



Multifamily Direct Loan Request for Preliminary Determination



Multifamily Direct Loan Request for Preliminary Determination

In lieu of a letter from a Third Party permanent lender, an Application whose only permanent lender is the Texas Department of Housing and Community Affairs (Department) may submit this Request for Preliminary Determination for evaluation and acceptance. A successful evaluation will receive twenty-six (26) points pursuant 10 TAC §11.8(d) for a 9% Competitive Housing Tax Credit Application. This Preliminary Determination is not applicable to Multifamily Direct Loan construction-only financing, 4% Housing Tax Credit or Direct Loan-only Applications. Submission of the Request for Preliminary Determination does not obligate the Applicant to apply for Direct Loan financing in their full Application nor does it guarantee that the Department will award Direct Loan financing.

The Department is providing preliminary review of certain information regarding the proposed Development. Acceptance of the Request for Preliminary Determination does not constitute approval of an Application or award. The Department's review of the proposed Application or Development is conducted through the Request for Preliminary Determination only to determine limited eligibility to receive Direct Loan funds, and is subject to change upon receipt and review of the complete Application, and due to the continued availability of funding.

The Request for Preliminary Determination is not subject to the Pre-Application Requirements at 10 TAC §11.8. Department review of the Request is subject the Deficiency Process described in 10 TAC §11.201(7), including suspension and termination under 10 TAC §11.201(7)(D), which could result in termination of the Request for Preliminary Determination and loss of associated points.

Applicant Information:

Set-Aside Requested:	<input type="text"/>		
Applicant:	<input type="text"/>	Phone:	<input type="text"/>
Email:	<input type="text"/>		<input type="text"/>
Address:	<input type="text"/>		
	Street		
	<input type="text"/>	<input type="text"/>	<input type="text"/>
	City	State	Zip

Development Information:

Application Name:									
Address:									
	Street								
	City	State			Zip				
Development Type:			Population Type:						
Total # of Units:									
Income Distribution:									
Number of Direct Loan units at above Income Levels:									
If New Construction:	<input type="checkbox"/> Vacant Land		<input type="checkbox"/> Demolition of Residential Structure			<input type="checkbox"/> Relocation Required of Household, Farm, or Businesses			
If Acquisition/ Rehabilitation:	<input type="checkbox"/> Demolition of Residential Structure		<input type="checkbox"/> Relocation Required of Household, Farm, or Businesses			Original Construction Year:			
If Relocation is required, Applicant has made all required notifications:	<input type="checkbox"/> Yes <input type="checkbox"/> No								
If Visitability Standards will not meet 10 TAC §11.101, provide explanation. (Attach additional pages if necessary):									

Eligibility Requirements:

Direct Loan Eligibility §13.5(h):			
<input type="checkbox"/> Not Applicable			
<input type="checkbox"/> Development received funding from TDHCA within 15 Years of Application Acceptance Date			
<input type="checkbox"/> Development has started or completed construction, is not an acquisition/rehab, and funding is required due to:			
<input type="checkbox"/> Circumstances outside Applicant’s control (excluding weather event and typical construction delays); OR			
<input type="checkbox"/> Force Majeure Event (excluding weather events) AND			
<input type="checkbox"/> Evidence that no further exceptional conditions exist that will delay or cause further cost increases.			
Is the site new construction (all), or adaptive reuse or reconstruction (NHTF only) located in an area of minority concentration? (24 CFR 92.202(b); 24 CFR 93.150(a); 24 CFR 983.57(e)(2))?:		<input type="checkbox"/> Yes (Provide evidence of Comparable Opportunities and Overriding needs) <input type="checkbox"/> No	
Narrative Description (Attach additional pages if necessary): Developments must provide evidence that the Development will comply with Site and Neighborhood Standards, which can be in the form of narrative with supporting documentation, accompanied by required census data found in American Community Survey Table DP-05.			
Existing Project-Based Operating Assistance/Subsidies:		Planned Project-Based Operating Assistance/Subsidies:	
Has Davis Bacon been used as the wage standard in determining construction budget (HOME only)? :	<input type="checkbox"/> Yes <input type="checkbox"/> No	Has Environmental Review Phase 1 been completed? :	<input type="checkbox"/> Yes <input type="checkbox"/> No

Recognized Environmental Conditions (RECS): (For NHTF: Please note if the development is on prime farmland and if there is wetlands on the property)	
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Estimated Development Funds Information:

Total Development Costs		Construction Costs:	
Direct Loan Amount:		Match Funds Total:	
Source(s) of Match Funds:			
Direct Loan Request:	<input type="checkbox"/> If the MFDL is the only permanent source of financing, 100% of all units will be income restricted pursuant to 10 TAC (§13.10(e))		
	<input type="checkbox"/> Construction only		
	<input type="checkbox"/> Construction/Permanent Financing:		
	<input type="checkbox"/> Sources include equity equal to or greater than 10% of Total Housing Development Costs AND		
	<input type="checkbox"/> Direct Loan amount is not greater than 80% of Total Housing Development Costs		

This Request for Preliminary Determination is submitted only for purposes of Department limited eligibility review for the purpose of requesting points under 10 TAC §11.8(d) for an Application requesting 9% Competitive Housing Tax Credits, where the Department is planned to be the only permanent lender.

Applicant Signature:

Date:

TDHCA Acceptance:

Date