

2026 FAQs

Question 1:

There is a property in Albuquerque for sale called Villas de San Felipe. The property totals 161 units in which 65 are affordable with a LURA and the remaining 96 units are market rate. We had a discussion with the County today about a structure in which they could provide the tax-exemption via the ground lease structure, and we would in exchange create a LURA for the 96 market rate units to restrict them as affordable likely up to 120% AMI depending on the incomes of the existing residents (to avoid displacement). Our thoughts are that if we did this, over the course of a few years of natural turnover, we could move in new residents in these 96 units who would qualify at lower AMI's between 60-80%, which would then allow us to resyndicate all 161 units and perform a large rehab to preserve all units as affordable long term. To do this, we would have to acquire the property with a shorter-term acquisition loan.

We know that in the QAP there are limits on the acquisition costs on bridged properties that limit the purchase price to be the lesser of the amount paid at the original acquisition closing or appraised values. I wanted to ask if this also applies to a scenario like this, where we likely wouldn't start the resyndication process for several years? I ask because the cost of this shorter-term loan is relatively costly and has exit fees which would likely result in a loss at sale, and this is less of a bridge as it will take several years to convert these market units to affordable first.

Response:

The Underwriting Supplement to the QAP states: "If the acquisition is bridged before selling the real estate to the Project Owner, the purchase price used to determine the acquisition cost limit will be the lesser of the amount paid at the time of the bridge financing, the Applicant's procured appraisal and the construction lender's appraisal." There is no stated time limit to this provision. However, Housing New Mexico will allow documented holding costs, such as interest on the bridge loan, taxes and prepayment fees to be included as "Other" Acquisition Costs to be included in cells M15:R20 of the Development Cost Budget at Tab 3a.

Question 2:

I had one other question for you in relation to acquiring existing affordable housing in general. As you likely know, buying the fee simple interest of a property breaks the 10-year chain of title required to resyndicate a property. But it is becoming common that utilizing either a HUD loan or a Fannie Mae FHA Risk Share loan would allow for a bypass of this 10-year hold rule due to being substantially federally funded. Does Housing New Mexico have any policy regarding utilizing HUD/Risk Share Loans as a bypass or does the 10-year chain need to be preserved (via buying the partnership interests rather than fee simple)?

Response:

Housing New Mexico does not allow curing of the 10-year hold rule at IRC §42(d)(2)(B)(ii) by financing the property with a HUD loan or Fannie Mae HFA Risk Share loan. Housing New Mexico interprets language referring to substantial federal- or state-assistance at IRC §42(d)(6)(C)(i) & (ii) to require that a property have an existing federal subsidy in place at the time

of acquisition (i.e., financing the acquisition of the property with a federal loan will not cure a broken 10-year hold).

Question 3:

The QAP calls out federal rental assistance. Does rental assistance have to come from the federal government to be acceptable? For example, what if the rental assistance from the City of Albuquerque mimics federal rental assistance, is that ok? What if the contract is only for one year?

Response:

Rental assistance that is not through a federal program may be considered when underwriting a Project but does not qualify the Project Application for points where federal rental assistance is specified. The length of the term and other contract terms will be considered when considering alternative sources of rental assistance. When the alternative rental assistance is not contracted for the full fifteen-year Compliance Period, Housing New Mexico will underwrite the Project based on the Tax Credit Ceiling Rents and may require additional reserves.

The Applicant should consider the following provisions in the 9% LIHTC QAP and Underwriting Supplement when preparing an Application for LIHTC with rental assistance:

- Section V.D (Sustaining Affordability) of the 2026 9% LIHTC QAP requires federal rental assistance to qualify for points.
- Section V.H.1 (Households with Special Housing Needs Housing Priority) requires that “at least 10% of the total Units in the Project must be rent-restricted at 30% of Area Median Income (AMI), or have secured (at the time of Initial Application) permanent rental subsidy support with a project-based federal rental assistance contract that ensures residents do not pay rent in excess of 30% of their adjusted income.” So federal rental assistance is not necessary to qualify for points if the first option is met.
- Section V.T (Other Scoring Points Available) states that the additional Units restricted to 30% or less of Area Median Income “may have permanent rental subsidy support with a project-based federal rental assistance contract.” In this case federal rental assistance is not necessary to qualify for points, since the points are awarded based on the deep income targeting at 30% AMI.
- The Underwriting Supplement V.E. (Operating Reserves) on p 18 states “Larger operating reserves may be required for Projects which show a declining debt coverage ratio in 15-year cash flow projections, have rental assistance contracts included in their income projections or have other factors that Housing New Mexico determines in its discretion to warrant larger reserves.”
- Underwriting Supplement V.G. (Rent and income restrictions) states “While the Code excludes any payments made under Section 8 of the United States Housing Act of 1937 or any comparable rental assistance program (with respect to such Unit or occupant thereof) from the gross rent calculation, only rents that do not exceed the Tax Credit

Ceiling Rents and are supported by the market study will be used for underwriting purposes. Exceptions may be made for Projects with project-based subsidies when the program governing the project-based subsidy allows higher rents.”

Question 4:

The 4% QAP mentions that cost of bond issuance can be included in eligible basis. Can Housing New Mexico define what costs of bond issuance includes? (Legal fees, etc.)

Response:

Housing New Mexico recommends that you discuss this with your CPA. You can learn more in a blog here: <https://novoco.com/notes-from-novogradac/recent-court-case-weighs-in-on-whether-bond-issuance-costs-can-be-included-in-calculating-eligible-basis-of-4-lihtc-developments>

Question 5:

Is it OK to leave GP Resume as N/A if the Developer and GP will be the same?

Response:

If the GP entity is the same as the Developer entity, then it can be explained with a sheet at that tab. The organizational chart and pages 5 - 8

Question 6:

A 4% tax credit application will be submitted concurrently with the closing of the properties in an acquisition + rehab project. The copy of final deed might not be received for several weeks. What is Housing New Mexico's preferred method for the developer to provide evidence of site control with the application. For example, would a future deed suffice?

Response:

The Applicant should submit a copy of the purchase and sale contract, if the deed is not yet available.

Question 7:

For an acquisition rehab 4%, does the lender on the title binder have to be the actual lender that ends up being used for the acquisition?

Response:

The lender on the title binder should be the same lender that provides the Letter of Interest to finance the Project.

Question 8:

We have a project with either 30 or 60 single-family homes within it. There are only 3 unique floor plans throughout all 60 units. How many unit appraisals would be required for this LIHTC project? Is it one per floor plan - or more?

Response:

The 2026 LIHTC Application doesn't require an appraisal except when it is used to support a claim for points for certain contributions under Leveraging Resources. However, Housing New Mexico orders two types of appraisals for single family subdivisions when you apply for our gap financing. One type is for the subdivision itself. The second type is for each unique floor plan (one appraisal each). The cost for the appraisal is paid by the Applicant.

Question 9:

As far as the Capital Needs Assessment is concerned, can you also confirm that we only need a sample of 20-30% of the units (using representative sampling)?

Response:

The QAP and Design Requirements do not specify a percentage of Units that need to be inspected to prepare the Capital Needs Assessment. Qualified Professionals who have provided past Capital Needs Assessments often cite ASTM E2018-15, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" as the standard they use, along with following the requirements in the QAP and Design Requirements, when providing their certification.

Question 10:

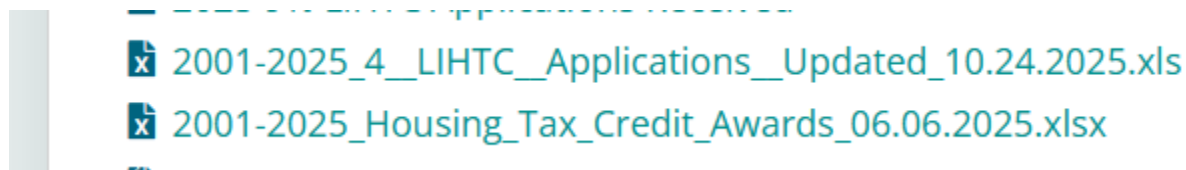
The 2025 9% LIHTC Award document has not been posted online. We are needing a copy to fulfil the necessary documentation for Tab 31a on the 2025 LIHTC Application.

Will the 2025 9% and/ or 4% LIHTC Award document be posted on the NMMFA Website?

May we use the 2011-2024 4% LIHTC Awards document published on November 1, 2024?

Response:

No. The 2011-2024 4% LIHTC Awards document published on November 1, 2024 is not complete. Applicants in the 2026 round should use the lists posted under the 2025 Tax Credit Round link to see all applications funded through 2025.



Question 11:

The scoring criterion A states:

"Right of First Refusal – Applicants requesting points under this scoring criterion must submit a letter of intent from a tax credit investor that clearly grants the entity qualifying the Application for points under this scoring criterion (the "ROFR Grantee") a right of first refusal to purchase the

project for a below-market purchase price (the "ROFR Purchase Price"), following the expiration of the tax credit compliance period, in accordance with Section 42(i)(7) of the Code (the "ROFR").

The letter of intent must specify the ROFR Purchase Price and identify any amounts due in excess of the minimum purchase price permissible under Section 42(i)(7)(B) of the Code.

In addition, the letter of intent must provide that the operating or partnership agreement (the "Agreement") of the owner of the project (the "Owner") will:

a. grant the ROFR Grantee the ROFR at the ROFR Purchase Price and provide that all amounts to be included in the ROFR Purchase Price will be calculated in accordance with the Agreement;"

To qualify for points under this criterion, may the Agreement define a ROFR Purchase Price as a below-market purchase price in excess of the minimum purchase price defined in Section 42(i)(7)(B) of the Code, or must the ROFR Purchase Price equal no greater than precisely the principal amount of outstanding indebtedness secured by the building plus all Federal, State, and local taxes attributable to such sale?

Response:

The QAP stipulates that "The letter of intent must specify the ROFR Purchase Price and identify any amounts due in excess of the minimum purchase price permissible under Section 42(i)(7)(B) of the Code." Therefore, the ROFR Purchase Price may identify reasonable additional costs beyond the minimum purchase price defined in IRC Section 42(i)(7)(B), such as the repayment of loans to the partnership.

Question 12:

I had an appraisal and market study completed last December of 2024 for my acquisition/rehab tax credit application submittal in the 2025 9% round, that included a site visit by the consultant. I am re-submitting this project for the 2026 9% round and have the same consultant preparing a new appraisal and market study. Are they required to go to the site again? The condition of the property has not changed.

Response:

Yes. Since the reports will be more than a year old by the time the January 20, 2026 Application Deadline comes, new reports will be required. The consultant would need to determine that the condition of the property hasn't changed, which would require a site visit for them to make that determination.

Question 13:

Can we submit two 9% Applications?

Response:

Applicants can submit as many 9% Applications as they would like. However, 9% LIHTC QAP Section II.B states "No Applicant, any General Partner or Affiliate of an Applicant or Person or

Entity receiving or identified as eligible to receive any portion of a Developer fee for a Project may receive more than one tax credit Reservation in any given competitive LIHTC Application round.”

Question 12:

We have a USDA RD 514 award with 100% RA. We are also asking for HOME and NHTF loans as part of the development. Tab 2 - Page 4 of the application requires us to select a Source of Utility Allowance Calculation. Normally we would calculate the Utility Allowance from the form provided by the Local PHA, but the dropdown says "Local PHA (if no HOME or NHTF units)". What are we supposed to use to calculate the UA in this case? We do not know what the "USDA/RD Assisted Buildings (Project Based)" item indicates. We have always used the PHA for the first year calculation.

Response:

Projects with USDA rental assistance should select “USDA/RD Assisted Buildings (Project Based)” and use the utility allowance that USDA/RD approved for the Project. Under the 2013 HOME Rule, Participating Jurisdictions were no longer permitted to use the utility allowance established by the local Public Housing Authority (PHA) for HOME-assisted rental projects for which HOME funds were committed on or after August 23, 2013. (See HOMEfires – Vol. 13 No. 2, May 2016).

Question 13:

I wanted to reach out to confirm our understanding of a section in your latest QAP. We have a couple of 4% applications that we anticipate submitting this month and wanted to make sure we were interpreting correctly.

There’s a section that states:

“From January through August, no Applicant, any General Partner or Affiliate of an Applicant or Person or Entity receiving or identified as eligible to receive any part of a Developer fee for a Project may have more than one 4% LIHTC Project in the Application phase (for the period beginning with the submission of a 4% LIHTC Initial Application and ending when the Project starts construction) and two Projects in the construction phase (for the period beginning when the Project starts construction until the Forms 8609 have been issued). The two-Project limit in the construction phase does not include Projects that received bond volume cap prior to 2026.”

If we were to submit these applications in December would it be correct to assume that we would be grandfathered in under the 2025 QAP and not subject to the requirements of projects in the application phase as we would have 2 active applications?

Response:

No, the 2026 Qualified Allocation Plan was approved and is in effect as of December 1, 2025. Zip files including each final QAP, along with application materials have been posted in the 2026 Tax Credit Round here for your use: <https://housingnm.org/developers/lihtc/current-and-prior-tax-credit-rounds>.

Question 14:

As we know you all are evaluating the shifting of bond availability in the state since the passing of the 25% test, in the future if bonds don't appear to be constrained are these "per organization limits" something that you would anticipate possibly granting waivers for?

Response:

No, from January through August, no Applicant, any General Partner or Affiliate of an Applicant or Person or Entity receiving or identified as eligible to receive any part of a Developer fee for a Project may have more than one 4% LIHTC Project in the Application phase. If bond cap is available after August, a General Partner or Affiliate of an Applicant or Person or Entity receiving or identified as eligible to receive any part of a Developer fee for a Project may submit an additional application. Housing New Mexico will not provide a waiver or make an exception the this rule.

Question 15:

Regarding page 55 of the QAP. J.Households with Children Housing Priority 1b. Service Coordination v. Meeting with residents requiring services within 60 days of move-in and semi-annually thereafter. We note that this requirement is listed in all housing priorities. If this is indeed a requirement for Households with Children, can you please explain "residents requiring services?" Is that every resident in the building or residents requiring specific services? And if the latter, which required services activate this 60-day post move-in meeting?

Response:

The Service Coordinator should meet with every household within 60 days of moving in to determine services they may require and to share the services that will be provided on site. In addition to general marketing of the services on site, the Service Coordinator should follow up every six months with any households that indicated that they required services during the meeting held at move-in.

Question 16:

I wanted to confirm whether project partnership entities may be formed after LIHTC awards are announced, and, in either scenario (entity formed at application versus post-award), whether site control may be held by an affiliated entity with the right to assign the PSA to the created or to-be-formed project owner entity.

Relatedly, Part 2 of the site control requirements notes an exception for To Be Formed partnerships, stating that site control evidence and application materials must show the same names, legal description, and acquisition costs, unless the relationship between the parties is clearly demonstrated. I would appreciate any clarification on how this exception is applied in practice.

Response:

Yes, project partnership entities may be formed after LIHTC awards are announced. Site control may be held by an affiliated entity with the right to assign the PSA to the created or to-be-formed project owner entity.

The name of the current owner on the title report must be the same current owner on site control contracts (i.e., the seller or lessor). The legal description on the title report must be the same as the legal description on site control documents. The title insurance requested on the title report must reflect the acquisition cost in the site control documents.

Question 17:

In regards to the Tier 2 nonprofits, the QAP states "Tier 2: Local nonprofits, NMHAs, TDHEs, THAs and government entities which have net worth/net assets of at least \$250,000 will qualify for three points. In addition, qualified, nonprofit organizations that do not meet this criterion's definition of "local nonprofit" but demonstrate strong financial capacity by having net worth/net assets of at least \$2,000,000 will qualify for three points.. Can you confirm that Non-profit organizations outside of New Mexico are eligible for 3 points so long as they have a net worth of over \$2m in net assets?

Response:

A Qualified Nonprofit Organization outside New Mexico that meets all the following criteria to be designated as a Qualified Nonprofit Organization, and demonstrates strong financial capacity by having net worth/net assets of at least \$2,000,000 will qualify for three points. The Qualified Nonprofit Organization must:

- Be an organization described in Sections 501(c)(3) or 501(c)(4) of the Code and exempt from tax under Section 501(a) and
- the production of decent, safe and affordable housing must be one of the defined goals, objectives or purposes of the nonprofit organization and
- the nonprofit organization must materially participate in the Project, meaning that the organization must be involved on a regular, continuous and substantial basis in both the development and operation of the Project during the term of the Compliance Period.
- The nonprofit must own an interest in the Project throughout the Compliance Period (as defined in the Code) and
- the nonprofit may not be affiliated with or Controlled by a for-profit organization.

Question 18:

As for appraisals on 9% applications, can you confirm that appraisals are not required unless there is a request for leveraging points under donated land?

Response:

Yes, 9% LIHTC Applications do not require an appraisal if the Application does not request points under the Leveraging Resources scoring criterion.

Question 19:

The due date for the Intent to Submit is Saturday. Does this change the due date to either Friday the 19th or Monday the 22nd?

Response:

Housing New Mexico will accept the Intent to Submit a Tax Credit Application and Development Synopsis document through Monday, December 22, 2025 at 5:00 pm Mountain Standard Time, since December 20, 2025 falls on a Saturday.

Question 20:

Do all Projects located on Native American Trust Land qualify for the points for “Tribal Projects” on page 63 of the 2026 9% QAP (Efficient Use of Tax Credits)?

Response:

No. The points for “Tribal Projects” on page 63 are only for “Tribal Projects” in the Set-Aside at Section II.C.2.b of the 2026 9% LIHTC Qualified Allocation Plan. Projects that don’t qualify for the Set-Aside at Section II.C.2.b are eligible to request points under the other categories in the scoring criterion as they may be applicable to the Project.

Question 21:

In the QAP under Scoring points available for services there is a Bi-monthly health and nutrition education. In this context does Bi-monthly mean twice a month or every other month?

Response:

Bi-monthly means every other month for purposes of service commitments.

Question 22:

We are seeking clarification regarding the Gross Square Feet (GSF) definition referenced in the QAP. In one section, it refers to the “sum of each building’s Gross Square Feet,” while in the same sentence noting that this includes the GSF of “common space.”

Could you please clarify whether outdoor areas that are not enclosed or covered by a roof may be included in this calculation? For example:

EX: Outdoor raised-bed gardening areas that are not enclosed and are not part of a building

EX: Uncovered, open-air unit patios

Specifically, we are wondering whether the reference to “common space” is intended to expand the GSF definition to include certain uncovered outdoor common spaces, or if GSF is strictly limited to enclosed, roofed areas of a building.

Counting outdoor circulation/recreation space seems consistent with getting to count the Corridor space in an enclosed building. This allows projects to provide a social and livable building-form which benefits residents holistically. For example, in a bungalow style form, we

pay to build more utility lines, additional foundations, more pathways, and higher quality landscaping and gardens in the Courtyards, which encourage outdoor healthy activities, social connections, and community gathering.

Response:

Uncovered, open-air unit patios and outdoor raised-bed gardening areas that are not enclosed and not part of a building are not part of the Building's Gross Square Feet. Where the QAP refers to the Gross Square Feet of common space allocated to low-income use at Section V.P on page 65 of the 9% LIHTC QAP, it is referring to common space inside the building such as the lobby and community room. Building's Gross Square Feet and Gross Square Feet are defined terms in the Glossary of the QAP.

- Building's Gross Square Feet is the sum of the Gross Square Feet on each floor of a building. Covered parking and structured parking should not be included in the Building's Gross Square Feet.
- Gross Square Feet is the area that includes all enclosed space as measured from the exterior face of the building walls and means everything under the roof, including storage and patios. Covered parking and structured parking should not be included in Gross Square Feet.

Question 23:

The CCRP referenced in the QAP is not in the Glossary.

Response:

The reference to a CCRP "as that term is defined in the Glossary" should have been removed. The Glossary definition was moved to Section V.M on page 61 of the 2026 9% LIHTC QAP.

Question 24:

The 2026 LIHTC Checklist shows the Architect Certification as 10f. The Xcel Part I shows the Architect Certification as 10e. 10e on the checklist is color photos of the site. Can you please verify which is the correct tab for the Architects Certification?

Response:

Please insert the color photos at Tab 10e in front of the Architect Certification at Tab 10f as stated in the Checklist at Tab 1a. The Architect Certification may be included in the PDF of the Application or in the separate PDF with the Plans and Specifications at Tabs 10G-10I.

Question 25:

We would just like to verify that on the Xcel Part I that is to be submitted in Xcel format, the signature pages that need original signatures if not digital signatures are okay to be blank in the Xcel version. PDF Versions will have the scanned blue ink original signatures.

Response:

Yes, the signatures on Part 1 may be submitted in PDF format only.

Question 26:

In the Leverage portion of the self-score worksheet for NHTF funds (tab 36a) it says "Projects that have funding sources outside of federal funding sources, low-income housing tax credits, bond financing, and Housing NM funding sources..... I believe a USDA Section 538 loan is considered a federal government-backed loan, but it's a guarantee program, not a direct federal loan so does Housing NM/MFA consider a 538 loan as a source outside of Federal Funding Sources?

Response:

Housing New Mexico considers a USDA Section 538 loan to be a "federal funding source" given that the loan would not exist without the backing of the federal government. A USDA Section 538 loan would therefore not be considered leverage for the purpose of the said NHTF scoring criteria.

Question 27:

What utility allowance models are permitted for 9% LIHTC projects having HOME and National Housing Trust Fund loan monies?

Response:

HOME and National Housing Trust Fund may use the same utility allowance as LIHTC with no exceptions. One of the five acceptable methods may be used:

1. HUD Utility Schedule Model
2. Multifamily Housing Utility Analysis or Actual Consumption Analysis
3. Utility Company Estimate
4. Energy Consumption Model
5. PHA

Question 28:

Would a HUD form OMB approval number 2502-0012, HUD Rent Schedule, that lists the utility allowances be acceptable to submit as the required backup documentation for the utility allowances?

Response:

There are only five acceptable methods to determine the utility allowance for LIHTC properties. They are listed in Question 27 directly above. The Application would need to use one of the five methods and provide the applicable supporting information for the utility allowance.

Question 29:

For rehabilitation projects, if we do not have the original Certificates of Occupancy what other documentation does MFA consider acceptable to establish a building's original year of

construction? Please note that the project is on tribal trust land, so county records would not be available. The project has an existing land lease from 1971 indicating that the use of the premises is to enable the lessee to construct and operate housing units for low and middle-income families. Additionally, there is an existing Section 8 contract on the project and the HAP shows that all of the units have had Section 8 since 1973. In addition, there is an old lead-based paint study that also shows the age of the units dating back to the early 1970's.

Response:

The QAP provides up to five points for buildings when more than 20 years have elapsed since issuance of certificates of occupancy, or the Units were Placed In Service and/or it has been 20 years since the Project's prior rehabilitation utilizing tax credits as a source of funding was finished and those Units were Placed in Service.

The QAP lists the following acceptable documents to demonstrate the date a property was last placed in service:

- Certificate of Occupancy
- Property Tax Records
- Certificate of Substantial Completion from the most previous rehabilitation
- Forms 8609 that are completely filled out from a previous LIHTC award and recorded Land Use Restriction Agreement

Documentation that HUD has continually paid Section 8 benefits for the Units could also provide documentation to establish that the Project satisfies the 20-year requirement with respect to the age of the Project.

Question 30:

For final Initial App submission through the MFA portal by noon January 20, may we upload the Audits/Financial Statements as a separate attachment like we do the Market Study and Plans and Specs? They total 989 pages.

Response:

If the Audits/Financial Statements total 989 pages, they may be uploaded as a separate document and be referenced in the PDF Application at the applicable Tab. Please also bookmark the Audits/Financial Statements in that separate upload to allow Housing New Mexico to navigate them.

Question 31:

Tab 16j states a requirement for the home addresses of the local non-profit's board members. We have identified the board members' census tract. Would that be acceptable for proving locality and allow us to redact the home addresses?

Response:

The full street address of a board member is not required. Census tracts provide information but are overly cumbersome to look up when reviewing an application. If the board member lived in Albuquerque, for example, the application would state the board member's name and list "Albuquerque, NM" as the address.

Question 31:

Hello, my question is in regards to Frequent Transportation (4 points). Our potential site is a 3-minute walk to the Alvarado Transportation Center, which has 12 city bus routes and 4 regional bus routes in addition to Amtrak, Rail Runner, and Greyhound bus services. While the buses available do not run three or more times every 1 hour, there (as defined in the QAP as frequent scheduled service) are at least 12 different buses running each hour, providing future residents with abundant and frequent transportation options. Would or could this abundance of transportation options allow us to still qualify for the four points, and if so, how would we best present that information to qualify?

Response:

Frequent Transportation is scored based on actual walking distance to the bus stop and the frequency that a particular bus route stops at that bus stop. It is not based on how many routes are available from any given location. To qualify: "Locate Project within a 0.25-mile walk distance of commuter bus stop. Public transportation must be established and provided on a fixed route with frequent scheduled service (defined as: any series of three or more single direction stops more frequent than every 1 hour, Monday - Friday)". This means that the bus must stop at the bus stop claimed for points and at least two other stops along the route at least every 59 minutes Monday through Friday.

Question 32:

We are inquiring about item 10d on the checklist - "Location and Linkages Map". What information are you looking for exactly in this map? Items 17a-17f require multiple maps to services and transportation; shown by Google Map walking directions. Should we be referencing this section in the Location and Linkages map, or providing different information? We're unclear about what needs to be presented in 10d.

Response:

The Location and Linkages Map is a separate map from the ones provided at Tab 17. It is simply a map of the area, usually showing a radius of half-mile to two-miles (depending upon the density of services available in the area). It shows transportation routes and other amenities in the area, such as retail, services and civic and community facilities listed at Section V.B on page 40 of the 9% LIHTC QAP.

Question 33:

Per the 2026 Universal Multifamily Underwriting Supplement, 9% Projects utilizing Housing New Mexico-issued Section 811 Project Rental Assistance (Section 811 PRA) are eligible for a 5% boost to the capped developer fee as calculated per the Underwriting Supplement. If we want to claim that 5% boost, how and where do we input it into Part II 3a-Dev Cost Budget since the Developer Fees Max is pre-calculated?

Response:

The entire developer fee can be included cell E94 as a formula. Enter the 9% LIHTC Max Developer Fee + the 5% boost in Cell E94. Housing New Mexico Staff will note the eligible increase in developer during its review of the Application.