

DRAFT
California Council for Affordable Housing (CAAH)
Recommendations of the Low Income Housing Tax Credit (LIHTC) Program Improvement Task Force

Summary of Significant Recommendations

Set Asides and Apportionments

- Change Housing Type Goals to 65% Large Family, 20% Senior, 15% All Other.
- Establish a separate scoring competition for acquisition/rehabilitation projects via a set aside.
- Establish a City of Los Angeles set aside for a portion of the Los Angeles geographic apportionment.

State Credits

- Allocate substantial CA credits to 4%/bond projects and permit 130% basis boosts.

Competitive Scoring

- Shift Site and Service Amenities (except Transit Oriented Development) and Sustainable Building Methods to threshold requirements, with minimum scoring to meet threshold.
- Establish a maximum score of 25 points in the **Leveraging** category, consisting of the total scores from: **Cost Efficiency** (maximum 15 points), **Credit Reduction** (maximum 5 points) and **Public Funding** (maximum 15 points).
- Create an industry group to develop a new Housing Needs scoring category based on such
- items as the Housing Element, the Regional Housing Needs Analysis (RHNA), affordable rent discounts to market, QCT's, Revitalization Areas, Balanced Communities and "jobs-housing balance".
- Permit use of 50% and 55% AMI rent categories by non rural project

Tiebreakers

- 1st: Housing Type Goals (no change)
- 2nd: One project per region "passed over" previously for lack of credit availability
- 3rd: Lowest average of LIHTC's per unit and per bedroom (see specific recommendations for detail), with credit reduction below Unadjusted Eligible Basis limited to 5%.

Project Concentration and Equitable Credit Distribution

- Establish scoring opportunity for projects in areas with an under allocation of credits.
- Assess a penalty for projects in areas of overconcentration, determined by the existence of projects not fully leased.

Reservations

- Establish specific timeframe for the completion of the PIS process