

Tab 35 Preservation Set-Aside Preference

Applications for the preservation of general occupancy and senior developments may qualify for the Preservation Set-Aside if targeting:

- a.) Existing low income units receiving project-based rental subsidies that are within two years of any permitted prepayment or subsidy contract expiration with a likely conversion to market rate housing or equivalent loss of low income use restrictions. (The likelihood of conversion to market rate housing must be supported by a current market study in a form and substance acceptable to the Agency); or
- b.) Rehabilitation of already existing low income units provided that the rehabilitation is being funded through the Agency and the development will be monitored through an Agency preservation program.

Preference may be given to developments participating in the Agency's Preservation through Smart Rehab Program or to those that face conversion to market or which have rehabilitation scope of work that addresses significant life safety issues. Applicants must provide a narrative explaining how the application meets a preference for allocating Tax Credits from the Preservation Set-Aside.