

DEFINITIONS

100-year Floodplain: areas with a 1% annual chance of flooding per <https://www.fema.gov/glossary/flood-zones>

2020 Enterprise Green Communities: <https://www.enterprisecommunity.org/impact-areas/resilience/green-communities>

Administrative Appeal: appeal process in accordance with A.R.S. §§ 41-1092 through 1092.12

Annual Ceiling: the calendar year population-based component under I.R.C. § 42(h)

Annual LIHTC Allocation: one of the 10 years of LIHTCs reserved for the associated project

Annual STC Allocation: one of the 10 years of STCs reserved for the associated project

Capital Needs Assessment: Property inspection reports on the life expectancy and cost of major items needed to maintain a property

Carryover Allocation: a contract between the ownership entity and ADOH under I.R.C. § 42(h)(l)(E)

Choice Neighborhoods: <https://www.hud.gov/cn>

Community Development Block Grant: <https://www.hudexchange.info/programs/cdbg/>

DDA: Difficult Development Area as designated by HUD

Debt Service Coverage Ratio: as indicated in the "Cash Flow" tab of the underwriting spreadsheet.

Determination of Qualification Letter: a letter ADOH issues after determining a project using tax-exempt bonds is eligible for LIHTCs under I.R.C. § 42(m).

Difficult Development Area: <https://www.huduser.gov/portal/datasets/qct.html>

DSCR: Debt Service Coverage Ratio

Federal Historic Rehabilitation Tax Credit: <https://www.nps.gov/tps/tax-incentives.htm>

Form 8609: <https://www.irs.gov/forms-pubs/about-form-8609>

Forward Commitment: a contract between the ownership entity and ADOH to allocate LIHTCs in a future year.

HERS Rating: standard by which a home's energy efficiency is measured.

HOME Investment Partnership: https://www.hud.gov/program_offices/comm_planning/home

Homelessness: <https://www.hudexchange.info/news/huds-definition-of-homelessness-resources-and-guidance/>

Housing Choice Voucher:

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about

HUD 811 Rental Assistance: https://www.hud.gov/program_offices/housing/mfh/progdesc/disab811

I.R.C. § 42: Section 42 of the Internal Revenue Code of 1986, as amended

ICC 700 National Green Building Standard: <https://www.nahb.org/advocacy/industry-issues/sustainability-and-green-building/icc-700-national-green-building-standard>

Information Bulletin: Arizona Department of Housing notices posted to <https://housing.az.gov/blog-terms/information-bulletins>

Leadership in Energy & Environmental Design: <https://www.usgbc.org/leed>

LOCCS Balance: https://www.hud.gov/program_offices/cfo/loccs_guidelines

LURA: Land Use Restriction Agreement

Minimum Set-Aside: I.R.C. § 42(g)(1)(A), (B), or (C)

Model Content Standards: <https://www.housingonline.com/councils/national-council-housing-market-analysts/model-content-standards/>

Native American Housing Assistance and Self Determination Act:
https://www.hud.gov/program_offices/public_indian_housing/ih/codetalk/nahasda

NOFA: Notice of Funding Availability

Nonprofit: An organization tax exempt under Internal Revenue Code Section 501(c)(3) because of being organized and operated exclusively for religious, charitable, scientific, testing for public safety, literary, educational, or other specified purposes and that meet certain other requirements.

Ownership Entity: LLC or limited partnership named as the owner in Part I(C) of the Form(s) 8609 and in contracts with ADOH.

Passive Housing Institute US: <https://www.phius.org/home-page>

Place in Service: The day a building receives a certificate of occupancy and is ready and available for its specifically assigned function.

QCT: Qualified Census Tract

Qualified Census Tract: <https://www.huduser.gov/portal/datasets/qct.html>

Rehabilitation Hard Costs: Line 47 in the "Costs and Eligible Basis" tab of the underwriting spreadsheet.

Reservation: a determination by ADOH that an application will result in an award of resources.

SLR: Subsidy Layering Review

Subsidy Layering Review: ADOH evaluation to determine the investment of HUD-administered resources does not exceed the amount that is necessary pursuant to 24 CFR Part 92.

Tax-Exempt Organization: An organization tax exempt under Internal Revenue Code Section 501(c)(3) because of being organized and operated exclusively for religious, charitable, scientific, testing for public safety, literary, educational, or other specified purposes and that meet certain other requirements.

TDHE: Tribally Designated Housing Entity

Technical Review: ADOH review of materials submitted by the owner, including a certification that sources, uses and equity interest and ownership have not changed since reservation.

Uniform Standards of Professional Appraisal Practice: ethical and performance standards for the appraisal profession in the U.S.

US Department of Energy Zero Energy Ready Home Program:
<https://www.energy.gov/eere/buildings/zero-energy-ready-homes>

USDA-Rural Development: <https://www.rd.usda.gov/>