



**Program Update – 2017/2018 Low Income  
Housing Tax Credit Program  
July 13, 2017**

**New Application Deadline:**

The Board of the Pennsylvania Housing Finance Agency (“PHFA”) has approved the extension of the application deadline for all 2017/2018 Applications for federal Low Income Housing Tax Credits (“Tax Credits”) to **3:00 p.m. Friday, October 20, 2017**. Additionally, the date set forth in the Tax Credit Allocation Plan for a development holding a reservation of Tax Credits to provide evidence of construction and equity closing has also been extended to **Friday, October 20, 2017**. **The Agency will not accept an Application from a developer holding a reservation of Tax Credits that has not closed on all financings by the Application deadline.** The Agency will also be accepting PHARE applications on October 20, 2017. We will be issuing the PHARE Request for Proposals in August which will provide additional guidance.

**Underwriting and Selection Criteria:**

Applications are reviewed, underwritten and ranked based upon the information provided in the Application. The Agency does not consider supplemental information for purposes of ranking an Application. Post-award of Tax Credits, Applicants may not amend or change Selection Criteria for which an award was made without penalty in the form of negative ranking points for future applications or loss of tax credits. Again, the Agency relies on all information presented in making an award including, but not limited to, commitment letters, regulatory and third party approvals and architect certifications. Specifically, the Agency expects that all terms and conditions of project financing, debt and equity, are maintained.

**Certification of Subsidies (All Funding Sources):**

The Agency has updated the Certification of Subsidies form instructions to clarify that all funding resources should be listed, including but not limited to federal, state or local funding, conventional financing, general partner loan, equity and rental assistance. The updated form has been posted on the website.

**Third Party Reports:**

The Agency will accept all third party reports that have been prepared within the timelines set forth in the Multifamily Guidelines using the original application deadline of September 8, 2017.

**Subsidy Layering Reviews:**

The Agency is delegated the authority to perform Subsidy Layering Reviews (“SLR”) for Tax Credit developments which are also receiving financial assistance through certain HUD programs as more further set forth in the Allocation Plan. For 2017/2018, the Agency would like Applicants to indicate their intention to have the SLR conducted by PHFA on the Certification of Subsidies Form.

**Please continue to check the Agency’s website, [www.phfa.org](http://www.phfa.org),  
for additional program updates and guidance.**