease of each low-income unit on forms provided by HPD that will disclose the restricted rent for such unit;
- 4) The lease rider which the owner must attach to the lease of each low-income unit will require the tenant to annually provide income verifications to the owner;
- 5) The owner shall agree under the regulatory agreement that the applicable fraction (as defined in subsection (c) (1) of Section 42 of the Internal Revenue Code) for the building for each taxable year in the extended use period will not be less than the applicable fraction for the building when placed in service;
- 6) The owner shall consent to enforcement in any State court of the extended use requirement by any prospective, present or former income eligible persons;
- 7) The owner shall annually submit to HPD a certification that the building is owned and operated in compliance with the provisions of Section 42 of the Internal Revenue Code and any regulations promulgated thereunder;
- 8) The owner shall not retaliate against any tenant who notifies HPD of alleged violations of the regulatory agreement.

HPD is responsible for enforcing all regulatory agreements and reporting non-compliance to the IRS. All correspondence and/or legal notices relating to the regulatory agreement should be addressed to HPD.

IX. COMPLIANCE MONITORING

As a Housing Credit Agency, HPD is required to monitor compliance with Low Income Housing Tax Credit ("LIHTC") requirements for all projects awarded credits by HPD. HPD may delegate its monitoring responsibility in the case of tax-exempt bond financed projects. The agency's monitoring obligations include: a) monitoring record keeping and record retention by project owners; b) receiving and reviewing annual owner certifications; c) making periodic on-site inspections of projects and records; and d) notifying the IRS of non-compliance. The specific IRS requirements that HPD shall monitor are the following:

RECORD KEEPING AND RETENTION

- 1) Record keeping – The owner of a LIHTC project shall keep records for each qualified low-income building in the project and make these records available to HPD upon request. These records shall show for each year in the compliance period the following:
 - a) Total number of residential rental units in each building, including the number of bedrooms and size in square feet of each residential rental unit.
 - b) The percentage and location of LIHTC qualified low-income residential units in each building.
 - c) The rent charges for each residential rental unit, including any utility allowances.
 - d) The number of occupants in each LIHTC qualified unit, but only if rent is determined by the number of occupants in each unit under Internal Revenue Code Section 42(g)(2) (as in effect before the amendments made by the Revenue Reconciliation Act of 1989).
 - e) For each building with LIHTC qualified low-income units, all vacancies that occurred in LIHTC units and information that shows when, and to whom, the next available units were rented.
 - f) All annual income certifications submitted by each past and present tenant of LIHTC qualified low-income units.
 - g) The documentation to support certifications (for example, a copy of the tenant's federal income tax return or W-2 Forms or verification of income from third parties such as employers or state agencies) that tenant income is calculated in a manner consistent with the determination of annual income under Section 8 of the United States Housing Act of 1937 ("Section 8").
 - h) The eligible basis and qualified basis of the building at the end of the first year of the credit period (i.e., the first IRS Form 8609 filed with the IRS for each building).
 - i) A description of the character and use of the non-residential portion of each building if included in the building's eligible basis under Internal Revenue Code Section 42(d) (for example, tenant facilities that are available on a comparable basis to all tenants and for which

no separate fee is charged for use of the facilities reasonably related to the project).

- j) Management agreements, all tenant waiting lists, leases, riders, DHCR rent registration, complaints, tenant correspondence and related records.
 - k) Original local health, safety, or building code violation reports or notices that were issued by the State or local government unit responsible for making such inspections.
- 2) Record Retention – The owner of a LIHTC project shall retain the above records for each building in the project for at least six years beyond the end of the 30-year extended use period for the building.

ANNUAL CERTIFICATION

Process – Annual certifications shall be submitted for all projects for which an IRS form 8609 has been issued, and shall be submitted annually for the 30-year period during which the project is subject to regulation under Internal Revenue Code Section 42. The owner of a LIHTC housing project shall certify annually under the penalty of perjury that the project or building is in compliance with all state and federal applicable laws, regulations, procedures, policies and contractual obligations in a form approved by HPD ("Owner Certification").

Requirements – The owner certification shall include, but shall not necessarily be limited to, the following elements:

- 1) Part A: Project and ownership data.
- 2) Part B: Certification that:
 - a) The project meets the requirements of:
 - i) the 20-50 test under Section 42(g)(1)(A), or the 25-60 test under Sections 42(g)(4) and 142(d)(6) for New York City, whichever minimum set aside test is applicable to the project; and
 - ii) if applicable to the project, the 15-40 test under Sections 42(g)(4) and 142(d)(4)(B) for "deep rent skewed" projects;
 - b) The owner has received an annual income certification from each tenant residing in a LIHTC qualified low-income unit and documentation to support that certification;
 - c) Each LIHTC qualified low-income unit in the project is rent restricted under Section 42(g)(2);
 - d) All LIHTC qualified low-income units in the project were for use by the general public, and there has been no finding of discrimination under the Fair Housing Act (including an adverse final decision by the Secretary of the Department of Housing and Urban Development (HUD), an adverse final decision by a state or local fair housing agency, or an adverse

judgment from a federal court.)

- e) All LIHTC qualified low-income units in the project are used on a non-transient basis (except for transitional housing for the homeless provided under Section 42(i)(3)(B)(iii) or single-room occupancy units rented on a month-by-month basis under Section 42(I)(3)(B)(iv);
- f) Each building in the project is suitable for occupancy, taking into account local health, safety, and building codes, and no State or local government unit responsible for making local health, safety, or building code inspections issued a violation report for any building or unit in the project. (If a violation report or notice was issued during the calendar year covered by the certification, a summary of such violations(s) must be included with the certification, and the owner must state whether the violation has been corrected;
- g) There has been no change in the eligible basis (as defined in Section 42(d)) of any building in the project; or if there has been such a change(s) the owner shall certify to the nature of the change(s) on a building by building basis;
- h) There has been no change in the applicable fraction (as defined in Section 42(c)(1)(B)) of any building in the project; if there has been such change(s) the owner shall certify to the nature of the change(s) on a building by building basis;
- i) All tenant facilities included in the eligible basis under Section 42(d) of any building in the project, such as swimming pools, other recreational facilities, and parking areas are provided on a comparable basis without charge to all tenants in the building;
- j) If a LIHTC qualified low-income unit in the project became vacant, reasonable attempts were, are being, or will be made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units in the project were or will be rented to tenants not having a qualifying income;
- k) If the income of tenants of a LIHTC qualified low-income unit in the project increased above the limit allowed in Section 42(g)(2)(D)(ii), the next available unit of comparable or smaller size in the project was rented to tenants having a qualifying income, unless the project qualified for "deep rent skewing";
- l) An extended low-income housing commitment (regulatory agreement) as described in Internal Revenue Code Section 42(h)(6) was in effect (for buildings subject to Section 7108(c)(1) of the Revenue Reconciliation Act of 1989), including the requirement under section 42(h)(6)(B)(iv) that an owner cannot refuse to lease a unit in the project to an applicant because the applicant holds a voucher or certificate of eligibility under Section 8 of the US Housing Act of 1937; and
- m) The project has been operated in compliance with the HPD regulatory agreement (if applicable).

COMPLIANCE REVIEW

- 1) Review of Owner Certifications – HPD shall review the owner certifications for compliance with the requirements of Section 42.
- 2) Inspections – HPD shall inspect all new LIHTC projects during the first year they are in compliance monitoring. Subsequently, projects will be inspected at three-year intervals (five-year intervals during the “extended use period”). At HPD’s discretion, inspections may be conducted at more frequent intervals. During inspections, at least 20% of apartments will be inspected. Inspections will be conducted according to HUD’s Housing Quality Standards (“HQS”). HPD shall provide reasonable advance notice to the owner that an inspection will occur. Such inspections may include, but are not limited to:
 - a) A physical inspection of the building, grounds, individual rental units, common facilities and central systems for general construction.
 - b) Interviews of tenants and project employees.
 - c) Review of all records described in “Record keeping” above.
- 3) Review of Records – As part of its on-site inspections, HPD will inspect records of at least 20% of the LIHTC qualified low-income units in all new LIHTC projects during the first year the projects are in compliance monitoring. Subsequently, project records will be inspected at three-year intervals (five-year intervals during the “extended use period”). At HPD’s discretion, inspections may be conducted at more frequent intervals. HPD will choose which tenants' records to inspect in such a manner that the owner will not know in advance which units are to be inspected. Those records which must be inspected may include, but will not necessarily be limited to:
 - a) The tenant's initial income certification demonstrating his/her qualification as a low-income tenant at move-in, together with income documentation the owner received to support this certification;
 - b) Annual tenant income re-certifications, together with income documentation the owner has received to support these certifications, except if the owners of projects in which 100% of the residential units are LIHTC qualified low income units have obtained waivers of annual tenant income re-certification requirements, as discussed in the following section;
 - c) Rent Records;
 - d) Review of all records described in “Record keeping” above.

WAIVER OF ANNUAL TENANT INCOME RECERTIFICATION REQUIREMENT

Under Section 42 (g)(8)(B), owners of projects in which 100% of the residential rental units are LIHTC qualified low-income units may apply to IRS for a waiver of the annual income re-certification requirement. (Procedures for requesting such a waiver are specified in IRS Revenue Procedure 2004-38.)

- 1) Requirements Waived – An owner who obtains a waiver from IRS for its 100% low-income project is no longer required to:
 - a) Keep records that show an annual income re-certification of all low-income tenants (as long as each low-income tenant has previously had its income verified, documented and certified upon initial occupancy);
 - b) Maintain documentation to support annual income re-certifications;
 - c) Certify to HPD that it has received this information.
- 2) All other Record keeping and Annual Certification requirements described above will remain in effect, whether or not the owner obtains a waiver.
- 3) Evidence of Waiver – An owner who obtains a waiver from IRS must provide satisfactory written evidence to HPD that the IRS has approved such waiver, before HPD will exempt the owner from the compliance requirements stated in this plan. Such written evidence shall be submitted as part of the owner's Annual Certification of Compliance to HPD.
- 4) HPD Acceptance of Waivers – Section 42(g)(8)(B) provides that, irrespective of any IRS waiver, the local monitoring agency (i.e. HPD) may continue to require annual tenant income re-certifications under its own monitoring procedure. While it is HPD's intention to honor such waivers in most cases, the Agency reserves the right, at its discretion, to continue requiring annual income re-certifications, or to reinstate annual re-certification requirements, in certain instances. These may include, but not be limited to, projects found by HPD to have less than 100% low-income occupancy, or to have noncompliance with any other IRS requirements.
- 5) Effective Date of Waiver – Waivers obtained from IRS shall take effect beginning with the compliance monitoring cycle (i.e. the calendar year) following the year in which the waiver request was submitted to IRS by the owner. Once the waiver takes effect, it covers all subsequent compliance monitoring cycles during the project's compliance period, unless the owner receives notification from IRS or HPD that the waiver has been revoked.

RIGHT TO INSPECT

In addition to the inspections described above, HPD shall have the right to perform an on-site inspection of any LIHTC project at least through the end of the compliance period and, if applicable, the extended use period.

NOTIFICATION OF NON-COMPLIANCE

- 1) General – In accordance with Federal law HPD shall notify project owners and the Internal Revenue Service of non-compliance with any requirement or of any failure to submit the owner certification as required by Section 42(m)(1)(B)(iii).
- 2) Specific Requirements – HPD notification provisions are as follows:
 - a) Notice to Owner – HPD shall provide prompt written notice to the owner of a low-income Monitoring Procedure prior to the deadline stated by HPD, or (b) discovers upon inspection, review, or in some other manner, that the project is not in compliance with the provisions of Internal Revenue Code Section 42;
 - b) Notice to Internal Revenue Service – Upon finding any failure to certify or other event of noncompliance as described above, HPD shall file Form 8823, "Low-Income Housing Credit Agencies Report of Non-compliance", and/or provide such other notification as is required by Internal Revenue Code Section 42, with the Internal Revenue Service. Such notification will be filed no later than 45 days after the end of the correction period (as described in Paragraph 3 of this section), whether or not the non-compliance or failure to certify has been certified. If HPD reports on Form 8823 that a building has gone entirely out of compliance and will not be in compliance at any time in the future, HPD need not file Form 8823 in subsequent years to report that building's non-compliance.
 - c) Correction Period – HPD may, at its discretion, allow the owner a period of time to correct a failure to certify or any other event(s) of non-compliance ("correction period"). The correction period shall not exceed 90 days from the date HPD sends the notice described in paragraph 1 of this Section. HPD may extend the correction period for up to 180 days, if HPD, in its sole discretion, determines there is good cause for granting the extension.

DELEGATION OF AUTHORITY

HPD, at its discretion, may retain an agent or other private contractor to perform compliance monitoring functions and activities, or may delegate all or some of its compliance monitoring responsibilities for a building to another Housing Credit Agency within the State of New York, to the extent such delegation is allowed by law.

LIABILITY

Compliance with the requirements of Section 42 is the sole responsibility of the owner of the building for which the credit is allowable. HPD's obligation to monitor for compliance with the requirements of Section 42 shall not make HPD liable in any way whatsoever for an owner's non-compliance.