



**WORKFORCE
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HOUSING & COMMUNITY
DEVELOPMENT

HOUSING & **Community** DEVELOPMENT



Welcome.

The Private Activity Bond &
Olene Walker
Developer's Meeting



Agenda

Agenda

- PAB Policy Updates
- Ongoing Developer Meetings



Private Activity Bond Program



Implementation Deadline and Program Forecast

- January 1, 2024 policy effective date
- January 10, 2024 meeting will be scored by updated policy and scoring. Application Deadline is November 16, 2023.



Approved Allocation Calendar

January – Student Loan Allocation Multifamily Allocation will be made available to Multifamily projects.

July – 50% of unallocated cap from Exempt Facilities and Manufacturing Accounts will be made available to Multifamily projects.

October – All remaining amounts from Exempt Facilities, Manufacturing and Multifamily will roll into the Pool Account.



Impactful Scoring Changes

- Bond/Individual Served has been expanded
- Minimum Point Threshold of 217
- Qualifies for 4% LIHTC QAP



4% LIHTC QAP Items

BOND Application Review: *Threshold Only*

9/26/2023

Project Name: _____	Project ID: _____
City: _____	New/Acq.&Rehab: _____
Investor Name: _____	Resyndication: _____
Federal Credits: _____	Purchase Rate (F): _____
State Credits: _____	Purchase Rate (S): _____
Building Count: _____	# of LIHTC Units: _____
Total Units: _____	App Match: <input type="checkbox"/>

Project Data Summary:

Rent & Income AMIs: _____	General Requirements: _____
Vacancy Percentage: _____	Reductions in Elig. Basis: _____
Replacement Reserve: _____	Total Qualified Basis: _____
Bedroom Mix: _____	Open Project Count: _____
Developer Fee: _____	Total Cost: _____
Market Unit Count: _____	Gap in Funding (must be 0): _____
DCR (between 1.15 - 1.25): _____	Boost Percentage: _____
Opportunity/Expense Variation (1 or more): _____	Rehab (Cost/Unit): _____
Unit Cash Flow: _____	Expenses Per Unit: _____

TAB 1	<input type="checkbox"/>	Executive Summary
TAB 2	<input type="checkbox"/>	Spreadsheet Application
	<input type="checkbox"/>	Exhibit 2A - Signed & Dated
	<input type="checkbox"/>	Program Goal Explanation
	<input type="checkbox"/>	Certifications & Representations
	<input type="checkbox"/>	Required Forms
	<input type="checkbox"/>	Project Unit Breakout
TAB 6	<input type="checkbox"/>	Comprehensive Financials (Exhibit 4D)
TAB 10	<input type="checkbox"/>	Set-Aside Service Provider Letters (on letterhead)
	<input type="checkbox"/>	Detailed Narrative
	<input type="checkbox"/>	Service Provider Experience Letter (PSH only)
TAB 16	<input type="checkbox"/>	Title Report (dated 90 days, or less, from Application)
TAB 17	<input type="checkbox"/>	Evidence of Site Control
TAB 20	<input type="checkbox"/>	Zoning Letter (on letterhead, signed)
	<input type="checkbox"/>	Complete Zoning Ordinance
	<input type="checkbox"/>	Zoning Map
TAB 21	<input type="checkbox"/>	Conditional Use Permit (Stamped & Filed)
	<input type="checkbox"/>	Acknowledge of receipt by City/County
	<input type="checkbox"/>	Evidence/Receipt of fees due and paid
TAB 25	<input type="checkbox"/>	Letters of Interest from each Source of Funds
TAB 27	<input type="checkbox"/>	Market Study (expires 90 days from App)
TAB 28	<input type="checkbox"/>	Land Appraisal (expires 6-mos from App)
Rehabs Only		
TAB 30	<input type="checkbox"/>	Operating Statement (RD/HUD Voucher)
TAB 32	<input type="checkbox"/>	Tenant Relocation Plan
TAB 33	<input type="checkbox"/>	Capital Needs Assessment (Exhibit 4C)
TAB 37	<input type="checkbox"/>	Unit Inspection Certification



Ongoing OW/PAB Developer Meetings





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