

2017 NPA GUIDELINES AND APPLICATION



Department of Economic Development
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**Applications must be postmarked
no later than February 15, 2017.**



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NPA-E and Expense Certification . . . visit our website (same as Historic Final Guidelines, Submitting Your Expenses)	

2017 Preliminary Approval Application Forms

- Form 1A
- Form 1B
- Signature Page
- Alien Certification Form

Neighborhood Preservation Tax Credit (NPA) 2017 Program Application and Guidelines

Introduction

The Missouri Neighborhood Preservation Act was passed during the 1999 Missouri General Assembly and became effective January 1, 2000. The law's intent is to aid in the rehabilitation and new construction of homes in certain census blocks in the state of Missouri. The Missouri Department of Economic Development is responsible for the administration and issuance of tax credits under this program.

WHAT IS THE NPA TAX CREDIT?

A state tax credit is a dollar-for-dollar reduction/elimination of a person/entity's state tax liability, as opposed to a tax deduction. Upon approval from the Department of Economic Development, the tax credit recipient can choose to use the credit against their tax liability or has the option of selling/transferring the credit to another person/entity.

The tax credit is issued at the completion of the project and based upon approval of the final paperwork. The credit must first be applied against the tax liability for the tax year in which the credit is issued. Thereafter, any excess credit may be applied towards the tax liability for the three prior years or the five subsequent years. Please note that this is **NOT a grant program** and actual dollars will not be issued to assist in the rehabilitation or construction of a project. The tax credit is non-refundable.

**2017 APPLICATIONS MUST BE POSTMARKED NO
LATER THAN February 15, 2017!**

Recent Program Changes, Requirements, and Updates

- If you are a business entity you need to submit proof of registration in good standing with the Missouri Secretary of State's office.
- Property transfers are no longer allowed from one approved property to another denied property. The original property address selected in the lottery process will be the only address to receive tax credits upon completion.
- **Proof of ownership** must be provided with the preliminary application. You must include proof of ownership with this application. A registered warranty deed will suffice as proof of ownership. Please submit a signed settlement or closing statement with the registered warranty deed. Applications not including proof of ownership will **not be included in the lottery process**.
- Applicants have **2 years** from preliminary approval date to complete their project(s). The deadline for the 2017 application is December 31, 2019. Final applications must be received prior to December 31, 2019.
- **Multiple unit** projects in an **eligible** area are required to have an independent 3rd party audit regardless of individual unit or total project cost.
- **Project completion dates** are used for program reporting. If the original completion date is about to expire it is the applicants responsibility to update/extend the project completion date. DED will not send out letters requesting updates. Expired project completion dates could result in project forfeiture.
- Developer fee agreements and contractor fee agreements must be submitted before the final application for review and approval. They can be sent in with the preliminary application or when construction begins.
- Invoices **and** proof of payment of those invoices will be required to receive tax credits.
- **Not-For-Profit** organizations are eligible to apply for NPA tax credits. Sources of funds need to be submitted with final application expenses to ensure eligibility of funds used.
- The Department of Economic Development will charge a fee of 2.5% of the amount of tax credits issued. All projects approved for credits will be assessed this fee. Those not receiving approval will not be charged the 2.5% fee.
- If your project will be sold once the home is completed you must report the proof of sale documentation to our office within **one** year of the project completion date and no later than 30 days from the date of sale. Include sales contract, settlements statement, etc!
- The year of the tax credit will be the completion year of the project. Ex: The application year is 2017. The project construction is completed in 2018. Your tax credit will be a 2018 tax credit, not a 2017 tax credit.
- **E-Verify** – The applicant must certify that they do not employ illegal aliens (undocumented workers). All applicants who are business entities must 1) enroll in the E-Verify, 2) check box on the Alien Certification Form confirming enrollment and participation in the E-Verify, and 3) provide supporting documentation including a full copy of the signed and executed Memorandum of Understanding once enrollment has been completed. **NOTE:** The E-Verify Program, conducted jointly by the U.S. Citizenship and Immigration Services (USCIS) Verification Division and the Social Security Administration (SSA), is designed to provide employment status information to determine the eligibility of applicants for employment. E-Verify requires that participating commercial employers use the automated Verification Information System (VIS) to check the SSA and the USCIS databases to verify the employment authorization of ALL newly hired employees. Please visit <https://e-verify.uscis.gov/enroll> to complete the E-Verify registration process.
- **SB1099 Tax Credit Accountability Act** was passed and became effective on January 1, 2005. SB1099 includes **Department of Revenue (DOR) Offset**. Once the cost review is complete the Department of Revenue will look for any outstanding tax liabilities against the applicant. If the applicant has any outstanding tax liability the tax credit will be adjusted and issued with the outstanding tax liability removed from the original certificate amount. **NOTE: The next two pages outline the provisions of the law.**

NOTICE

The Tax Credit Accountability Act of 2004 (Senate Bill 1099, Sections 135.800 through 135.830, RSMo) makes several changes to the tax credit programs, specifically:

- **Processing tax credit applications;**
- **Annual reporting requirements; and,**
- **Penalty provisions.**

Changes in Processing of Tax Credits (Section 135.815)

Prior to the Missouri Department of Economic Development (DED) authorization of a tax credit, the DED will speak to the Departments of Revenue and Insurance and verify that the applicant does not owe any delinquent income, sales, use taxes, or insurance taxes, or interest or penalties on such taxes. If a delinquency exists, the amount of tax credits issued will be reduced by the amount of the delinquency. After satisfying all delinquencies, the remaining credits shall be issued.

Reporting Requirements (Section 135.805)

Certain tax credit recipients are required to annually report information pertaining to the project that received the tax credits to the DED. Because the statute requires that a full year pass after the issuance of the tax credits before the reporting requirements must be met, the earliest date that reporting will be required is June 30, 2006.

The Housing Category of tax credits, which includes the Neighborhood Preservation Tax Credit program, requires recipients to annually report for three (3) years following the date of issuance of the tax credits to the DED the following information:

- Address of the project;
- Fair market value of the property, which would be the value as of the purchase of the property or the most recent assessment, whichever is more recent (Subsection 6 of 135.802, RSMo);
- Projected or actual labor cost; and,
- Completion date of the project.

Penalty Provisions (Section 135.810)

Failure to meet the annual reporting requirements or fraud in the application process if determined by a court, such person or entity shall be subject to penalties.

If the annual report is ninety (90) days past due, the DED shall send notice by registered mail to the last know address of the person or entity who is required to complete the annual report. The notice shall inform the person or entity of the past-due report and the pending penalties and their respective deadlines.

If the annual report is six (6) months past due, the DED shall notify the Department of Revenue that the taxpayer is subject to penalties because of failure to report.

Such penalties include the following:

- Failure to report for six (6) months but less than one year shall equal a penalty of two percent (2%) of the value of the tax credits issued for each month of the delinquency.
 - EXAMPLE: Recipient receives \$10,000 in tax credits. Annual report is due June 30, 2009; however, the recipient does not submit the report until March 30, 2010. The recipient is nine (9) months delinquent and the penalty would equal 2% multiplied by \$10,000 for nine (9) months or \$1800.
- Failure to report for more than one (1) year shall equal a penalty of ten percent (10%) of the value of the credits issued for each month of the delinquency, not to exceed one hundred percent (100%) of the tax credit value.
 - EXAMPLE: Recipient receives \$10,000 in tax credits. Annual report is due June 30, 2009; however, the recipient does not submit the report until March 30, 2011. The recipient is twenty-one (21) months delinquent and the penalty would equal 10% multiplied by \$10,000 for twenty-one (21) months or \$21,000, however, the statute limits the penalty to the amount of the tax credits, therefore, the penalty would be \$10,000.

The taxpayer shall be liable for any penalties as of December 31 of any tax year and the liability shall be due as of the filing date of the taxpayer's next income tax return.

If the taxpayer is not required to file an income tax return, the taxpayer's liability for penalties shall be due as of April 15th of each year.

The Director of the Department of Revenue shall offset any tax credits claimed on a filed tax return against an outstanding penalty before applying such credits to the tax year against which they were originally claimed.

Any nonpayment of liability for penalties shall be subject to the same provisions of law as a liability for unpaid income taxes, including but not limited to, interest and penalty provisions.

Penalties shall remain the obligation of the person or entity obligated to complete the annual report without regard to any transfer of the credits.

Closed Records (Sections 610.255 and 620.014)

Prior to August 28, 2004 and pursuant to Section 620.014, DED had the authority to close certain records except for the name of the tax credit recipient and the amount of the tax credit. SB 1099 removes this broad exception but DED retains the authority to close records or documents that "relate to financial investments in a business, or sales projections or other business plan information which may endanger the competitiveness of a business" or as also allowed by law.

Eligibility Requirements

- All property must be for long-term homeownership. Applicant may apply and complete construction but is required to either reside at the property location or sell the property once construction is complete. Please submit proof of sale with the final application or within 1 year of the project completion date.
- The applicant must be the property owner at the time of application. Please submit an executed closing/settlement statement and recorded deed with your application.
- Rental and commercial properties are ineligible.
- Properties that are partially owner-occupied can be prorated to include all of the costs of the owner-occupied unit and a percentage of the overall exterior costs to receive a partial tax credit (i.e. duplex 50/50, triplex 33%, etc.).
- Eligible expenses must end, begin, or continue through the year in which the taxpayer applies to the program. There must be at least “one” eligible expense incurred in the year 2017. Eligible expenses can only go back as far as the first day of the previous year in which the applicant applies for the tax credits (for this application period, it is **January 1, 2016**). All taxpayers must apply during the time prescribed by the Department of Economic Development and be chosen in the lottery.
- If a particular application is not selected in the lottery, then the applicant has the option to resubmit the application the following year. To reapply the following year you must submit all of the required documents during the next year’s application cycle. If all funds are not allocated during the lottery, applications will still be accepted for that particular census area.
- The Neighborhood Preservation Tax Credit Program may not be used with any other state tax credit program with the exception of the Historic Preservation Tax Credit Program as authorized by sections 253.545 to 253.561, RSMo. If Historic Preservation tax credits are claimed, the maximum available credits under this program will be the lesser of either 20% of the eligible costs or \$40,000. The combination of Neighborhood and Historic tax credits can only take place if the property is in a qualifying area, and will be receiving substantial rehabilitation (At least 50% of the purchase price or more).
- The maximum tax credit for a project consisting of multiple-units in a qualifying area (in a distressed community) is \$3 million.
- Applicants have 2 years after approval to finish the projects.

NOTE: To determine if your property is in an eligible or qualifying area please visit the Department of Economic Development website at the following address:
<http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?ref=addr&refresh=t>

Once you have determined your Census Tract and Census Block Group please look at the Qualifying areas at the NPA homepage:

https://ded.mo.gov/sites/default/files/programs/program-documents/NPAenate_bill_qualifying_areas15.pdf

Types of Eligible Projects (Refer to Grid on page 11)

REHABILITATION

Eligible Areas

An eligible area includes those properties in the state of Missouri that are single-family residences which are forty years of age or older and, do not lie within a distressed community as defined by section 135.530, RSMo. The following must apply to the property for this category:

- Occupied or intended to be occupied long-term by the owner or offered for sale at market rate for owner occupancy.
- If in a metropolitan statistical area or non-metropolitan statistical area, the property must be in a United States census block group which has a median household income of less than ninety percent (90%) but greater than or equal to seventy percent (70%) of the median household income for the metropolitan statistical area in which the census block group is located.

You must incur a **minimum** cost of **\$10,000** worth of eligible expenditures to receive a 25% tax credit. The maximum tax credit amount is \$25,000 in any 10-year period. *For example, if you spend \$30,000 to rehab your home, you could receive a \$7,500 tax credit [$\$30,000 \times 25\% = \$7,500$]. You could reapply continuously until you reach the \$25,000 tax credit amount.*

Please note: Multiple unit structures such as condominiums, lofts, and multiple single-family residences are not eligible under this area. A multiple unit structure in an eligible area requires a separate application for each condominium, loft, or residence.

Qualifying Area

A qualifying area includes those properties in the state of Missouri that are single-family residences which are forty years of age or older and lies within a distressed community as defined by section 135.530, RSMo. This also includes condominiums, lofts, and multiple single-family residences. The following must apply to the property for this category:

- Occupied or intended to be occupied long-term by the owner or offered for sale at market rate for owner occupancy.
- If in a metropolitan statistical area or non-metropolitan statistical area, the property must be in a United States census block group, which has a median household income of less than seventy percent (70%).

You must incur a **minimum** cost of \$5,000 worth of eligible expenditures to receive a 25% tax credit. The maximum tax credit amount is \$25,000 in any 10-year period. *For example, if you spend \$7,500 to rehab your home, you could receive a \$1,875 tax credit [$\$7,500 \times 25\% = \$1,875$]. You could reapply continuously until you reach the \$25,000 tax credit amount.*

Please note:

- **Multiple unit structures in a qualifying area must be submitted on ONE application. Remember to state the number of units to be completed, and the TOTAL project costs.**
- **Any municipality that has been labeled a distressed community in its entirety must apply under the “Qualifying” area only.**

Substantial Rehabilitation

Substantial rehabilitation is a 35% tax credit available to property owners who meet the following criteria:

1. Property is **fifty years** of age or older.
2. Rehabilitation costs are equal to or exceed **50%** of the purchase price of the residence or \$5,000 whichever is more.
3. Property must be located in a “**qualifying**” area.

If the above-mentioned criteria are met you will have the option to apply for the 35% tax credit. Example: If you purchased the residence for \$20,000, you would have to incur at least \$10,000 in rehab expenses. The maximum tax credit amount is \$70,000. *For example, if you spend \$45,000 to rehab your home, you could receive a \$15,750 tax credit [$\$45,000 \times 35\% = \$15,750$]. You could reapply continuously until you reach the \$70,000 tax credit amount.*

Please note: the Neighborhood Preservation Tax Credit Program may not be used with any other state tax credit program with the exception of the Historic Preservation Tax Credit Program as authorized by sections 253.545 to 253.561, RSMo. If historic preservation tax credits are claimed, the maximum available credits under this program will be the lesser of either the 20% of the eligible costs or \$40,000. The combination of NPA and Historic Preservation Tax Credits can only occur if the property is in a Qualifying area and will receive substantial rehabilitation. Also, the maximum tax credit for a project consisting of multiple-units in a qualifying area (in a distressed community) is \$3 million.

NEW CONSTRUCTION

Eligible Area

For new construction in the state of Missouri under this category, the following must apply:

- The newly constructed residence must be replacing a residence that is equal to or more than forty years of age and is demolished for the purposes of constructing a replacement residence.
- The residence is constructed on vacant property, which has been classified (for tax purposes) for not less than forty continuous years as residential, utility, commercial, railroad, or other real property.
- If in a metropolitan statistical area or non-metropolitan statistical area, the property must be in a United States census block group which has a median household income of less than ninety percent (90%) but greater than or equal to seventy percent (70%) of the median household income for the metropolitan statistical area in which the census block group is located.

There is no minimum cost that you must incur for new construction. The maximum tax credit amount is \$25,000 in any 10-year period. *For example, if you spend \$25,000 to construct your home, you could receive a \$3,750 tax credit [$\$25,000 \times 15\% = \$3,750$]. NOTE: (You may be eligible to reapply continuously until you reach the \$25,000 maximum tax credit amount if your “new construction” has not been completed and you have incurred additional construction expenses.)*

QUALIFYING AREA

If doing new construction in the state of Missouri under this category, the following must apply:

- The newly constructed residence must be replacing a residence that is equal to or more than forty years of age and is demolished for the purposes of constructing a replacement residence.
- The residence is constructed on vacant property, which has been classified (for tax purposes) for not less than forty continuous years as residential, utility, commercial, railroad, or other real property.
- If in a metropolitan statistical area or non-metropolitan statistical area, the property must be in a United States census block group, which has a median household income of less than seventy percent (70%).

There is no minimum cost that you must incur for new construction. The maximum tax credit amount is \$40,000 in any 10-year period. *For example, if you spend \$115,000 to construct your home, you could receive a \$17,250 tax credit [$\$115,000 \times 15\% = \$17,250$]. NOTE: (You may be eligible to reapply continuously until you reach the \$40,000 maximum tax credit amount if your “new construction” has not been completed and you have incurred additional construction expenses.)*

Qualifying (Distressed Community) Area

If doing new construction in the state of Missouri under this category, the following must apply:

- The land must have been **vacant for at least two years** and is or was occupied by a structure **condemned** by the local entity.

There is no minimum cost that you must incur for new construction. The maximum tax credit amount is \$40,000 in any 10-year period. *For example, if you spend \$115,000 to construct your home, you could receive a \$17,250 tax credit [$\$115,000 \times 15\% = \$17,250$. NOTE: (You may be eligible to reapply continuously until you reach the \$40,000 maximum tax credit amount if your “new construction” has not been completed and you have incurred additional construction expenses.)*

Please note:

- **Any municipality that has been labeled a distressed community in its entirety must apply under the “Qualifying” area only.**
- **No new residence may be constructed in a flood plain or on property used for agricultural purposes for the use of this program. If the land has been vacant please provide proof that the property hasn’t been classified or taxed as agricultural for the past 40 years.**

Eligibility Grid at a Glance

		<u>REHABILITATION</u>	
		Eligible Area	Qualifying Area (including Distressed Community)
Eligible Costs	Residence:	<ul style="list-style-type: none"> ▪ ≥ 40 years old 	<ul style="list-style-type: none"> ▪ ≥ 40 years old
	Tax credit:	<ul style="list-style-type: none"> ▪ 25% of eligible costs ▪ \$10,000 minimum costs ▪ \$25,000 tax credit max per residence per 10 years 	<ul style="list-style-type: none"> ▪ 25% of eligible costs ▪ \$5,000 minimum costs ▪ \$25,000 tax credit max per residence per 10 years
Substantial Rehabilitation	Residence:	<ul style="list-style-type: none"> ▪ N/A 	<ul style="list-style-type: none"> ▪ ≥ 50 years old
	Tax credit:	<ul style="list-style-type: none"> ▪ Not available 	<ul style="list-style-type: none"> ▪ 35% of eligible costs ▪ Minimum costs =>50% of purchase price AND no less than \$5,000 ▪ \$70,000 tax credit max per residence per 10 years
		<u>NEW CONSTRUCTION</u>	
		Eligible Area	Qualifying Area
			Non Distressed Community Distressed Community
Residence/land must be:		Replaces residence ≥ 40 years old OR On vacant land/property classified for tax purposes ≥ 40 years	Property/Land Vacant ≥ 2 years OR Condemned
Tax credit for eligible costs:		<ul style="list-style-type: none"> ▪ 15% of eligible costs ▪ No minimum ▪ \$25,000 tax credit max per residence per 10 years 	<ul style="list-style-type: none"> ▪ 15% of eligible costs ▪ No minimum ▪ \$40,000 tax credit max per residence per 10 years
Tax Credit for substantial rehabilitation:		Not available	

PRELIMINARY APPLICATION REVIEW PROCESS

This is not a competitive program. Applications **postmarked by February 15, 2017** are on equal standing and must go through a lottery process to determine the order in which applications are approved. Incomplete applications will be immediately denied upon receipt and review and will not move on to the lottery process.

Once the numbering of the applications is completed and the order in which they will be awarded is determined, the Department of Economic Development's staff will notify the applicant in writing of the status of the application.

WHAT HAPPENS AFTER THE REVIEW PROCESS?

If your application is not chosen for a tax credit award, we will notify you by letter. At that time, the official status of the application will be "Denied".

If your application is approved, the Department will also notify you by letter. You should proceed with your project to achieve the anticipated completion date as close as possible. Once you have completed the project, you will then submit the **final paper** work that must include the following:

1. Neighborhood Preservation Act Form 2 – Final Approval
2. NPA-E form – Must be signed and notarized.
3. Certification of Alien Employment Form (Required for both individual and business entities. Must be signed and notarized)
4. Invoices, receipts **and** proof of payment. (Including invoices, receipts, cancelled checks, bank statements, credit card statements, etc.) **Note: Cash payments and gift card purchases are not allowed.**
5. "After" Pictures – Pictures of the finished project.
6. Code Certification - a letter from the local building maintenance/housing official stating there are no outstanding building, property, or maintenance violations. If there are no building, maintenance, or property codes, a signed affidavit from the local governing official stating there are no such requirements in the municipality or county is required. A Certificate of Occupancy will suffice for new construction projects.
7. Independent Audit if the total project costs exceed \$250,000. (View the Cost Certification Guidelines online)

To obtain the forms for items numbered 1 - 3, you may either request them from the Department of Economic Development or retrieve them from the following website:

<https://ded.mo.gov/programs/community/neighborhood-preservation-act>

KEY NOTES:

- **Once the cost review is complete the Department of Revenue will check to make sure the applicant(s) do not have any state tax liability. If there is a state tax liability, that amount will be deducted from the original tax credit amount and the tax credit certificate will then be issued with the new adjusted amount.**
- **The Department of Economic Development will charge a fee of 2.5% of the amount of tax credits issued. All projects approved for credits under this 2017 application will be assessed this fee. Those not receiving approval will not be affected by this new legislation.**

How to use the Tax Credit

Once the project is completed and tax credits are issued, the applicant has the option to use the tax credits towards their Missouri state tax liability, transfer, or sell the credits. To claim the credit on your state tax return, you must complete the MO-TC form, which is available by request from the Department of Revenue, (573) 751-3505 or via DOR's website at www.dor.mo.gov.

PREPARING THE APPLICATION

When making the final preparation to send in the original application, keep an extra copy for your records. A checklist has been provided to ensure that you submit all required items. The applications must be **postmarked** by **February 15, 2017**. Applications postmarked after February 15, 2017 will be removed from the review process. Make sure the carrier used to deliver the applications provides a **“postmarked”** date on the package. It is strongly suggested that your application be sent via express or certified mail to ensure receipt. If the carrier used does not provide a postmarked date the delivery date to our office will be used for the postmarked date. **APPLICATIONS DELIVERED BY HAND WILL NOT BE ACCEPTED.** Applications must be mailed to either of the following addresses:

Missouri Department of Economic Development
Neighborhood Preservation Act Tax Credit Program
P.O. Box 118
Jefferson City, MO 65102

OR

Missouri Department of Economic Development
Neighborhood Preservation Act Tax Credit Program
301 W. High, Room 770
Jefferson City, MO 65102

KEY NOTES:

- Only one application can be submitted per structure.
- Structures that are multi-units must be submitted on the same application in qualifying areas only.
- Structures that are multi-units in an eligible area require one application per residence/unit.
- Properties that have been previously approved, awarded, or issued tax credits cannot be applied for once they have reached the maximum amount of credit for the 10 year period as stated in the statute.
- An applicant/entity can submit a **maximum of 75 applications**.
- Applicants sending duplicate applications or applicants exceeding the maximum number of 75 applications will be subject to disqualification.

APPLICATION INSTRUCTIONS

Part 1A - PRELIMINARY APPROVAL

Part 1A should be completed prior to the start of a new construction or rehabilitation project. This section will serve as a guide in completing the application. If you should have any questions or need clarification, call (573) 522-8004 and someone will assist you.

1. **Applicant Information:** provide the name of the person or entity that will be receiving the tax credit. The applicant must be the owner of the property and must incur and pay all costs during the construction. Proof of ownership **must** be submitted with the preliminary application.

Developers Section: indicate the type of category under partnership or corporation the applicant falls under. You are a developer if you will sell the residence and not reside in it after construction is complete. **For entities with flow through tax treatment (e.g. partnerships, S-corporations, etc.), include on a separate sheet the name, address, and social security number or taxpayer ID number for all persons or entities with an ownership interest. Provide the percentage ownership interest for each taxpayer as of the time of the application.** Give the name, address, telephone number, fax number, NAICS code, number of employees, taxpayer identification number (FEIN or SSN), proof of ownership, and e-mail address of the designated contact person of that company.

Homeowners Section: indicate if you are or will become the property owner and will maintain residence in this location after the construction is complete. Include the mailing address, telephone number, fax number, social security number, proof of ownership, and e-mail address.

2. **Project Contact:** specify the contact person for the project. This is the person who is knowledgeable about the project. This contact person will receive all correspondence on the project from the Department of Economic Development. It may be the applicant or a third-party contact. (Ex: A consultant) Please provide the name, address, telephone number, fax number, and email address of the project contact.
3. **Property Information:** you **must** provide the street address, city, county, and zip code of the property. Indicate the present tax classification of the property (residential, commercial, or both) and the tax classification after rehabilitation. Provide the legal description of the property as explained by your local government entity. A separate sheet may be attached.

4. **Type of Project:**

New Construction: if you are building a new structure on a vacant lot, you must indicate the amount of time the property has been vacant. You must also provide documentation that confirms the length of time and proves the property has been classified as residential, utility, commercial, railroad or other real property for no less than 40 continuous years. If you are demolishing a structure, you must also provide the same documentation to prove that the structure to be dismantled is greater than or equal to 40 years of age, and is being demolished for the purposes of constructing a replacement residence. **Demolition of a local historic structure or a national register house must be authorized by the local governing authority or a landmarks association if applicable. A listing of the landmark associations is available through the State Historic Preservation Office. It should be signed off by the locality as to 'no historic significance'.**

Rehabilitation: you must provide documentation that indicates the age of the structure being rehabbed. If you are applying as a substantial rehabilitation project, you must include verification of basis documentation, also known as acquisition price. This information will prove the purchase price of the structure (this information should be available in your closing documents or at the Recorder's office).

5. **Preliminary Tax Credit Request:** provide estimated costs of rehabilitation/construction and the estimated total cost of the project. The estimated project cost is the amount used to determine the pre-approved amount of tax credits. A project start date and completion date must be included to assist with the eligibility of the application.
6. **Project Information:** indicate if this project will receive other state/federal tax incentives or grants. Other information needed will be the expected number housing units produced after rehabilitation/construction and/or the number of expected number of businesses produced after rehabilitation/construction (if applicable). Examples of percent of units owner-occupied are: *100% is single-family residence; duplex is 50%, triplex is 33%, etc.* Indicate if property is receiving tax abatement through the local government entity; if so, the length of time the property will receive this abatement.
7. **Applicant Signature:** original signature(s) of authorized taxpayer claiming the credit must be provided (use additional sheets if necessary).

PART 1B – DETAILED DESCRIPTION OF WORK

Describe existing feature and its condition: provide a description (visual, structural, or other) of the project work and the current physical condition of the architectural features requiring work or the newly constructed features. Explain the entire project and not just those portions for which the tax credit will be sought. Begin by describing site work, followed by work on the exterior—including new construction—and finally work on the interior.

Describe work and proposed impact on existing feature: explain in detail the rehabilitation or new construction to be undertaken. Also, explain the effect (visual, structural, or other) on the architectural features receiving rehabilitation or being newly constructed (see examples in Appendix 1). Number each item to identify each architectural feature.

Photographs: number photographs or place them on a separate piece of paper that is numbered to show the architectural features before work begins. If new construction, photographs of the vacant land or structure to be demolished will suffice. Photographs should also be dated and labeled with the property name, the view (e.g. east side), and a brief description of what is shown. Photographs should be tied to the application narrative where appropriate. In many cases, it may be helpful to mark directly on the photographs the areas of proposed or completed work. Photographs may be black-and-white or color but must show architectural features clearly.

Photographs are not returnable.

The applicant **must** submit a sufficient number of good, clear photographs with the application to document both interior and exterior conditions (including site and environment) prior to any rehabilitation work and to show the areas of proposed work. Elevations, interior features, and spaces of the buildings should also be shown. **Where such documentation is not provided, review and evaluation cannot be completed, resulting in denial of the requested certification.**

Drawings or sketches: drawings or sketches are required when photographs are not available for proposed work to show planned alterations or new construction. They must be sufficiently detailed to show existing wall configurations and anticipated changes. Documentation should include floor plans and where necessary, sections and elevations. All drawings and sketches submitted with the application should be numbered and tied to the application narrative.

Estimated rehabilitation costs: you must give an approximate cost of the proposed rehabilitation of the feature or newly constructed feature.

Note: It is recommended that you contact your local building inspection authority prior to construction to ensure the property will not be in violation of any building or maintenance codes or to acquire an occupancy permit.

Definitions

1. Basis: is the cost of acquisition.
2. Distressed Community: as defined in Section 135.530, RSMo.
3. Eligible Area: a single-family residence forty years of age or older, located in this state and not within a distressed community as defined by Section 135.530, RSMo, which is occupied or intended to be occupied long-term by the owner or offered for sale at market rate for owner-occupancy and which is either located within a United States census block group which, if in a metropolitan statistical area, has a median household income of less than 90%, but greater than or equal to 70% of the median household income for the metropolitan statistical area in which the census block group is located, or which, if located within a United States census block group in a non-metropolitan area, has a median household income of less than 90%, but greater than or equal to 70% of the median household income for the non-metropolitan areas in the state.
4. New Residence: a residence constructed on land which if located within a qualifying area has either been vacant for at least two years or is/was occupied by a structure which has been condemned by the local entity in which the structure is located or which, if located outside of a qualifying area but within an eligible area, either replaces a residence forty years of age or older, demolished for purposes of constructing a replacement residence, or which is constructed on vacant property which has been classified for not less than forty continuous years as residential or utility, commercial, railroad or other real property. Property can not have a tax classification or assessed as agricultural in the past 40 years.
5. Qualifying Area: a single-family residence, forty years of age or older, located in this state which is occupied or intended to be occupied long term by the owner or offered for sale at market rate for owner-occupancy and which is located in a metropolitan statistical area or non-metropolitan statistical area within a United States census block group which has median household income of less than 70% of the median household income for the metropolitan statistical area or non-metropolitan area, respectively, or which is located within a distressed community. A qualifying residence shall include a condominium or residence within a multiple residential structure or a structure containing multiple single-family residences, which is located within a distressed community.
6. Substantial Rehabilitation: rehabilitation by which costs exceed 50% of either the purchase price or the cost basis of the structure immediately prior to the rehabilitation, provided that the structure is at least fifty years old.
7. Fair Market Value: the value as of the purchase of the property or the most recent assessment, whichever is more recent.
8. Vacancy: the intent is to get homeowners into properties; the property can be vacant no longer than one year (plus 30 days) vacancy allowance after the time of credit issuance. At the end of the one-year period, if the Department has not been notified of the sale of property, we will contact the taxpayer and require within 30 days to show proof of sale or recapture the full 100% of the credits.
9. Homeowner: the applicant will live and occupy the home after the construction is complete.

10. Developer: applicant has ownership of the property with the intent to sell the property(s) after the construction of the home is complete. The applicant will not occupy the home; it will be sold for owner occupancy after the construction is complete.

11. NAICS Code: NAICS – North American Industry Classification System. The Federal Office of Management and Budget (OMB) adopted the NAICS as the industry classification system used by the statistical agencies of the United States. NAICS replaces the 1987 Standard Industrial Classification (SIC). The NAICS is used for classifying business establishments to assist with gathering data related to measuring productivity, unit labor costs, and the capital intensity of production, employment and other information. Missouri businesses are assigned a NAICS when the company files a “Report to Determine Liability Status” with the Missouri Department of Labor and Industrial Relations, Division of Employment Security to determine Unemployment Tax Liability. Normally, a general business employer becomes liable for the tax and responsible for providing unemployment insurance for its workers when it:

- Pays \$1,500 in wages (cash and in-kind) in a calendar quarter, or
- Has an employee in some portion of a day in each of 20 different weeks, or
- Becomes liable under the Federal Unemployment Tax Act (FUTA) and employs a worker in Missouri, or
- Acquires and continues without interruption substantially all the business of a liable employer.

NPA APPLICATION CHECKLIST

Upon completing the application, carefully check this list to make sure you have included all of the **required forms** and **attachments** with the preliminary application. **ALL** of the following listed below must be included with the preliminary application. Failure to submit required information will result in the application being removed from the review and lottery process.

- Form 1A** – Preliminary Approval completed in **FULL**.
- Form 1 B** – Rehabilitation information and new construction descriptions and details. (See page 21 in the guidelines for an example.)
- Signature Page** – Signed and Notarized.
- Proof of Ownership** – Recorded Warranty Deed is preferred, other possibilities include a closing statement, tax bill, sales contract, or other documentation showing both the property address and the property owner. If this document doesn't include the purchase price of the home you will need to include a document showing the purchase price.
- Proof of acquisition/purchase price** – Executed copy of the closing or settlement statement.
- Proof of Age** - Contact the assessor's office or submit any documentation you have showing the age of the structure.
- Photographs/Drawings** – Before photographs of the repairs needed for rehabilitation or photos of the vacant lot or the structure to be demolished for new construction.
- Legal Description** – The legal description of the property.
- Proof of Fair Market Value** - Send a copy of a recent appraisal or contact the assessor's office to get the most recent property assessment.
- Tax Classification of Property** – Provide proof of the properties tax classification. Ex: residential, commercial, or agricultural.
- Alien Certification Form** – Required for both individual and business entities. Business entities will be required to complete the **E-Verify process** and submit the **E-Verify MOU**. Please visit <https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES> to enroll.
- Secretary of State's Office Registration** - If you are a business entity you need to submit proof of registration in good standing with the Missouri Secretary of State's office.

REMINDER

Carefully check your entire application to be sure you have not overlooked any required information. A checklist is being provided for this purpose. It is necessary for you to provide all documentation that the Department has requested in order for proper consideration to be given to your application. Keep a copy of the entire completed application (including attachments) for your own records.

NOTE: FAILURE TO SUBMIT ALL REQUIRED DOCUMENTATION WILL RESULT IN THE DISQUALIFICATION OF YOUR APPLICATION.



Examples of Completing Part 1B of the Preliminary Application

PART 1B.		
Detailed Description of Work: Includes site work, new construction, alterations, etc. Complete blocks below.		
ITEM NUMBER: 1		
Describe existing feature and its condition: Architectural Feature/Facade brick		
<i>Hard-pressed red brick with butter joints in good condition. Mortar is mostly sound but deteriorating and missing around the downspout at each end of façade. Some graffiti at first floor.</i>		
Describe work and proposed impact on existing feature.		
<i>Will selectively hand-clean deteriorated joints and repoint with mortar and joint width to match existing (see spec. pp. 33-35); chemically clean graffiti from first floor pier (see spec. pp.30-31).</i>		
PHOTO NUMBER <div style="text-align: center;">3.6</div>	DRAWING NUMBER. (IF NO PHOTO) <div style="text-align: center;">A-17</div>	ESTIMATED REHABILITATION COSTS <div style="text-align: center;">\$1,500</div>
ITEM NUMBER: 2		
Describe existing feature and its condition: Main staircase		
<i>Original stairs exist between 1st and 3rd floors. Some balusters missing and treads worn. Later stairs from 3rd to 8th floors.</i>		
Describe work and proposed impact on existing feature.		
<i>Replace missing balusters with matching pieces. Sand-painted banisters and balusters and varnish. Replace treads as needed. Sand and stairs. Retain later stair as is.</i>		
PHOTO NUMBER <div style="text-align: center;">9, 10</div>	DRAWING NUMBER. (IF NO PHOTO) <div style="text-align: center;">B-5</div>	ESTIMATED REHABILITATION COSTS <div style="text-align: center;">\$600</div>
ITEM NUMBER: 3		
Describe existing feature and its condition:		
Describe work and proposed impact on existing feature.		
<div style="font-size: 4em; opacity: 0.5; transform: rotate(-10deg); pointer-events: none;">SAMPLE</div>		
PHOTO NUMBER	DRAWING NUMBER. (IF NO PHOTO)	ESTIMATED REHABILITATION COSTS <div style="text-align: center;">\$</div>

NPA FREQUENTLY ASKED QUESTIONS (FAQ's)

Q: What is a state tax credit?

A: It is a dollar-for-dollar reduction/elimination of an entity's or individual's state tax liability, as opposed to a tax deduction.

Q: When would a Neighborhood Preservation Act tax credit be issued?

A: The tax credit is issued at the completion of the project with approval from the Department of Economic Development & Department of Revenue.

Q: Once the tax credit is issued, for what period of time can it be used?

A: The tax credit must first be claimed in the year that it was issued. If the credit exceeds the tax liability, the taxpayer has the option of carrying the excess back three years or forward five years. For example, upon completion of a project in 2018, tax credits would be issued in 2018. Those credits must first be applied against the tax liability for tax year 2018 (for a calendar year taxpayer, due April 15, 2019). If the credits exceed the 2018 tax liability, the taxpayer may amend its 2015, 2016, or 2017 returns (assuming the statute of limitations to amend the return for a given year has not yet expired) and use the excess credit for one or more of those years. Alternatively, or in addition to, the taxpayer may retain the excess credits and use them on its 2019-2023 returns.

*Visit the Department of Revenue's website at www.dor.mo.gov

Q: What are the options associated with receiving a Neighborhood Preservation Act tax credit?

A: Upon approval from the Department of Economic Development, the tax credit recipient can choose to use the credit against their tax liability or sell/transfer the credit to another person/entity.

Q: How do you claim the credit on their state tax return?

A: You must fill out a MO-TC form available by request from the Department of Revenue by calling (573) 751-3505 or accessing the website at <http://www.dor.mo.gov>

Q: What is required to sell/transfer the tax credit?

A: You must complete the MO-TF transfer form, available by request from the Department of Revenue by calling (573) 751-3505 or accessing the website at <http://www.dor.mo.gov>

Q: Is the tax credit refundable?

A: No, hence the sellable/transferrable option. However, if a person/entity chooses to apply the credit to a previous tax years return the portion paid to the state may be returned upon filing of an amended return.

Q: What is Senate Bill 1099 DOR Offset?

A: Once the audit is complete the Department of Revenue will look for any outstanding tax liabilities against the applicant. If the applicant has any outstanding tax liability the tax credit will be adjusted and issued with the outstanding tax liability removed from the original certificate amount.

ELIGIBLE EXPENDITURES

Rehabilitation:

- ✓ Site preparation
- ✓ Survey
- ✓ Architectural and engineering services
- ✓ Construction
- ✓ Modification
- ✓ Expansion
- ✓ Remodeling
- ✓ Structural alteration
- ✓ Replacements and alterations
- ✓ Costs directly attributed to the rehabilitation
- ✓ Utility extensions on the property (water, sewer, electrical)
- ✓ Sidewalks and driveways directly attached to the building.

New Construction:

- ✓ Property acquisition
- ✓ Development
- ✓ Site preparation
- ✓ Surveys
- ✓ Architectural and engineering services
- ✓ Construction
- ✓ Utility extensions on the property (water, sewer, electrical)
- ✓ Sidewalks and driveways directly attached to the building.

INELIGIBLE EXPENDITURES

Expenses not covered under this program, but not limited to:

- ✓ Costs not directly attached to the building
- ✓ Landscaping, including privacy fencing
- ✓ Buildings other than garages
- ✓ Appliances
- ✓ Mirrors
- ✓ Awnings
- ✓ Marketing
- ✓ Parking lot
- ✓ Window treatments
- ✓ Items that are removable without damage to the property



2017
LOG NUMBER (DED INTERNAL USE ONLY)
QUALIFYING/ELIGIBLE AREA (DED INTERNAL USE ONLY)

**NEIGHBORHOOD PRESERVATION TAX CREDIT
2017 PRELIMINARY APPROVAL FORM-1A**

- ❖ **Proof of ownership must be included with this application! If proof of ownership isn't included with this application it will NOT go through the lottery process!**
- ❖ **Application must be completed in full and include all required supporting documentation to be eligible for the lottery!**

PART 1A.

REQUESTOR/OWNER

1. APPLICANT INFORMATION (PERSON OR ENTITY OWNING THE PROPERTY AND CLAIMING THE TAX CREDIT)

NAME

DEVELOPERS - (Complete this section if you will sell the structure after construction) OR HOMEOWNERS - (Complete this section if you will reside in the structure after construction)

Partnership <input type="checkbox"/> General <input type="checkbox"/> Limited		Corporation <input type="checkbox"/> Regular <input type="checkbox"/> Subchapter S <input type="checkbox"/> Trust <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Not For Profit		NAME:	
NAME OF AUTHORIZED COMPANY OFFICIAL		TITLE		MAILING ADDRESS	
BUSINESS ADDRESS				CITY/TOWN	
CITY/TOWN		STATE	ZIP CODE	STATE	ZIP CODE
TELEPHONE		FAX		TELEPHONE	FAX
EMAIL ADDRESS				EMAIL ADDRESS	
TAXPAYER IDENTIFICATION NUMBER (OR SOCIAL SECURITY NUMBER)				SOCIAL SECURITY NUMBER	
NAICS CODE (See Definitions in Guidelines)		BUSINESS SIZE (Number of Employees including company owners)		SPOUSE SOCIAL SECURITY NUMBER	
HAS THE ENTITY/INDIVIDUAL (1a) EVER BEEN CONVICTED OF A VIOLATION OF THE LAWS OF ANY STATE AND, OR FEDERAL LAW? <input type="checkbox"/> YES <input type="checkbox"/> NO					
IF YES, PROVIDE THE DATE, THE COURT, THE CHARGES AT DISPOSITION AND THE CASE NUMBER					

<p>DATE OF PROPERTY ACQUISITION AND PROPERTY OWNERS NAME? (Proof of ownership must be submitted with the preliminary application. All applications submitted without proof of ownership will be denied and not go through the lottery process.)</p> <p>CURRENT OWNERS NAME:</p> <p>_____</p> <p>DATE OWNER PURCHASED/ACQUIRED PROPERTY:</p>	<p>DATE OF PROPERTY ACQUISITION AND PROPERTY OWNERS NAME? (Proof of ownership must be submitted with the preliminary application. All applications submitted without proof of ownership will be denied and not go through the lottery process.)</p> <p>CURRENT OWNERS NAME:</p> <p>_____</p> <p>DATE OWNER PURCHASED/ACQUIRED PROPERTY:</p>
--	--

2. PROJECT CONTACT

Owner Other (Consultant, etc.)

NAME

ADDRESS

CITY/TOWN	STATE	ZIP CODE
-----------	-------	----------

TELEPHONE	EMAIL:	FAX
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HAS THE CONTACT EVER BEEN CONVICTED OF A VIOLATION OF THE LAWS OF ANY STATE AND, OR FEDERAL LAW?

YES

NO

IF YES, PROVIDE THE DATE, THE COURT, THE CHARGES AT DISPOSITION AND THE CASE NUMBER

3. PROPERTY INFORMATION

ADDRESS

CITY/TOWN	STATE	ZIP CODE
-----------	-------	----------

COUNTY	CENSUS TRACT	CENSUS BLOCK GROUP
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Check the Specified Enterprise Zone, if applicable:

- St. Louis Midtown Enterprise Zone; (Designated 8/31/1983)
- Springfield Enterprise Zone; (Designated 5/11/84 thru 4th Expansion 11/12/86)
- Wellston Enterprise Zone; (Designated 5/31/84)
- Joplin Area/Webb City Enterprise Zone; (Designated 3/20/85 thru 2nd Expansion 11/27/85)
- Kansas City Enterprise Zone; (Designated 4/25/85 thru 1st Expansion 3/16/88)
- St. Joseph Buchanan County Enterprise Zone; (Designated 4/25/85)

PROPERTY (CURRENT TAX CLASSIFICATION) *Property can not be agricultural land within the last 40 years.

Residential Commercial Residential/Commercial

PROPERTY (TAX CLASSIFICATION AFTER CONSTRUCTION)

Residential Commercial Residential/Commercial

HAS THIS PROPERTY BEEN APPROVED FOR CREDITS IN A PRIOR YEAR?

Yes No Not Applicable – New Construction

If Yes, what are the previous log numbers and what year(s) were the credits awarded? _____

What are the amounts of credits this property has been approved or awarded? _____

PROPERTY LEGAL DESCRIPTON

4. TYPE OF PROJECT

NEW CONSTRUCTION

REHABILITATION

IS THE LOT CURRENTLY VACANT? *IF THE PROPERTY IS IN A DISTRESSED COMMUNITY PLEASE PROVIDE PROOF OF 2 YEAR VACANCY OR CONDEMNATION (see guidelines for details).

HOW OLD IS THE STRUCTURE? (MUST PROVIDE PROOF OF AGE)

YES NO IF YES, HOW LONG?

IS THERE A STRUCTURE TO BE DEMOLISHED? PLEASE PROVIDE PHOTOGRAPHS OF THIS STRUCTURE.

IS PROPERTY ON NATIONAL HISTORIC REGISTER OR A DESIGNATED LOCAL HISTORICAL STRUCTURE? YES NO

IF YES, HOW OLD IS THIS STRUCTURE? (PLEASE PROVIDE PROOF OF AGE)

PROOF OF AQUISITION COST (Include proof of acquisition price with preliminary application.)

Purchase Price \$ _____

WHAT IS THE PROPERTY TAX CLASSIFICATION (CONTACT LOCAL ASSESSOR AND PROVIDE PROOF)

PROVIDE PROOF OF FAIR MARKET VALUE. A RECENT APPRAISAL or ASSESSORS REPORT WILL SUFFICE. (See Definitions in Guidelines)

HOW LONG HAS THIS PROPERTY HAD THE CURRENT CLASSIFICATION? PROPERTTIES MUST NOT BE TAXED/ASSESSED AS AGRICULTURAL IN THE PAST 40 YEARS (PROVIDE PROOF OF CLASSIFICATION AND THAT IT HASN'T BEEN AGRICULTURAL FOR THE PAST 40 YEARS)

% OF CREDIT APPROVED

NPA Rehabilitation 25 35 (substantial rehab only)
 NPA New Construction 15
 NPA with HTC 20

5. PRELIMINARY TAX CREDIT REQUEST

ANTICIPATED COST OF REHABILITATION OR CONSTRUCTION

YEAR	AMOUNT	YEAR	AMOUNT
ANTICIPATED TOTAL COST OF PROJECT. * INCLUDE THE TOTAL FOR UNIT(S) APPLIED FOR ONLY ON THIS APPLICATION. INCLUDE ALL YEARS OF WORK. THIS AMOUNT IS USED TO CALCULATE THE AMOUNT OF YOUR TAX CREDIT.		ANTICIPATED TOTAL LABOR COST	
PROJECT START DATE. MM/DD/YYYY (REQUIRED)		PROJECT COMPLETION DATE. NO LATER THAN 12/31/2019 MM/DD/YYYY (REQUIRED)	

6. PROJECT INFORMATION

IS THERE OTHER LOCAL, FEDERAL, or STATE OF MISSOURI TAX CREDITS OR GRANTS BEING APPLIED TOWARD THIS PROJECT? (REQUIRED)

YES NO

IF YES, WHICH LOCAL, FEDERAL OR STATE PROGRAM?

- | | |
|---|---|
| <input type="checkbox"/> Missouri Housing Development Commission | <input type="checkbox"/> Enterprise Zone |
| <input type="checkbox"/> State Historic Preservation Tax Credit Program | <input type="checkbox"/> Federal Historic Preservation Tax Credit |
| <input type="checkbox"/> Local Community Development Block Grant | <input type="checkbox"/> Community Development Block Grant |
| <input type="checkbox"/> Other (please specify) _____ | |

ANTICIPATED NUMBER OF HOUSING UNITS (INCLUDED IN THIS APPLICATION ONLY)

ANTICIPATED NUMBER OF JOBS CREATED AND/OR BUSINESSES CREATED, IF ANY?

PERCENT OF HOUSING UNITS OWNER-OCCUPIED (REQUIRED)

TOTAL NUMBER OF UNITS NOT INCLUDED IN THIS APPLICATION?

WILL THE PROPERTY RECEIVE TAX ABATEMENT?

IF RECEIVING TAX ABATEMENT, FOR HOW LONG?

YES NO

7. PARTICIPATING IN THE E-VERIFY PROGRAM?

IS THE APPLICANT (BUSINESS ENTITY) ENROLLED AND PARTICIPATING IN THE E-VERIFY PROGRAM?

YES NO

Missouri Statutes (Section 285.525-285.555, RSMo) require any business entity receiving a state-administered tax credit to participate in a federal work authorization program, which enables employers to electronically verify employment eligibility with respect to employees working in connection with the activities that qualify the applicant for this program.

To access the E-Verify website, go to: <https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES>

8. Neighborhood Preservation Act – Applicant Certification

1. I certify that I am an authorized representative of the applicant and, as such, am authorized to make the statement of affirmation contained herein.
2. The information submitted by the applicant to DED in connection with the rehabilitation is true and correct and such information is consistent with documents provided to lenders, other government programs, or investors. The applicant hereby authorizes DED to verify such information.
3. Neither the applicant, nor any individual with an ownership interest in the applicant:
 - a. Has committed a felony, is currently under indictment or charged with a felony, or is currently on parole or probation;
 - b. Is delinquent with respect to any non-protested federal, state or local taxes or fees;
 - c. Has filed, or is preparing to file, for bankruptcy, unless otherwise disclosed to DED; or
 - d. Has failed to fulfill any obligation under any other state or federal program, including a failure to pay as agreed any accrual upon which tax credits were issued.
4. I will inform DED, if at any time before project completion, there is any change to the certifications made in paragraphs 3(a) through 3(d) of this statement of affirmation.
5. The applicant, and any vendors the applicant will utilize to perform the rehabilitation, are registered and in good standing with the Missouri Secretary of State's Office.
6. The applicant agrees to comply with any and all agreements made pursuant to the rehabilitation, upon which tax credits are issued.
7. I certify that the applicant does NOT knowingly employ any person who is an unauthorized alien and that the applicant has complied with federal law (8 U.S.C. § 1324a) requiring the examination of an appropriate document or documents to verify that each individual is not an unauthorized alien.
8. I certify that applicant is enrolled and will participate in a federal work authorization program as defined in Section 285.525(6), RSMo., with respect to employees working in connection with the activities that qualify applicant for this program. I certify that the applicant will maintain and, upon request, provide to DED documentation demonstrating applicant's participation in a federal work authorization program with respect to employees working in connection with the activities that qualify applicant for this program.
9. The applicant understands that, pursuant to section 285.530.5, RSMo, a general contractor or subcontractor of any tier shall not be liable under sections 285.525 to 285.550 when such general contractor or subcontractor contracts with its direct subcontractor who violates section 285.530.1, if the contract binding the contractor and subcontractor affirmatively states that the direct subcontractor is not knowingly in violation of section 285.530.1 and shall not henceforth be in such violation and the contractor or subcontractor receives a sworn affidavit under the penalty of perjury attesting to the fact that the direct subcontractor's employees are lawfully present in the United States.
10. I understand that if the applicant is found to have employed an unauthorized alien, applicant may subject to penalties pursuant to Sections 135.815, 285.025, and 285.535, RSMo.
11. I hereby agree to allow DED, Department of Revenue, or either of their designated representatives, access to the property and applicable records as may be necessary for the administration of this program.

12. I certify that (check the applicable box):

I have included a copy of the executed E-Verify Program for Employment Verification Memorandum of Understanding between the company/organization and the Department of Homeland Security, United States Citizenship and Immigration Services (DHS-USCIS) and Social Security Administration.

I am not a business entity as defined in RSMo 285.525 (1) as “any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage or livelihood. The term “business entity” shall include but not be limited to self-employed individuals, partnerships, corporations, contractors, and subcontractors. The term “business entity” shall include any business entity that possesses a business permit, license, or tax certificate, issued by the state, any business entity that is exempt by law from obtaining such a business permit, any business entity that is operating unlawfully without such a business permit. The term “business entity” shall not include a self-employed individual with no employees or entities utilizing the services of direct sellers as defined in subdivision (17) of subsection 12 of section 288.034, RSMo.”

13. By submitting this application, I acknowledge that the applicant shall comply with DED Neighborhood Preservation Act requirements. I further acknowledge that the applicant’s failure to comply with the Program requirements shall result in the return to DED of any remaining unexpended tax credit proceeds and repayment to DED the monetary value of any expanded tax credit proceeds.

14. I certify under penalties of perjury that the above statements, information contained in the application and attachments are complete, true, and correct to the best of my knowledge. I also realize that failure to disclose material information regarding the applicant, its owners, or any other pertinent facts may result in criminal prosecution.

15. I hereby agree to allow DED, Department of Revenue, or either of their designated representatives, access to the property and applicable records as necessary for the administration of this program.

APPLICANT SIGNATURE	PRINT NAME	TITLE	DATE
NOTARY PUBLIC EMBOSSEER SEAL	On this ____ day of _____, 20____, appeared _____ to me personally known to be the person who executed the above certification, and acknowledges and states on his/her oath to me that he/she executed the same for the purpose therein stated.		
	STATE OF _____		COUNTY _____
	NOTARY PUBLIC NAME _____	MY COMMISSION EXPIRES _____	USE RUBBER STAMP IN AREA BELOW
	NOTARY PUBLIC SIGNATURE _____		

PART 1B.

Detailed Description of Work: Includes site work, new construction, alterations, etc. Complete blocks below.
(REQUIRED FOR NEW CONSTRUCTION AND REHABILITATION)

ITEM NUMBER: 1

Describe existing feature and its condition:

Describe work and proposed impact on existing feature.

PHOTO NUMBER

DRAWING NUMBER. (IF NO PHOTO)

ESTIMATED REHABILITATION COSTS

\$

ITEM NUMBER: 2

Describe existing feature and its condition:

Describe work and proposed impact on existing feature.

PHOTO NUMBER

DRAWING NUMBER. (IF NO PHOTO)

ESTIMATED REHABILITATION COSTS

\$

ITEM NUMBER: 3

Describe existing feature and its condition:

Describe work and proposed impact on existing feature.

PHOTO NUMBER

DRAWING NUMBER. (IF NO PHOTO)

ESTIMATED REHABILITATION COSTS

\$

PART1B. – DESCRIPTION OF REHABILITATION (continuation sheet...)

ITEM NUMBER:

Describe existing feature and its condition:

Describe work and proposed impact on existing feature.

PHOTO NUMBER

DRAWING NUMBER (IF NO PHOTO)

ESTIMATED REHABILITATION COSTS

\$

ITEM NUMBER:

Describe existing feature and its condition:

Describe work and proposed impact on existing feature.

PHOTO NUMBER

DRAWING NUMBER (IF NO PHOTO)

ESTIMATED REHABILITATION COSTS

\$

ITEM NUMBER:

Describe existing feature and its condition:

Describe work and proposed impact on existing feature.

PHOTO NUMBER

DRAWING NUMBER (IF NO PHOTO)

ESTIMATED REHABILITATION COSTS

\$