

2022-2023 QAP Application Workshop

December 8, 2022







References

APPLICATION MATERIALS 2022-2023

2022-2023 Underwriting Spreadsheet

2022-2023 QAP Application Forms 9% LIHTC

2022-2023 QAP Application Forms 4% LIHTC

QAP

Application Form

LIHTC QUALIFIED ALLOCATION PLAN

2022-2023 QAP Post-Award Manual €	2022-2023 QAP Final October 2022 ₽
2022-2023 QAP October 2022 Final Redlines ₽	2022-2023 QAP August 2022 Draft Redline
Market Analysts List	2022-2023 Final QAP
2022-2023 QAP Definitions	Public Meeting - 2022-2023 QAP Overview Session
QAP Overview Virtual Session	Review of QAP
2021 QAP Clarifications	2021 Final Qualified Allocation Plan

https://housing.az.gov/documentslinks/forms/rental-development-lihtc

Application Deadlines

9% LIHTC Application Deadline	April 3, 2023
4% LIHTC Application Deadline	Anytime – Rolling Basis
STC Round – 9% Rural	April 3, 2023
STC Round – 4% Metro & Rural	July 18, 2023



Compliance Update

Communication is Key

LURA's & Property Management

Upcoming Training:

- February 14 17, 2023
- July 18 21, 2023
- October 24 27, 2023



Questions

- Written Question
 - Until February 28, 2023
 - Clarifications Posted

rental-qap@azhousing.gov







Application Form and Submission

- Full Electronic
 Submission
- ADOH Portal

https://housing.az.go v/portals/documentupload-portals/rentaldevelopment-uploadportal





Self-Score
Only New Construction



Tab	All Applications
Tab A - Application Documents	Applicant Certification and Indemnification
	Completed Application Workbook
	Underwriting Workbook



Tab	All Applications
Tab B - Entity Documents	Entity Documents
	Financial Statements
	Organization Chart
	Non-profit Organization Documentation
	Signature Block and Authorized Signer
	Disqualification Certification

Tab	All Applications
Tab C- Site Plan and Project Location	Site Plans and Elevations
	Site Control
	Floodplain - FEMA Map
	Zoning Verification
	Utility Connection Verification and Public Road Access
	Appraisal
	Market Need

Tab	All Applications
Tab D	Funding Sources
Tab E	Relocation



Tab	Rehabilitation Applications
Tab F	LIHTC Resyndications
Tab G	Scope of Work
Tab H	Capital Needs Assessment
Tab I	Existing Rental Assistance Contract





9%
Application
Forms

New Construction

Tab J - Supportive Housing

- ***•Tenant Based Rental Assistance
 - •Section 811 No Senior Housing
 - Rental Assistance







9% Application Forms

New Construction

- Tab M QCT Map
- Tab N DDA Map
- Tab O Historic Tax Credit
- Tab L Land Lease
- Tab Q Local Government RFP





9% Application Forms

New Construction

Tab R – Subsequent Phase

Tab S – Homeownership Conversion

Tab T – Senior Housing

Tab U – Incompatible Uses



9% Application Forms

Tribal Projects

- Tribal Land
- LOCCS Balance
- Housing Authority
 Waitlist





Tab	All Applications
Tab A - Application Documents	Applicant Certification and Indemnification
	Completed Application Workbook
	IDA Letter
	Underwriting Workbook

Tab	All Applications
Tab B - Entity Documents	Entity Documents
	Financial Statements
	Organization Chart
	Non-profit Organization Documentation
	Signature Block and Authorized Signer
	Disqualification Certification

Tab	All Applications
Tab C - Site Plan and Project Location	Site Plans and Elevations
	Site Control
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	Market Need

Tab	All Applications
Tab D	Funding Sources
Tab E	CPA Opinion
Tab F	Relocation



Tab	Rehabilitation Applications
Tab G	Scope of Work
Tab H	Capital Needs Assessment
Tab I	Existing Rental Assistance Contract

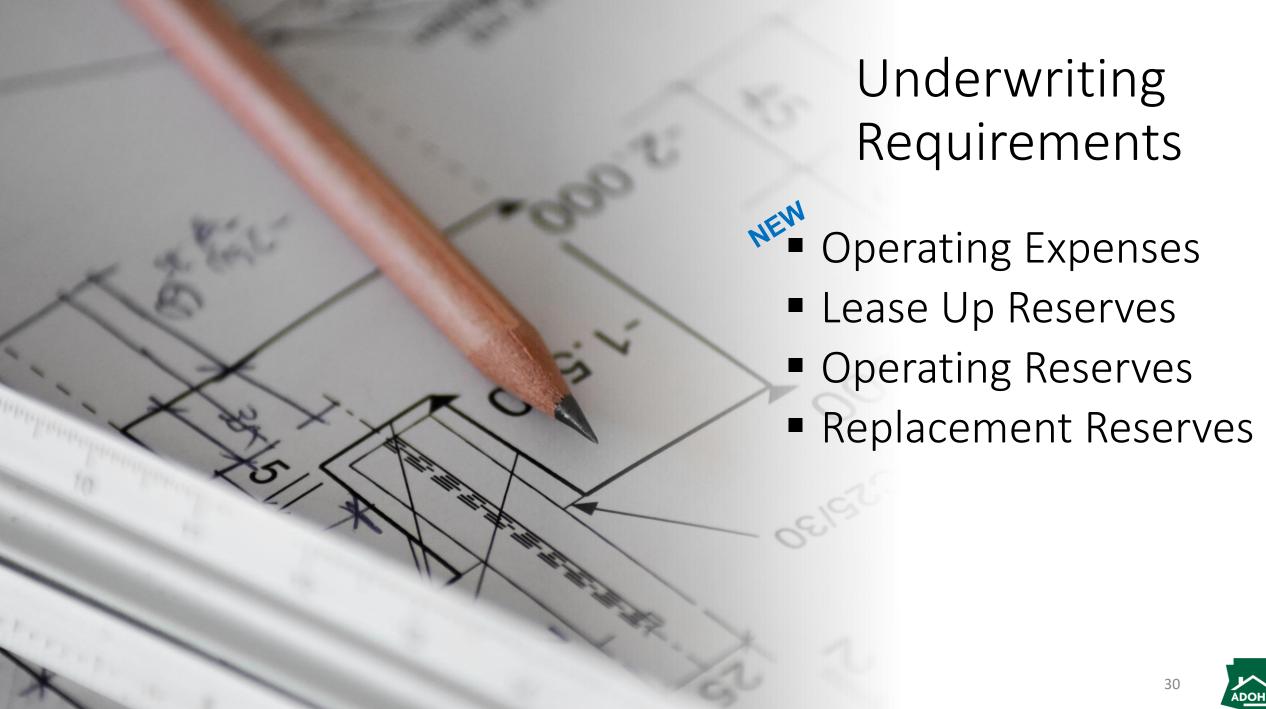
Tab	New Construction Applications		
Tab J	Qualified Census Tract (if applicable)		
Tab K	Difficult Development Area (if applicable)		
Tab L	Historic		
Tab M	Incompatible Uses		

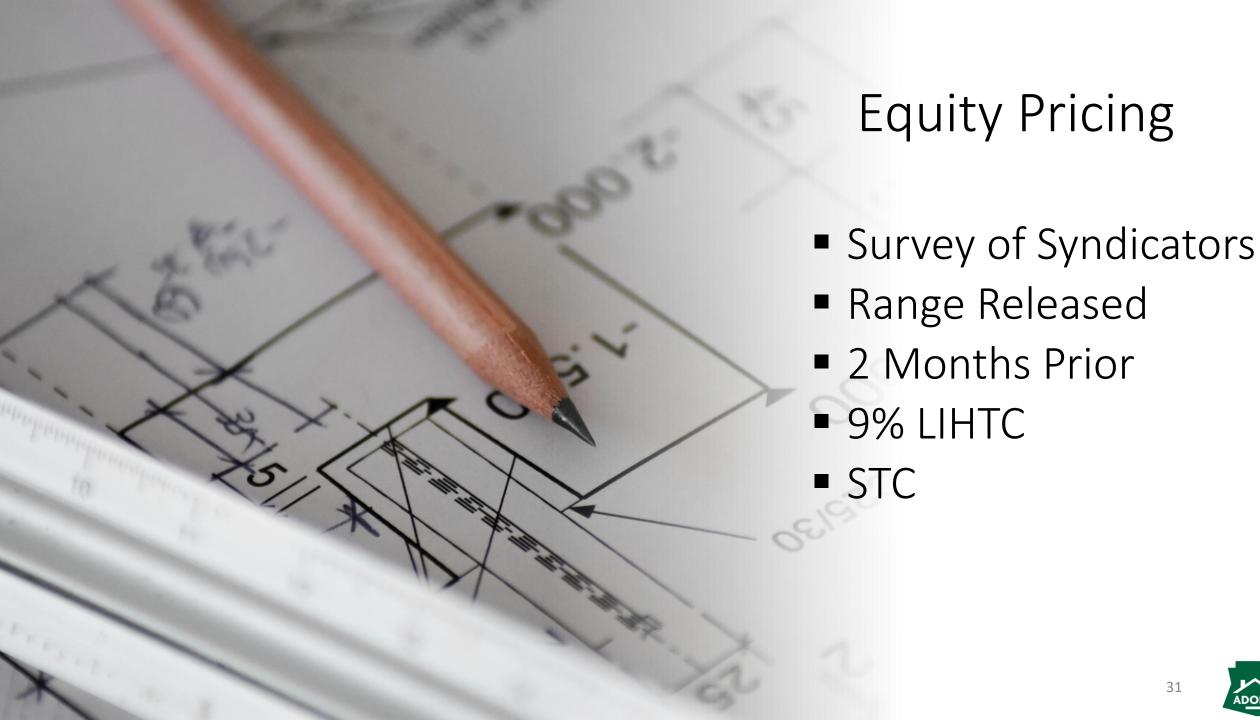


Underwriting Requirements

- Vacancy Rate
- Trends (2% and 3%)
- DSCR
- Upwards:
- **1**.15 -1.35
- Downwards:
- **1.50-1.10**











STC Limits

- Rural \$2,000,000
- Urban \$2,000,000
- Project Minimum \$500,000
- Project Maximum \$1,000,000





STC Application Requirements

- STC & 4% LIHTC
 - LOI STC Syndicator
 - UW Workbook
 - STC Election
- STC & 9% LIHTC
 - LOI STC Syndicator
 - UW Workbook
 - STC Election
 - Secondary Workbook





Allocation Rounds

Allocation Year	Competitive Allocation Round	Date	Туре	Amount
2023	1 st Round	August 1, 2022	4% Metro	\$2,000,000
2023	2 nd Round	April 3, 2023	9% Rural	\$2,000,000
2023	3 rd Round	July 18, 2023	4% Rural and Metro	Any Remaining

Asset Management Handbook

Effective Date: December 30, 2022



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