

Supplemental NOFA Questions and Answers

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Q1 Can a project apply to the Supplemental NOFA for an award less than the full amount of the gap financing needed to apply for Low-Income Housing Tax Credits?

A1 No. A project is only eligible for the Supplemental NOFA if the amount requested from the Supplemental NOFA would be sufficient for the project to apply for Low-Income Housing Tax Credits in the first round of 2025.

Q2 If it is announced by CDLAC/TCAC that the first 2025 round of 4% tax credits/bonds will be limited to applications with no state tax credit request and that the first available opportunity for projects that need a state tax credit award is the second round of 4% tax credits/bonds, can a project apply to the Supplemental NOFA even though it needs state tax credits and will not be allowed to compete for 4% tax credits/bonds until the second round?

A2 Yes. Under this circumstance, the project would be unable to apply for the first round of 4% tax credits/bonds due to the restriction imposed by CDLAC/TCAC. Therefore, for purposes of the Supplemental NOFA, the project would meet the requirement that, with the Supplemental NOFA award, it would be able to apply in the first round that is open to projects with a state tax credit request.

Q3 Must a project secure a current Preliminary Title Report to attach to the draft tax credit application that must be attached to the Supplemental NOFA application, even though by the time the tax credit application is submitted, the date of the Preliminary Title Report would fall outside TCAC's requirement that it not be older than 90 days?

A3 No. If more than 90 days would pass before the project would submit its tax credit application, attach the most recent available Preliminary Title Report that accurately describes the condition of title. Later, if you receive an award from the Supplemental NOFA, you must submit the more recent Preliminary Title Report secured for the actual submission of the tax credit application, so the Supplemental NOFA review team can subsequently confirm the accuracy of the Preliminary Title Report included with the application for the Supplemental NOFA award.

Q4 May a project submit an application for the Supplemental NOFA that is more or less than the amount awarded (or requested) in AHF 12?

A4 Yes. The project should request the amount needed for the project to be competitive in the first round of tax credits in 2025, even if the amount is more or less than the amount requested or awarded in AHF 12.0.

Q5 Will awards made under the Supplemental NOFA be rescinded if the project does not receive an award of tax credits in the first round of 2025?

A5 Awards will not be automatically rescinded. Consistent with its normal practice, DOH will meet with the applicant to review the reasons for the project's failure to receive tax credits, and if satisfied with the applicant's progress, may in its discretion establish new conditions to the award without rescinding the award at that time.