

# 2025 INFORMATION BULLETIN

REGARDING PROGRAMS: Rental Development

REGARDING FUNDING SOURCES: Low Income Housing Tax Credit (LIHTC)

INFORMATION BULLETIN No. 16-25

ISSUED: March 12, 2025

RE: 2024-2025 Amended Qualified Allocation Plan Q&As

## 2024-2025 Amended Qualified Allocation Plan (QAP) Questions and Answers – Final

The Arizona Department of Housing (ADOH) has posted the final [2024-2025 Amended QAP Questions and Answers](#), which can be download from the [ADOH website](#).

*\*Please note that there has been an update to the final Questions and Answers regarding income averaging in questions 42 and 68 listed below. ADOH apologizes for any confusion this may have caused.*

**Q42:** As part of our 9% LIHTC application, we are submitting a waiver to income average past 50% AMI, the income band the QAP states 9% deals can income average up to. ADOH's compliance manual also stipulates that 9% deals can only income average up to 50% AMI. Do we need to submit a waiver to the compliance department in addition to the waiver we are submitting as part of our LIHTC application?

**A42:** The Department will **not** accept waivers to income average past 50% AMI. For 9% LIHTC applications, the average income and rent restrictions of the low-income units (not including any units set aside for employees) must be fifty percent (50%) or lower.

**Q68:** QAP Section IV(C)(5), New Construction: 9% LIHTC Income and Rent Targeting states that it is a requirement for new construction projects to target an average income of 50% or lower for all low-income units. Is ADOH accepting waivers for this requirement?

**A68:** The Department will **not** accept waivers to income average past 50% AMI. For 9% LIHTC applications, the average income and rent restrictions of the low-income units (not including any units set aside for employees) must be fifty percent (50%) or lower.

**REMINDER:** 9% LIHTC applications are due **April 1, 2025, by 4:00 pm MT via the [Rental Development Portal](#)**.

All fees must be paid by original check or electronically through [ADOH's Payment Portal](#) and are nonrefundable. If paying by check, please remit to:

Senior Programs Administrator  
Arizona Department of Housing  
1110 W Washington St., Suite 280  
Phoenix, AZ 85007

