



State Housing Trust Funds 4% NOFA Overview Issued December 17, 2024

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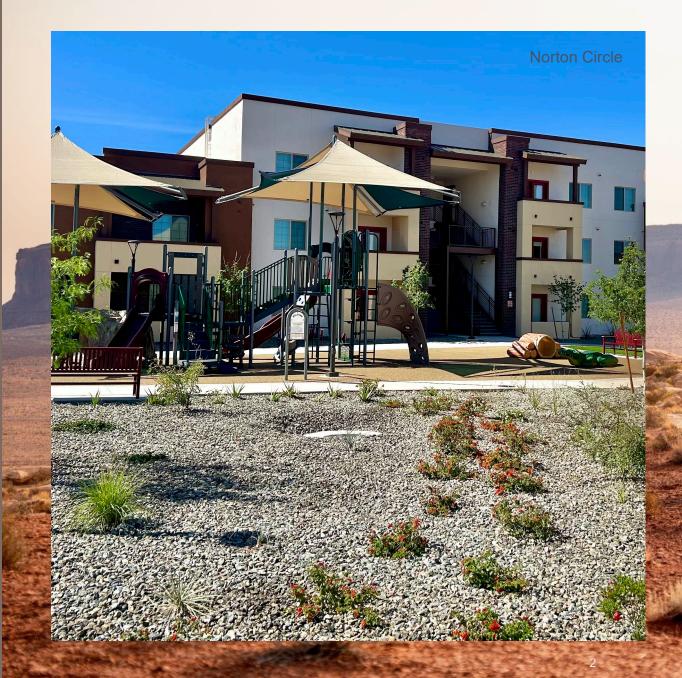
Total Amount Available in NOFA: \$10,000,000

> <u>Source:</u> State Housing Trust Funds

> > Project Type:

4% LIHTC projects <u>without</u> a prior award of ADOH gap financing and have <u>not</u> closed on equity financing

> <u>Max Per Project</u> \$2,000,000





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HOUSING

Application Selection Criteria

- 1. 4% LIHTC projects that have not previously received ADOH gap financing **and** have **not** closed on their equity financing in the following order:
 - a) Projects that are approved for construction permits by the applicable jurisdiction will be awarded first;
 - b) Projects that have submitted construction documents for building plan review by the local jurisdiction will be awarded second;
 - c) Projects that have received design approval from the applicable design review committee will be awarded third (site plan approval does not meet the intent of design approval);
 - d) Projects providing the greatest number of affordable housing units (60% AMI and below) will be awarded next.



Equitable Distribution

Principal Limit:

The maximum amount of projects awarded under this NOFA will be limited to no more than one award per Principal.

County Limit:

The maximum amount of projects awarded under this NOFA will be limited to no more than three awards per County.



Eligibility Requirements



Full 4% LIHTC Application

Confirmation of Selection Criteria Form

2024-2025 Gap Application Workbook Confirmation of NOFA Requirements Form

Delegation of Determination letter from the IDA

Volume Cap

Letter

Gap Application Fee

> Any other requirements found in the NOFA



Loan Documents

- ADOH Funding Agreement
- Promissory Note
- Conditions, Covenants and Restrictions ("CC&Rs")
- Deed of Trust
- Land Use Restriction Agreement (LURA)
- Consent(s) to the LURA
- Subordination Agreements

Please contact the Rental Loan Team at RentalLoans@azhousing.gov if you need the loan templates provided to you.

Terms

State-Assisted Units:

All LIHTC Units in the Project will be considered stateassisted

Terms: 3% Interest 20 year loan term Min \$1,000 or 50% Surplus Cash Flow 20 years of affordability

Eligible Uses:

Reasonable and Customary Construction Costs (or acquisition and rehabilitation costs of properties to be improved) on a reimbursement basis







Application Submission Deadline

Due February 14, 2025 by 4 PM MT

via the Rental Development Portal

https://housing.az.gov/online-services/document-upload-portals/rental-development-portal

Please submit written questions to:

Melanie Brewer Senior Programs Administrator melanie.brewer@azhousing.gov

> **Questions Accepted Until February 7 at** 4:00 PM



