2021 SRDP Program
Bulletin #1

May 3, 2021

1. **Question: The posted excel file for the 2021 SRDP Application shows on TAB 9, Cell C12 that Operating Expenses are calculated at 3,750 per unit, and then Cell C13 adds owner paid utilities. Per the 2021 SRDP Manual, Operating Expenses are 3,750 per unit excluding taxes, reserves and compliance monitoring fees. Is the intent of the Development Department to post an updated version of the SRDP application that has separate lines on TAB 9 for property taxes and compliance monitoring fees? Or should we input our estimated property taxes and compliance monitoring fees in Cell C13?**
   Answer: The formula for the operating expense calculation on page 9 of the 2021 SRDP Excel Application has been adjusted.

2. **Question: If proposing a new construction development that is within one mile of a project funded in a previous LIHTC or SRDP funding cycle does the previously funded projected need to reach 90% occupancy by the Tier I application deadline or by the Tier II application deadline?**
   Answer: The previously funded application must reach 90% occupancy by the Tier II application deadline.

3. **Question: Is it ok to leave page 7 of the application blank for the Tier I submission if SRDP is the only source of funds?**
   Answer: Yes

4. **Question: Are applicants stuck with the decisions they make in Tier I or whether they can find other avenues to add points to their application that were not projected in Tier I. An example might be to decide to use one of the green architectural standards in Tier II when we did not list the intent in Tier I.**
   Answer: An applicant can make adjustments to their application between the Tier I and Tier II submissions.

5. **Question: We know that the percentage of TDC costs must be equal to the percentage of market rate units to be built. We plan to pay for this cost with a bank loan, which will exceed the minimum cost required for market rate units. We assume that the total bank loan will qualify as an "equity investment" and provide leveraging points as described on page 24 of the manual.**
   Answer: To qualify for leveraging points the external funds must be provided in the form of a grant, in-kind contribution, or equity investment. A bank loan does not meet this requirement.

6. **Question: Our preliminary market information is that the demand for market units will be highest for 3BR units. We assume that we can limit our market rate units to 3BR units evenly distributed throughout that portion of our project.**
   Answer: The market rate units must be evenly distributed among all building and unit types. The market units cannot be limited to only the 3 bedroom units if there are other bedroom sizes in the development.