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Washington Update

2021 Arizona Housing Forum

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Agenda

Legislative Update

AHCIA

New Incentives

Arizona State Housing Credit

COVID-19 Relief

Health Considerations in the QAP

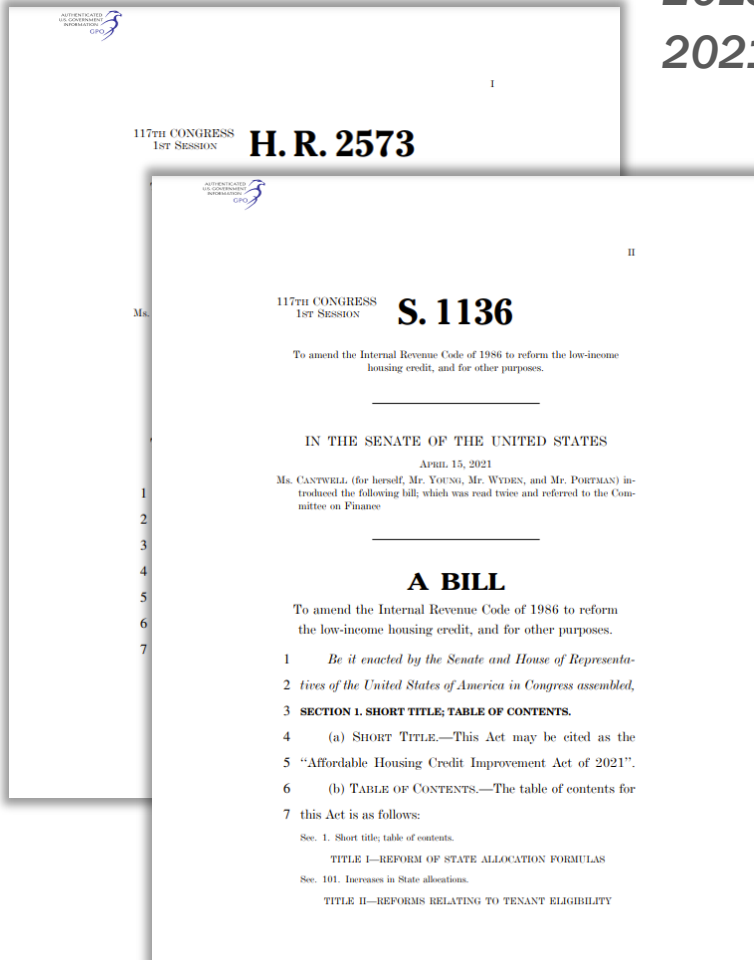
Racial Equity Considerations in all practices

Affordable Housing Credit Improvement Act

REINTRODUCED APRIL 15, 2021

2019 bill cosponsors: S. 1703: 11R 28D 2I | H.R. 3077: 79R 154D

2021 bill cosponsors: S. 1136: 10R 15D | H.R. 2573: 39R 62D as of 8/16/2021



CANTWELL
D-WA



YOUNG
R-IN



WYDEN
D-OR



PORTMAN
R-OH



DELBENE
D-WA



WALORSKI
R-IN



BEYER
D-VA



WENSTRUP
R-OH

Affordable Housing Credit Improvement Act

EFFECT OF PRIMARY PROVISIONS

SECTION 313



Lowering the 50%
Test to 25%

Up to **1,494,000**
additional rental
homes over 10 years

SECTION 101

Increase in 9%
allocations

299,000
additional rental
homes over 10 years

SECTIONS 308, 501, 402

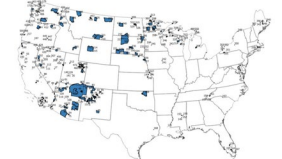
Implementing three 30%
basis boost provisions



Discretionary



Rural



Native American

222,000
additional rental
homes over 10 years

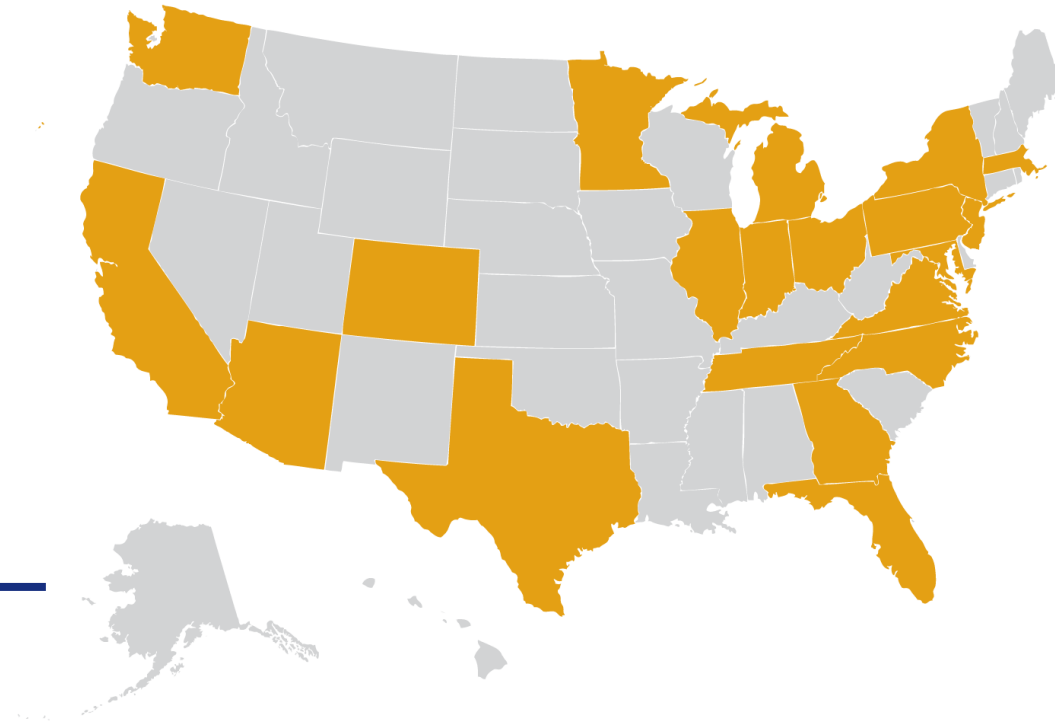
Total: 2,015,000 additional rental homes over ten years

Affordable Housing Credit Improvement Act

States Seeing the Largest Increase in Affordable Rental Homes Due to AHCIA

Additional Homes Over 10 Years

1	California	329,440
2	Texas	157,370
3	Georgia	151,920
4	New York State	119,890
5	Florida	115,800
6	Tennessee	67,250
7	Maryland	66,800
8	Washington	66,720
9	Illinois	61,080
10	Massachusetts	55,840
11	Virginia	51,650
12	Colorado	48,030
13	Pennsylvania	47,200
14	Michigan	46,430
15	Indiana	45,530
16	Arizona	40,680
17	North Carolina	40,190
18	Minnesota	39,910
19	Ohio	39,200
20	New Jersey	37,300



Source: Novogradac



Affordable Housing Credit Improvement Act

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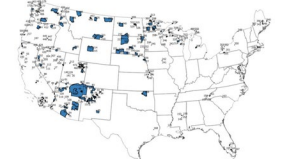
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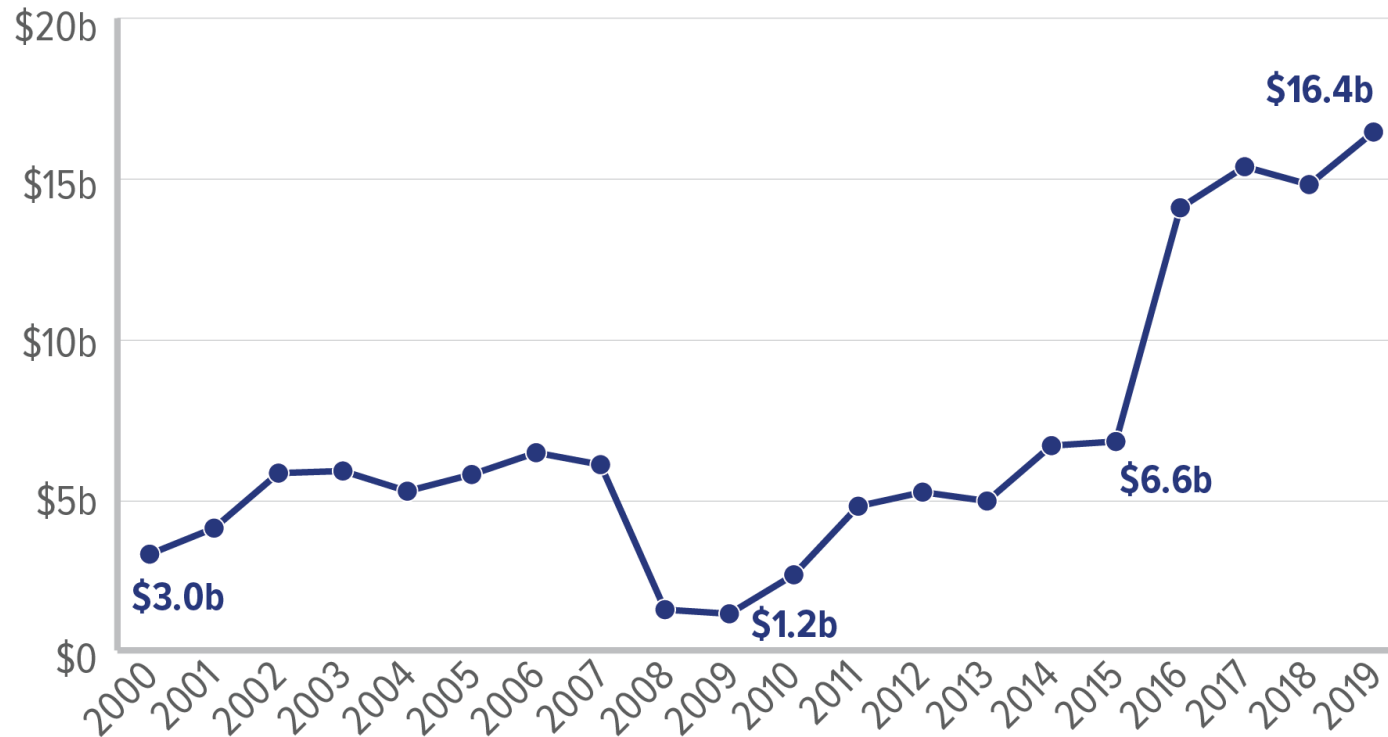
222,000
additional rental
homes over 10 years

Total: 2,015,000 additional rental homes over ten years

Bond Issuance

Multifamily Private Activity Bond Issuance

www.novoco.com/blog



Source: Council of Development Finance Agencies; Novogradac



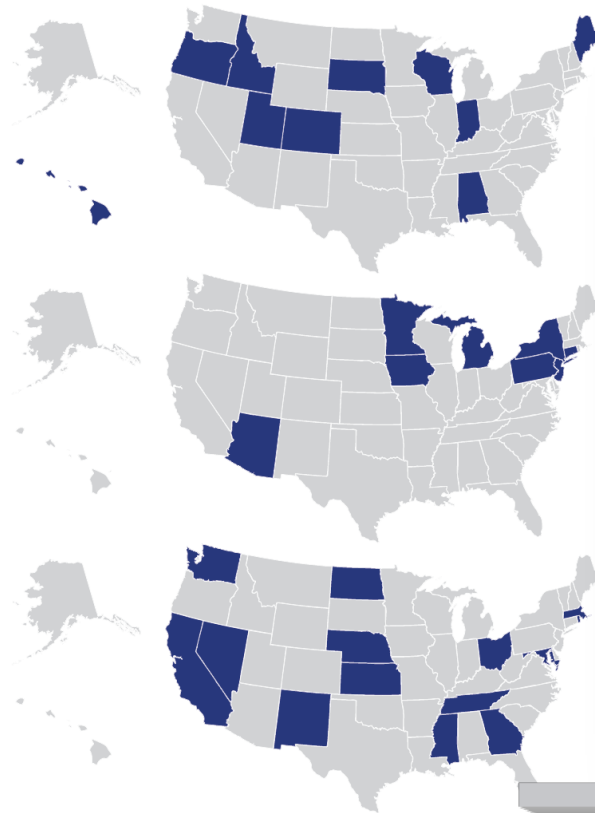
Bond Issuance

States Using More Than 50% of the Private Activity Bond Cap

States using **50% to 74%**
of their 2019 PAB cap

States using **75% to 100%**
of their 2019 PAB cap

States using **more than 100%**
of their 2019 PAB cap



www.novoco.com/blog



Source: Council of Development Finance Agencies; Novogradac



August 19, 2021

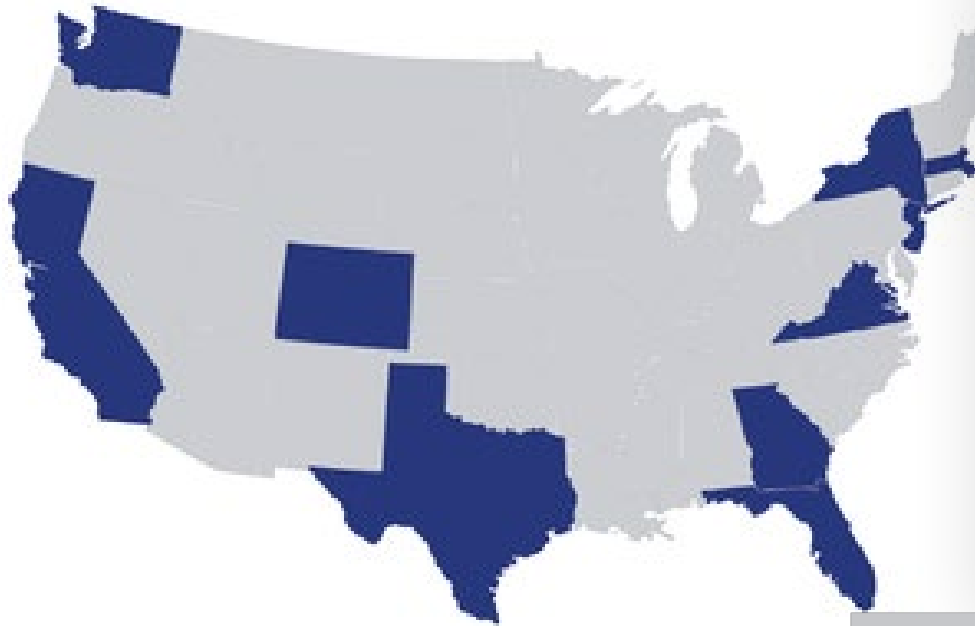
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Bond Issuance

States that report issuing the **largest amounts** of private activity bonds in **2019** for **multifamily housing**...

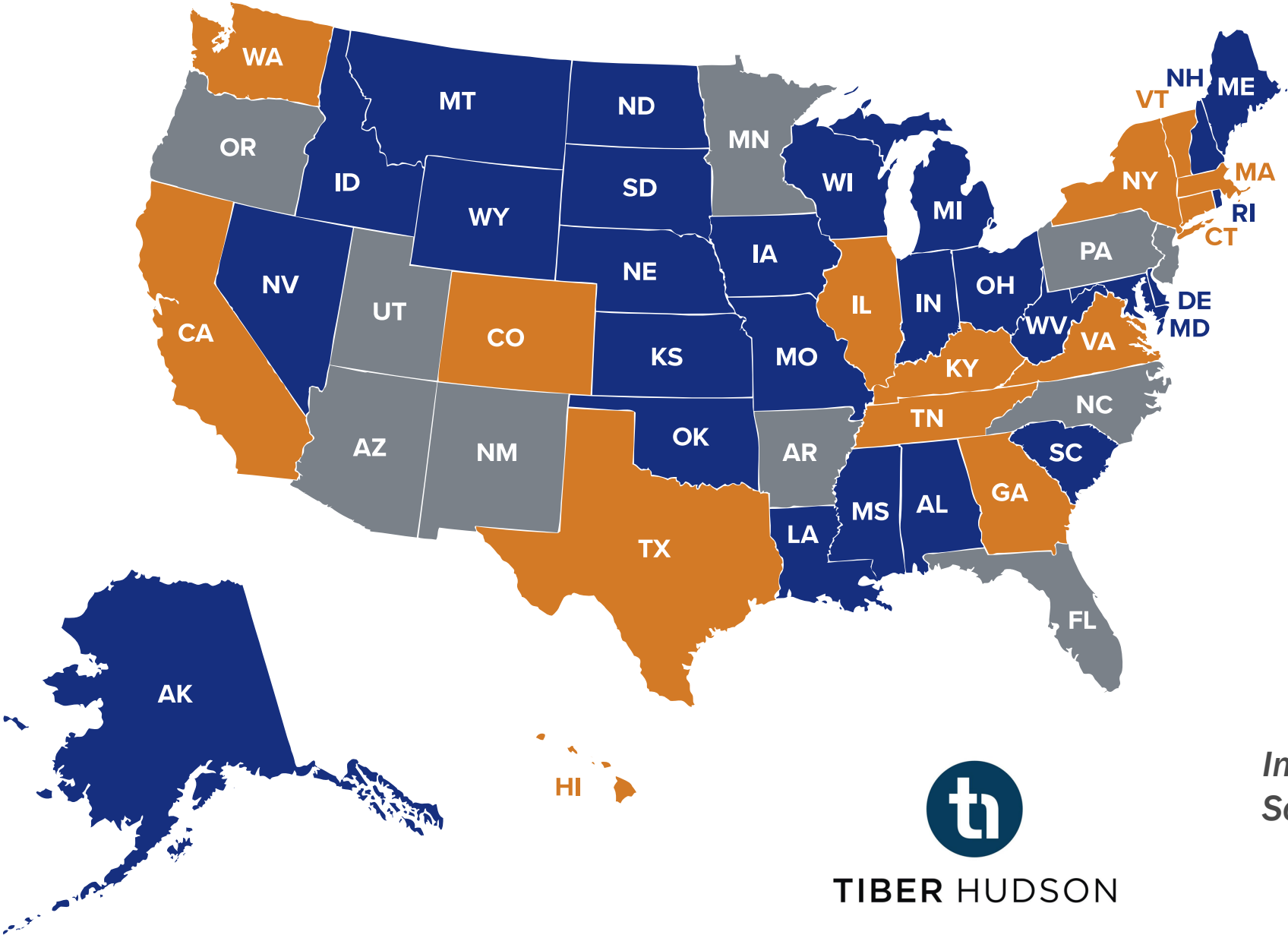
1. **Calif.** \$5.4 billion
 2. **N.Y.** \$1.8 billion
 3. **Texas** \$1.0 billion
 4. **Ga.** \$1.0 billion
 5. **Wash.** \$888.6 million
 6. **Fla.** \$605.9 million
 7. **Mass.** \$568.0 million
 8. **Va.** \$428.1 million
 9. **Colo.** \$383.7 million
 10. **N.J.** \$380.3 million
- Ariz.** \$138 million






www.novoco.com/blog



Volume Cap Scarcity



-  Undersubscribed (27 states)
-  Parity (9 states)
-  Oversubscribed (14 states)



TIBER HUDSON

Information as of July 12, 2021
Source: Tiber Hudson; Novogradac

Affordable Housing Credit Improvement Act

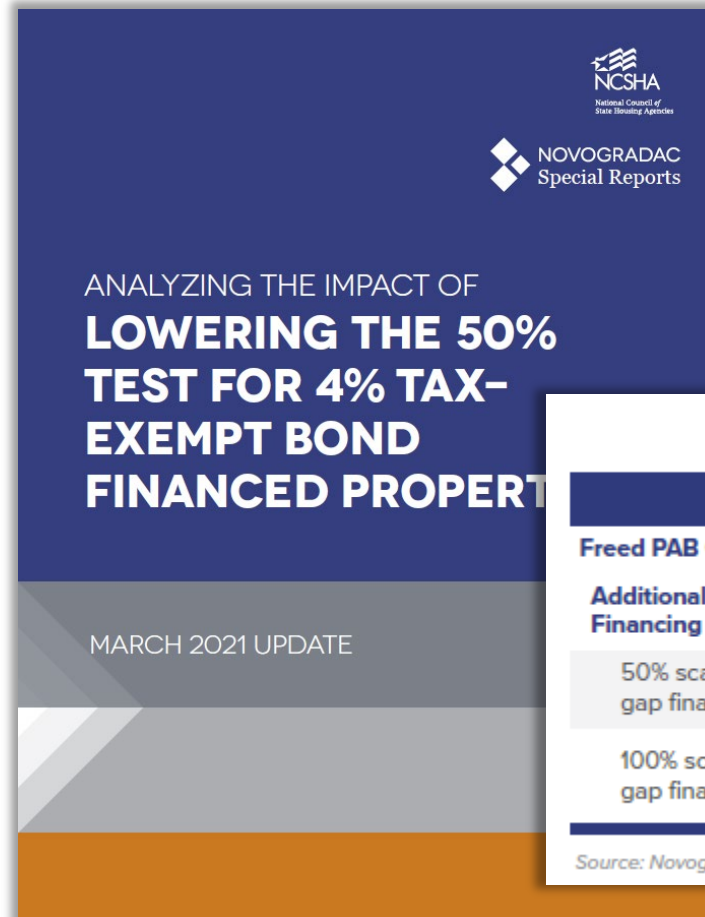
EFFECT OF PRIMARY PROVISIONS

SECTION 313

New!

Lowering the 50%
Test to 25%

Up to 1,494,000
additional rental
homes over 10 years



Full report available at
www.novoco.com/products

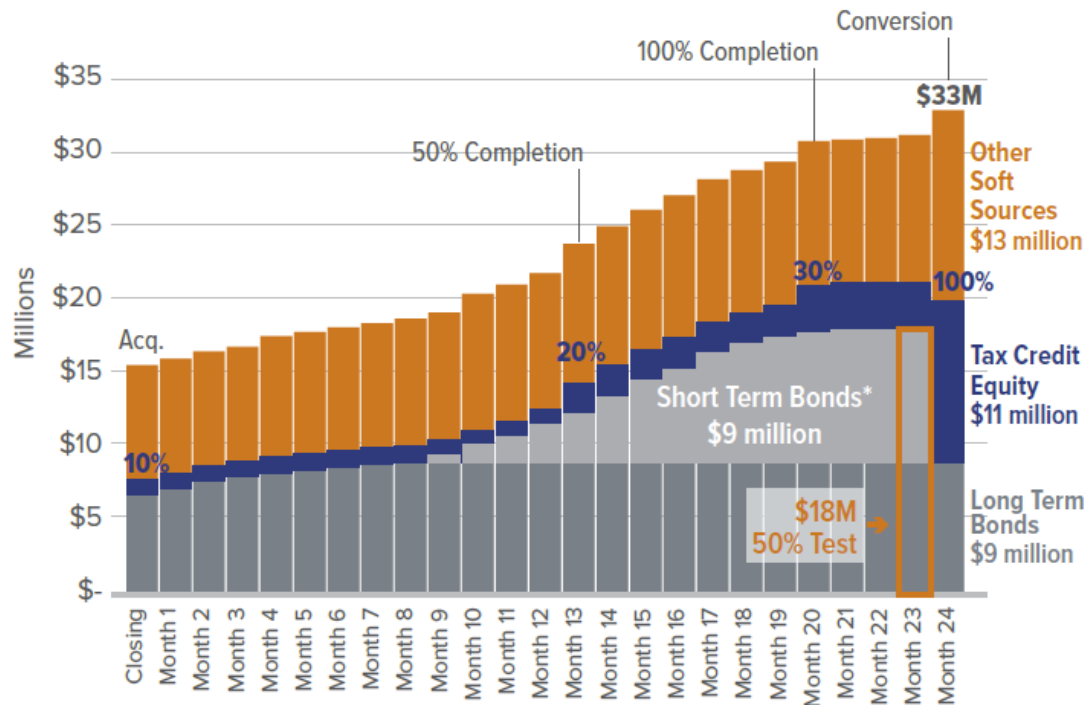
Totals over 2022-2031			
	25% Test	33% Test	40% Test
Freed PAB Cap	\$93.2 billion	\$63.4 billion	\$37.3 billion
Additional Homes Financing Capacity			
50% scalable gap financing	747,123 homes	384,881 homes	186,781 homes
100% scalable gap financing	1,494,246 homes	769,763 homes	373,561 homes

Source: Novogradac

Affordable Housing Credit Improvement Act

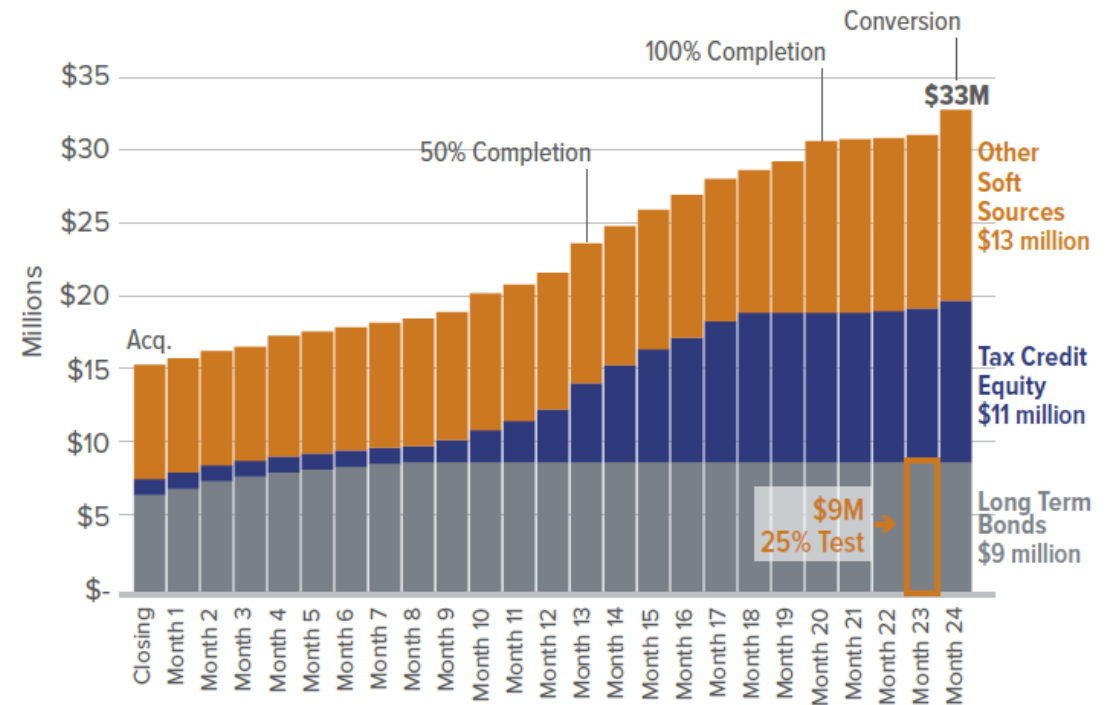
Example Based on Seattle Property

Current “financed by” threshold of 50%...



*Short term bonds secured by full \$11 million in tax credit equity

If “financed by” threshold is lowered to 25%...



Source: Novogradac

Affordable Housing Credit Improvement Act

EFFECT OF PRIMARY PROVISIONS

SECTION 313



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Total: 2,015,000 additional rental homes over ten years

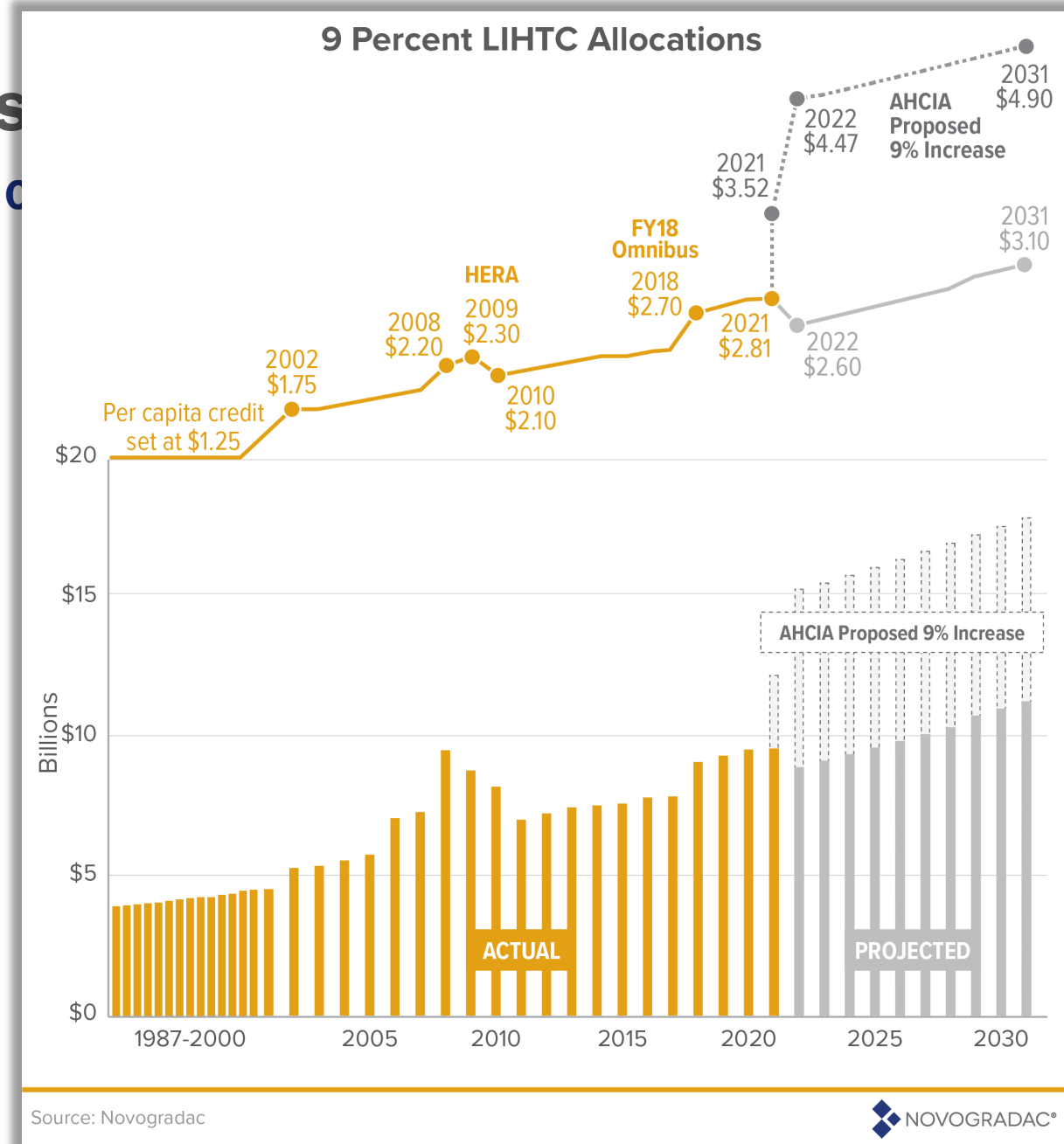
Affordable Housing

EFFECT ON

SECTION 101

Increase in 9% allocations

299,000 additional rental homes over 10 years



Affordable Housing Credit Improvement Act

POTENTIAL VEHICLES



Infrastructure Reconciliation Bill
(contains provisions from American Jobs
and American Families Plans)

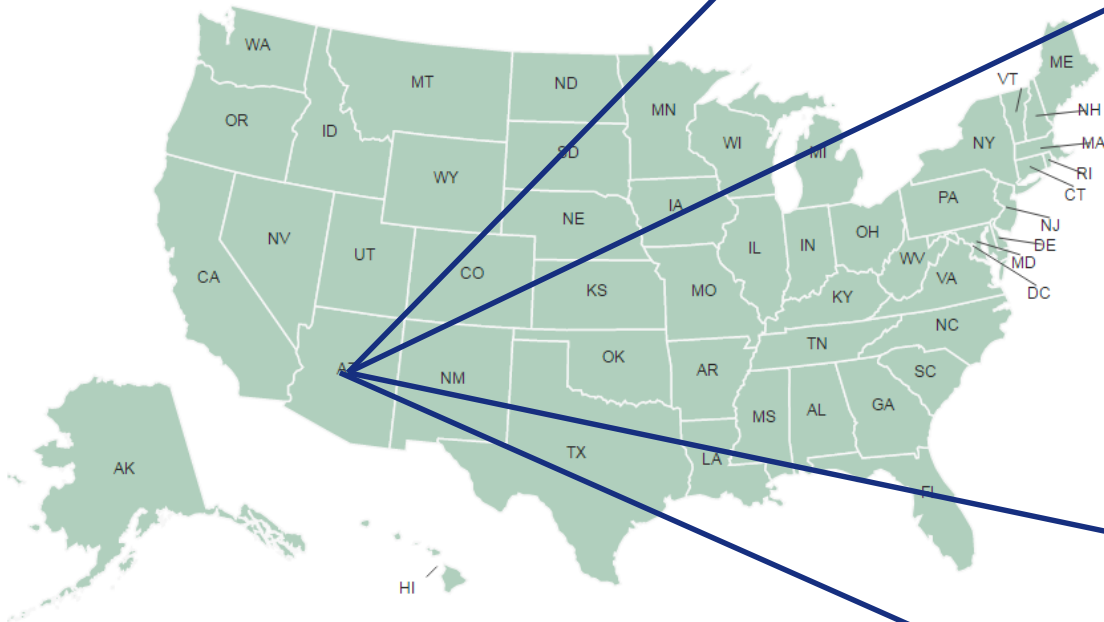


**Year-End Tax
Legislation/FY2022
Spending**

State And District Fact Sheets

The ACTION state and district show the impact of the Housing Credit in every congressional district, including the number of affordable apartments created or preserved, the jobs that Housing Credit development supports and other benefits to local economies. For the first time, the fact sheets also provide information on the affordable housing crisis in each state, underscoring the vast need for the Housing Credit. See our [National Fact Sheet](#) showing the impact of the Housing Credit throughout the U.S.

Click on Your State Below:



LOW-INCOME HOUSING TAX CREDIT IMPACT IN ARIZONA

THE HOUSING CREDIT'S BENEFITS FOR LOW-INCOME FAMILIES & THE ECONOMY 1986 – 2019

 **54,502**
homes developed
or preserved in AZ

 **126,576**
low-income
households served

 **92,133**
jobs supported
for one year

 **\$3.6 billion**
tax revenue
generated

 **\$10.5 billion**
wages & business
income generated



**The Low-Income
Housing Tax Credit
(Housing Credit) is a
proven solution to help
address the affordable
housing crisis.**

The Housing Credit is our nation's most successful tool for encouraging private investment in affordable rental housing.

It has financed nearly 3.5 million homes for low-income families and individuals nationwide since 1986.

The ACTION Campaign calls on Congress to:

- **Expand** the Housing Credit to address the severe shortage of affordable housing.
- **Strengthen** the Housing Credit to maximize impact in communities facing the greatest need.
- **Enhance** multifamily Housing Bonds, which provide critical financing to about 50 percent of Housing Credit homes.

THE NEED FOR AFFORDABLE HOUSING

The Housing Credit, combined with other key resources, has had a tremendous impact in Arizona. However, much more affordable housing is still needed to meet the growing demand.



202,730 renter households
in Arizona pay more than half of their monthly income on rent, leaving too little for other expenses like health care, transportation, and nutritious food



In order to afford a modest one-bedroom apartment, a minimum wage worker in Arizona has to work
57 hours per week

ADDRESSING OUR NATION'S SEVERE SHORTAGE OF AFFORDABLE HOUSING



The primary unit financing provisions in the Affordable Housing Credit Improvement Act could finance up to
40,680 additional affordable homes
in Arizona over the next ten years.

Visit www.rentalhousingaction.org/state-district for sources and methodologies.

The ACTION Campaign represents over 2,400 organizations and businesses working to address our nation's severe shortage of affordable rental housing by supporting the Low-Income Housing Tax Credit.

Updated April 2021 | www.rentalhousingaction.org

Spending Proposal Comparison

Chairwoman Waters' Housing is Infrastructure Act and the Biden Administration's American Jobs Plan

Proposed Direct Spending	Housing is Infrastructure	American Jobs Plan
Housing Trust Fund	\$45 billion	\$45 billion
HOME Investment Partnership Program	\$35 billion	\$35 billion
Community Development Block Grant (CDBG)	\$15 billion	\$12 billion*
Capital Magnet Fund	\$12.5 billion	\$12 billion
Section 202 supportive housing for the elderly	\$7.5 billion	\$2 billion
USDA financed rural housing	\$5.5 billion	\$2 billion
HUD Native American housing assistance	\$2 billion	\$2 billion

**\$10 billion would be used to create a new community revitalization fund and \$2 billion for resiliency investments.*

Spending Proposal Comparison

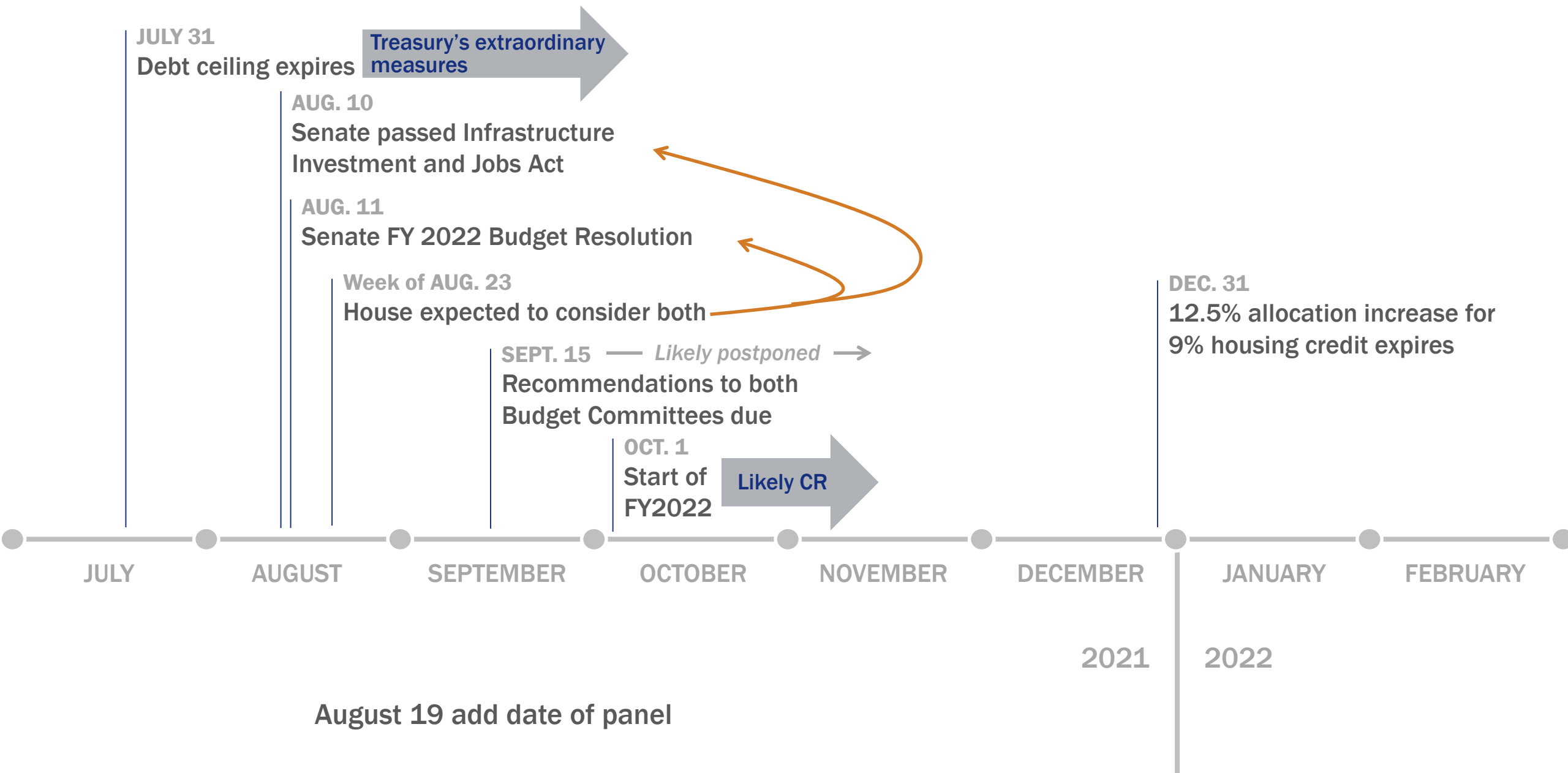
Chairwoman Waters' Housing is Infrastructure Act and the Biden Administration's American Jobs Plan

Housing is Infrastructure

- Housing Choice Vouchers: **\$150 billion**
- Green, Resilient, Efficient, and Affordable Homes for Tenants (GREAH) Proposal: **\$75 billion**
- Section 811: **\$2.5 billion**

American Jobs Plan

- Weatherization Assistance program: **\$17.5 billion**
- Electrification rebate: **\$10 billion**
- Incentive for zoning: **\$5 billion**
- Inspection and removal of lead-based paint: **\$3 billion**
- New project-based Section 8 contracts: **\$2 billion**
- Renovating multifamily housing: **\$500 million**
- Main Street Revitalization Program: **\$250 million**



Potential New Incentives



Decent,
Affordable,
Safe Housing
for All

Expected to
Be Introduced
in September

DASH Act

117th Congress

H. R. 2143

117TH CONGRESS
1ST SESSION

S. 98

117TH CONGRESS
1ST SESSION

To amend the Internal Revenue Code of 1986 to provide a credit for neighborhood revitalization, and for other purposes.

IN THE SENATE OF THE UNITED STATES

JANUARY 23, 2019

Mr. CARDIN (for himself, Mr. PORTMAN, Mr. COLEMAN, and Mr. SCHUMER of South Carolina) introduced the following bill; which was read twice and referred to the Committee on Finance

A BILL

To amend the Internal Revenue Code of 1986 to provide a credit against tax for neighborhood revitalization, and for other purposes.

1 Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

2

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the "Neighborhood Homes Investment Act".

5

6 **SEC. 2. NEIGHBORHOOD HOMES CREDIT.**

7 (a) IN GENERAL.—Subpart D of chapter 1 of the Internal Revenue Code of 1986 is amended—

8

Neighborhood Homes Investment Act

Distressed neighborhoods present a fundamental challenge to addressing poverty, crime, education, and economic mobility. A mix of low-, moderate-, and middle-income families are essential to the social fabric and economic vitality of these places, but many homes are too deteriorated or antiquated to attract and retain homeowners. The proposed **Neighborhood Homes Investment Act** would spur revitalization in these communities.

Many communities have not yet recovered from the great recession. They are trapped in a spiral.

Many neighborhoods in both urban and rural geographies have not yet recovered from the great recession. They are plagued by high concentrations of foreclosed, vacant and abandoned homes. This leads to lower property values and safety issues, leading to further abandonment and decline.

These communities are trapped in a cycle where property values are too low to support home construction and renovation, which in turn leads to further abandonment and decline.

NHIA would bridge the gap between appraised value & development cost.

State agencies would allocate and administer the NHIA.

The proposed Neighborhood Homes Investment Act (NHIA) would create a federal tax credit to support private sector investments in single family homes in distressed communities. State housing finance agencies would allocate and administer the credit through annual competitive application rounds, applying state-determined selection criteria to ensure that the proper communities are targeted for investments and that only the most qualified program participants are selected.

Neighborhood Homes Investment Credit

114th Congress

S. 3384

114TH CONGRESS
2ND SESSION

S. 3365

115TH CONGRESS
2ND SESSION

To amend the Internal Revenue Code of 1986 to provide a credit for middle-income housing, and for other purposes.

IN THE SENATE OF THE UNITED STATES

APRIL 22, 2019

Mr. WYNNES introduced the following bill; which was read twice and referred to the Committee on Finance

A BILL

To amend the Internal Revenue Code of 1986 to provide a credit for middle-income housing, and for other purposes.

1 Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

2

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the "Middle-Income Housing Tax Credit Act of 2018".

5

6 **SEC. 2. SENSE OF THE SENATE RELATING TO THE LOW-INCOME HOUSING TAX CREDIT.**

7

8 (a) FINDINGS.—The Senate makes the following findings:

9

Middle-Income Housing Tax Credit

To amend the Internal Revenue Code of 1986 to provide a credit for middle-income housing, and for other purposes.

Middle-Income Housing Tax Credit

Credit for low-income housing supportive services

Proposed Basis Boost for Services

S. 2554

117TH CONGRESS
1ST SESSION

To amend the Internal Revenue Code of 1986 to provide a refundable tax credit to taxpayers who provide substantial support to their tenants under State rental reduction programs, and for other purposes.

THOMAS H. CARP

2 *first of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the "Renters Tax Credit Act of 2021".

5

6 **SEC. 2. RENTERS CREDIT.**

7 (a) IN GENERAL.—Subpart C of part IV of subchapter A of chapter 1 of the Internal Revenue Code of 1986 is amended—

8

Renter Tax Credit Act of 2021

To amend the Internal Revenue Code of 1986 to provide a refundable tax credit to taxpayers who provide substantial support to their tenants under State rental reduction programs, and for other purposes.

DASH Legislation Housing Credit Qualified Contracts and Right of First Refusal Provisions

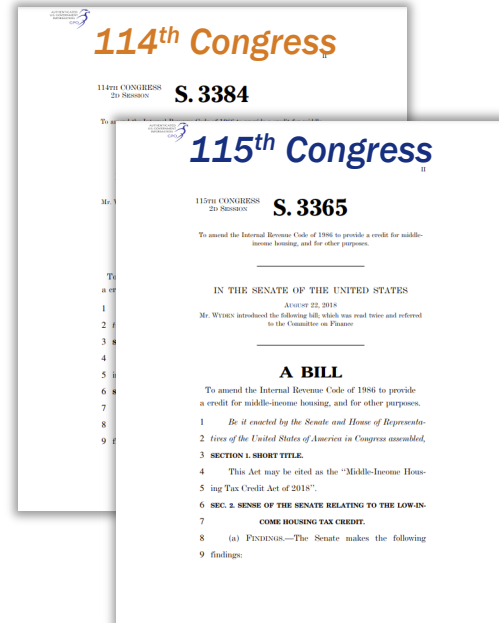
Preventing the premature termination of affordability by curtailing loss via qualified contracts

- Future developments: Repeals the qualified contract option as a mechanism for premature termination of the affordability restrictions.
- Existing developments: Maintains the qualified contract option, but corrects the statutory price so that it is based on the fair market value of the property as affordable.
- As of 2019, over 85,500 Housing Credit apartments nationwide had been lost due to qualified contracts.

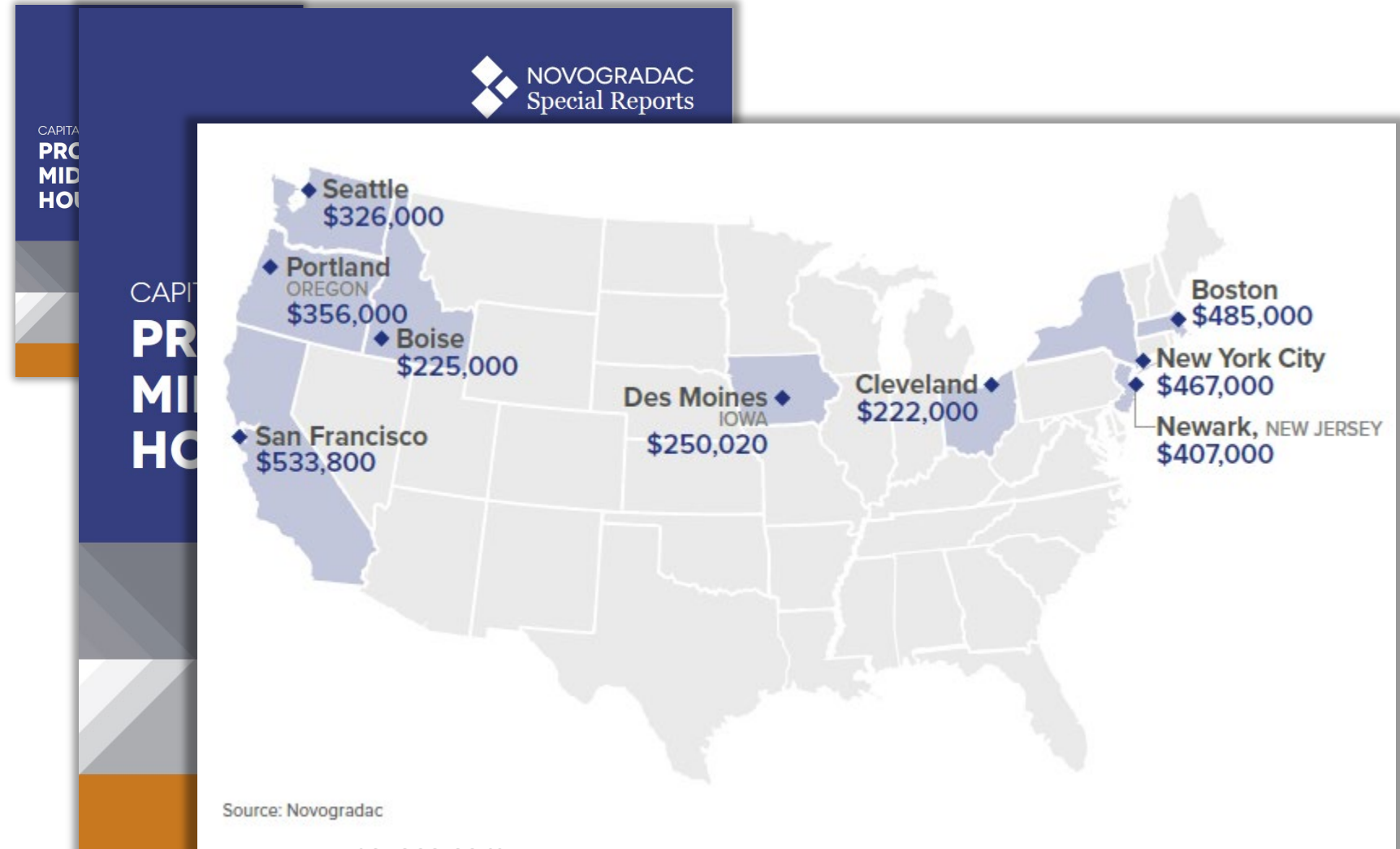
Maintaining long-term affordability by protecting nonprofit project sponsors

- Future developments: Changes the right of first refusal to a purchase option.
- Existing developments: Clarifies that the right of first refusal includes the partnership interest and assets related to the property and that nonprofit general partners may exercise their right of first refusal with or without the approval of the limited partner and in response to any offer, including one by a related party.

Potential New Incentives



Middle-Income Housing Tax Credit



HUD Budget

Note: amounts in millions

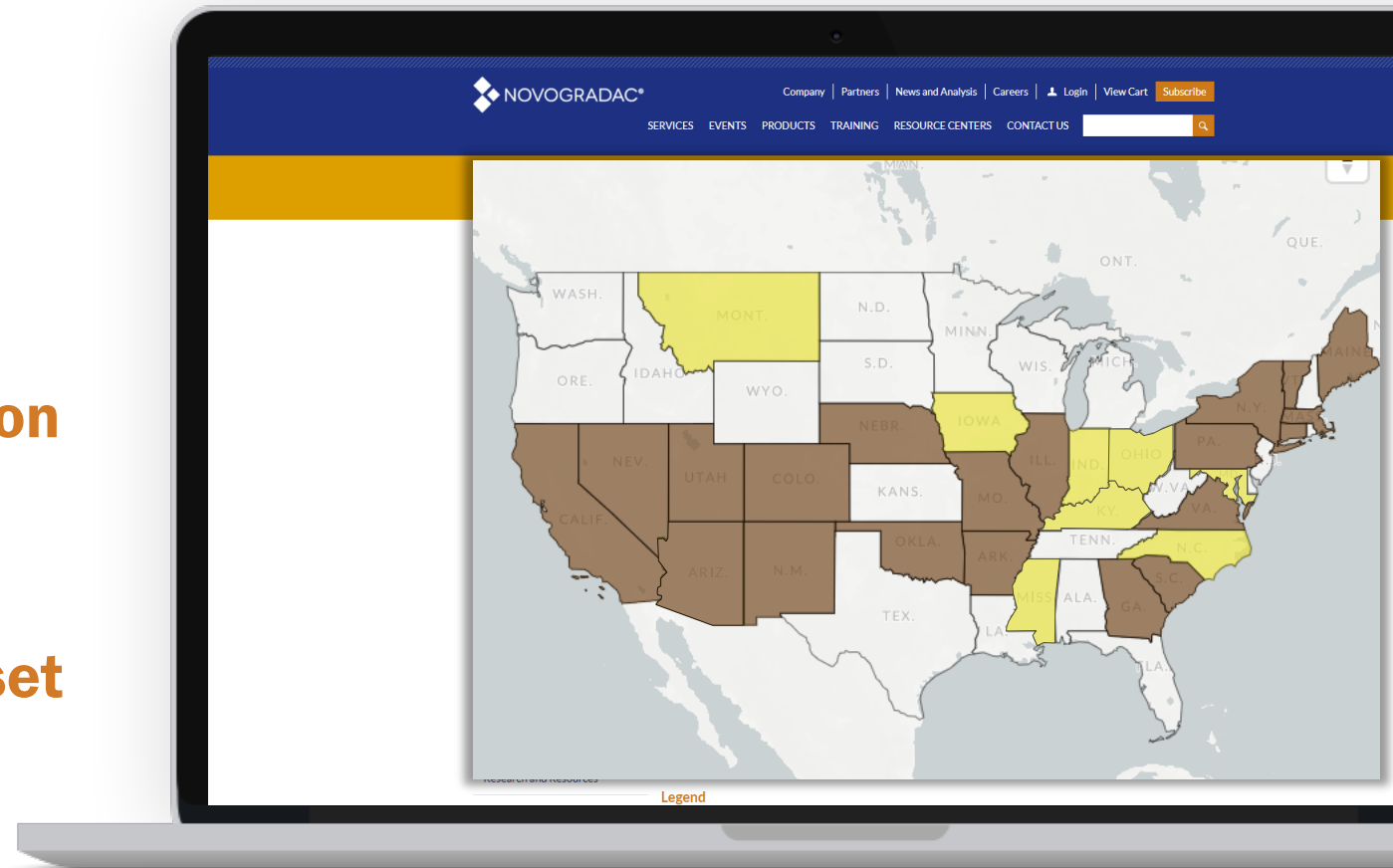
	FY2019 Enacted	FY2020 Enacted	FY2021 Enacted	FY2022 Request	House FY2022 Bill	% Change FY22 House- FY21 Enacted
Housing Choice Vouchers	\$22,598	\$23,874	\$25,777	\$30,442	\$29,216	13.30%
Project Based Section 8	\$11,747	\$12,570	\$13,465	\$14,060	\$14,010	4.00%
Public Housing Fund Total	\$7,428	\$7,419	\$7,806	\$8,575	\$8,640	10.70%
Operating Subsidies	\$4,653	\$4,549	\$4,839	\$4,887	\$4,897	1.20%
Capital Subsidies	\$2,775	\$2,870	\$2,765	\$3,200	\$3,400	23.00%
Section 202	\$678	\$793	\$855	\$928	\$1,033	20.80%
Section 811	\$184	\$202	\$227	\$272	\$352	55.10%
HOPWA	\$393	\$410	\$430	\$450	\$600	39.50%
CDBG	\$3,300	\$3,425	\$3,450	\$3,745	\$3,765	9.10%
HOME	\$1,250	\$1,350	\$1,350	\$1,850	\$1,850	37.00%
Homeless Assistance	\$2,636	\$2,777	\$3,000	\$3,500	\$3,420	14.00%
Choice Neighborhoods Initiative	\$150	\$175	\$200	\$250	\$400	100.00%
HUD Gross Appropriations	\$53,774	\$56,540	\$60,357	\$68,694	\$68,444	13.40%

Visit www.HUDresourcecenter.com for additional HUD budget resources

Arizona State Housing Credit

www.taxcredithousing.com

- Governor signed bill creating **state housing credit** in **July 2021**
- Worth at least **50% of the federal LIHTC**
- Annual state LIHTC cap of **\$4 million**
- For properties placed in service **on or after June 30, 2022**
- The state LIHTC would have a **sunset date of Dec. 31, 2025**



State Housing Credit Programs

www.taxcredithousing.com

New(er) programs:

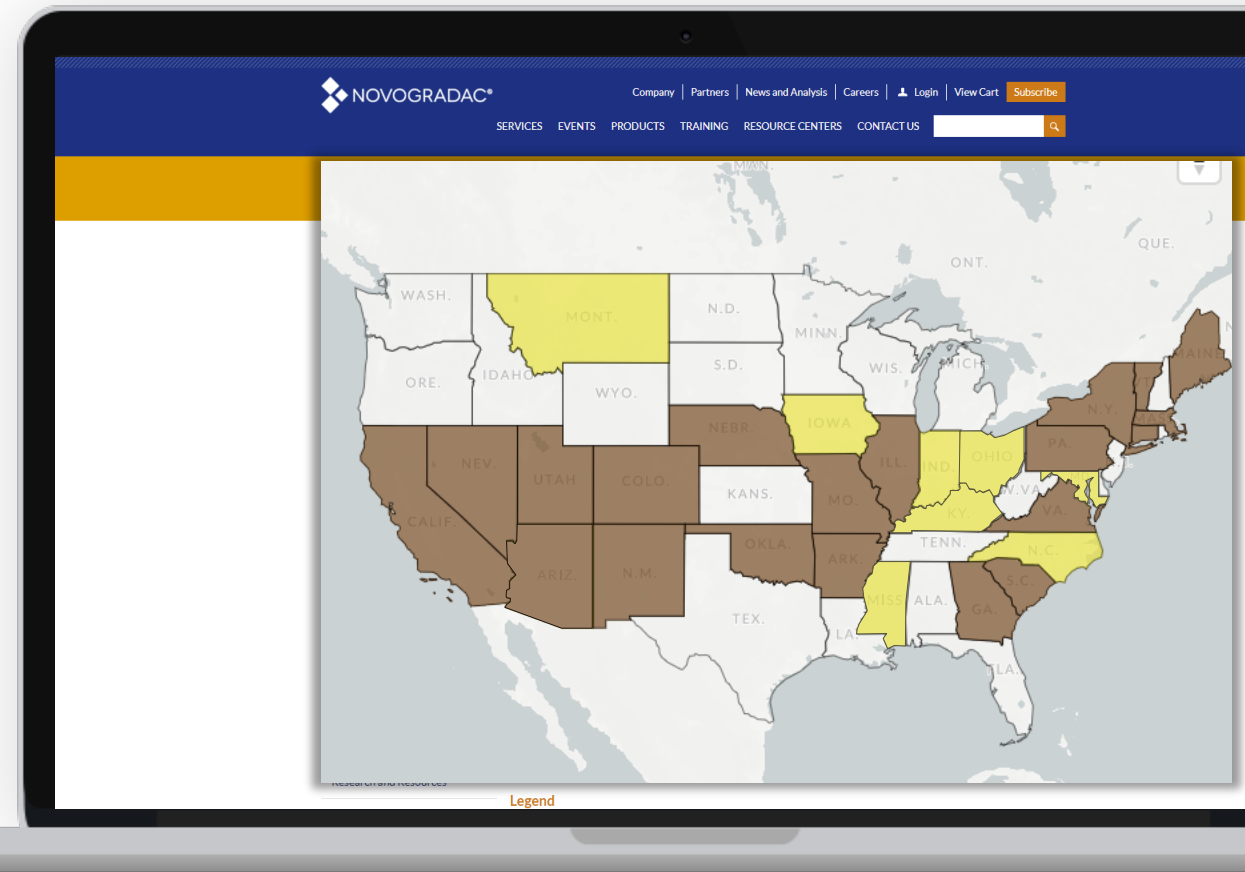
- Arizona
- Pennsylvania
- Virginia

Enacted

 **Proposed**

Larger programs:

- **California**
- **Massachusetts**
- **Georgia**
- **Illinois**
- **Nevada**



Background on COVID-19 Response

Coronavirus Preparedness and Response Supplemental Appropriations Act

Became law
3/6/2020

\$8.3 billion

Families First Coronavirus Response Act

Became law
3/18/2020

\$105 billion in sick
leave tax credits +
more

Coronavirus Aid, Relief, and Economic Security (CARES) Act

Became law
3/27/2020

\$2.2 trillion

Consolidated Appropriations Act, 2021

Became law
12/27/2020

\$900 billion COVID
relief bill/FY 2021
omnibus
appropriations,
\$25 billion in
ERA1

American Rescue Plan

Became law
3/10/2021

\$1.9 trillion overall,
with more than
\$42 billion for
housing assistance

Summary of CARES Act HUD Appropriations



\$12.4 billion
HUD Supplemental
Appropriations

- \$5 billion Community Development Block Grants (CDBG).
- \$4 billion Emergency Solutions Grants (ESG).
- \$1.25 billion Tenant-Based Rental Assistance (TBRA)/Housing Choice Vouchers (HCV).
 - \$400 million for Housing Assistance Payment (HAP) adjustments
 - \$850 million for increased Section 8 administrative funding
- \$1 billion Project-Based Rental Assistance (PBRA).
- \$685 million Public Housing Operating Fund.
- \$300 million Native American Programs.
- \$200 million Native American Housing Block Grants, and
- \$100 million for Indian Community Development Block Grants.
- \$65 million Housing Opportunities for Persons With AIDS (HOPWA).
- \$50 million Section 202 Supportive Housing for the Elderly Program.
- \$15 million Section 811 Supportive Housing for Persons with Disabilities.

The CARES Act Overview: Coronavirus Relief Fund

Coronavirus Relief Fund

- Paid to States, Tribal governments, and certain local governments
- To be used on necessary COVID-related unbudgeted expenditures incurred between March 1 and December 31, 2020.
- Some states and local governments used the Coronavirus Relief Fund for housing purposes

\$150 billion

Tribal Governments \$8 billion

DC and Territories \$3 billion

Remainder to States

**Small-State Minimum
of \$1.25 billion**



H. R. 133

One Hundred Sixteenth Congress
of the
United States of America
AT THE SECOND SESSION

*Began and held at the City of Washington on Friday,
the third day of January, two thousand and twenty*

An Act

*Making consolidated appropriations for the fiscal year ending September 30, 2021,
providing coronavirus emergency response and relief, and for other purposes.*

*Be it enacted by the Senate and House of Representatives of
the United States of America in Congress assembled,*

SECTION 1. SHORT TITLE.

This Act may be cited as the "Consolidated Appropriations
Act, 2021".

SEC. 2. TABLE OF CONTENTS.

Sec. 1.	Short title.
Sec. 2.	Table of contents.
Sec. 3.	References.
Sec. 4.	Explanatory statement.
Sec. 5.	Statement of appropriations.
Sec. 6.	Availability of funds.
Sec. 7.	Adjustments to compensation.
Sec. 8.	Definitions.
Sec. 9.	Office of Management and Budget Reporting Requirement.
DIVISION A—AGRICULTURE, RURAL DEVELOPMENT, FOOD AND DRUG ADMINISTRATION, AND RELATED AGENCIES APPROPRIATIONS ACT, 2021	
Title I—	Agricultural Programs
Title II—	Farm Production and Conservation Programs
Title III—	Rural Development Programs
Title IV—	Domestic Food Programs
Title V—	Foreign Assistance and Related Programs
Title VI—	Related Agency and Food and Drug Administration
Title VII—	General Provisions
DIVISION B—COMMERCE, JUSTICE, SCIENCE, AND RELATED AGENCIES APPROPRIATIONS ACT, 2021	
Title I—	Department of Commerce
Title II—	Department of Justice
Title III—	Science
Title IV—	Related Agencies
Title V—	General Provisions
DIVISION C—DEPARTMENT OF DEFENSE APPROPRIATIONS ACT, 2021	
Title I—	Military Personnel
Title II—	Operation and Maintenance
Title III—	Procurement
Title IV—	Research, Development, Test and Evaluation
Title V—	Investing and Management Funds
Title VI—	Other Department of Defense Programs
Title VII—	Related Agencies
Title VIII—	General Provisions
Title IX—	Overseas Contingency Operations

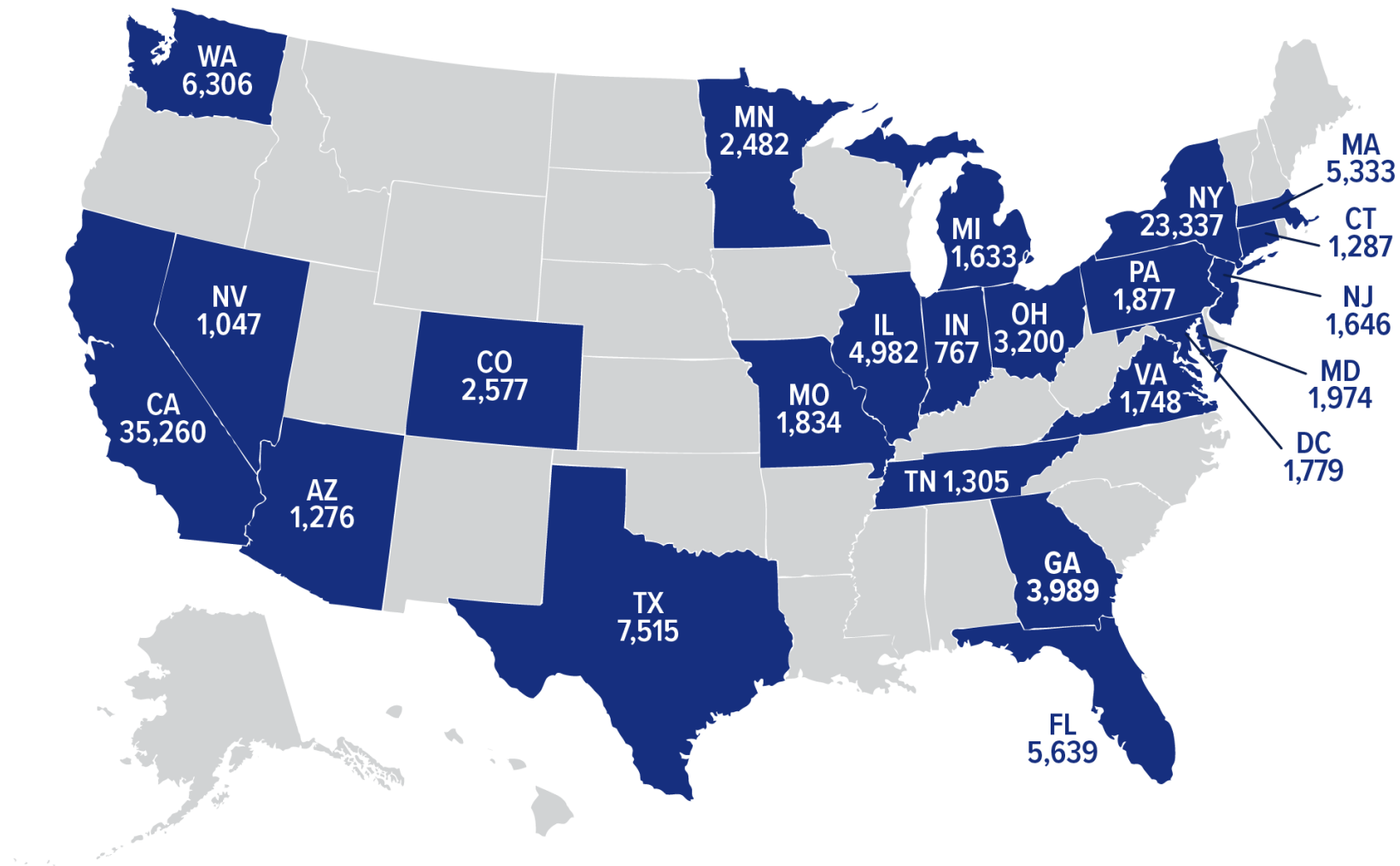
December 2020 COVID-19 Relief Law

The **\$2.3 trillion** FY 2021 omnibus spending and **COVID-19 relief law** enacted on Dec. 27, 2020 included:

- **4% Housing Credit floor**
- **\$1.25 billion in Disaster 9% Housing Credit allocation**
- **\$25 billion in Emergency Rental Assistance (ERA1)**

Selected State Estimates from the Minimum 4% Rate

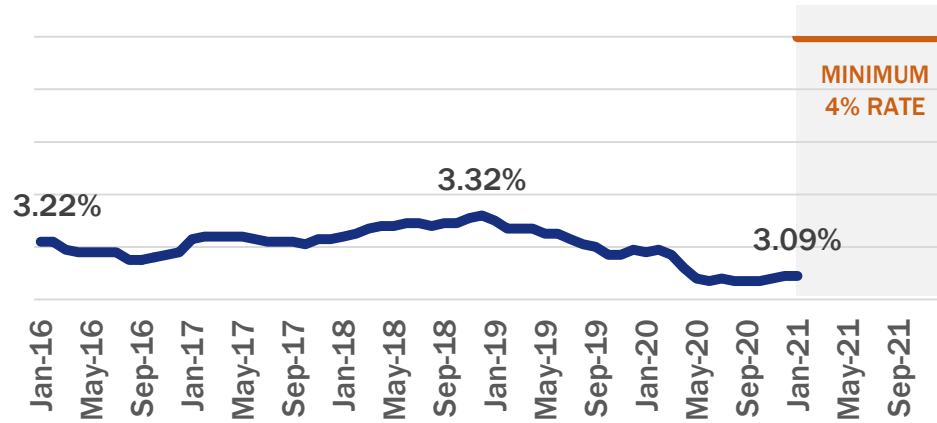
Additional Homes from the Minimum 4% Rate, 2021-2030



Source: Novogradac

August 19, 2021





Minimum 4 Percent Rate

ENACTED



Client Questions

1

Draw-Down Bonds:

- Issuances in 2020 and 2021
- Bond allocation counts against 2020 volume cap

2

Supplemental 2021 Allocation:

- Issuance 2021
- Bond allocation counts against 2021 volume cap

3

In Service Acq./Rehab.:

- Acquisition in 2020
- PIS in 2021
- 2021 Bond allocation and issuance

At Least \$1.2 billion Allocation of Disaster LIHTC Authority

www.novoco.com/blog

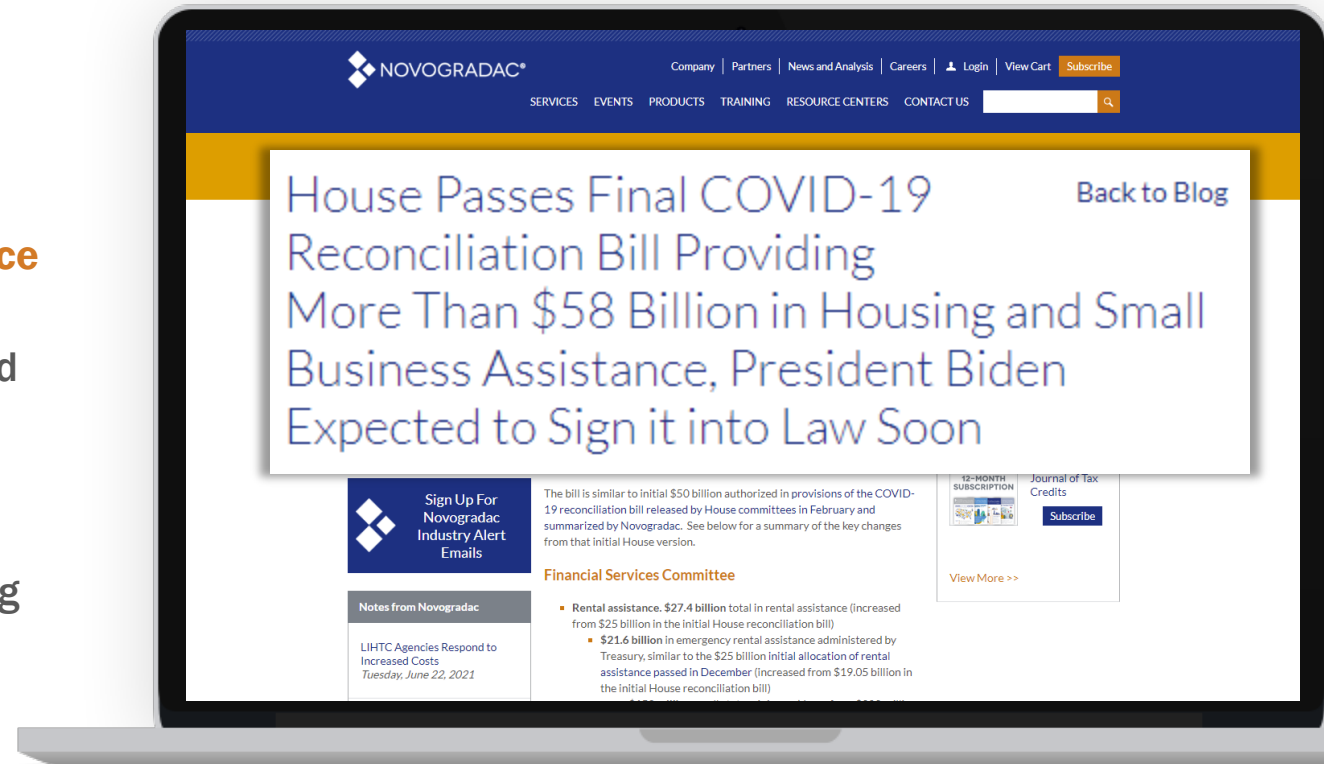


- **11 states** and **Puerto Rico** that experienced non-COVID-19 major disasters in 2020
- Timeline for disaster declaration:
 - Disaster incident period:
12/28/2019-12/27/2020
 - Disaster declaration period:
1/1/2020-2/25/2021
- Overall cap of **no more than 65%** of the respective state LIHTC ceiling
- LIHTC properties in disaster zones have an **additional 12 months** to satisfy 10% test and PIS deadline
- Disaster LIHTC allocations must be used only in disaster counties, but states are not forced to allocate each county's per-capita share

American Rescue Plan

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- \$27.6 billion in **rental assistance**
 - \$21.6 billion in **emergency rental assistance (ERA2)**
 - \$5 billion in emergency **Section 8 Housing Choice Vouchers**
 - \$750 million for **Indian Housing Block Grant** and **Indian CDBG** programs
 - \$100 million for U.S Department of Agriculture (USDA) **subsidized rental housing**
 - \$100 million of **NeighborWorks America** housing counseling for renters and homeowners
- \$5 billion for **homelessness funding** administered by HUD through the HOME program formula
- \$10 billion for **Homeowner Assistance Fund**



Emergency Rental Assistance Basics

- \$46.55 billion total
 - \$25 billion for ERA 1 must be spent by September 30, 2022
 - \$21.55 billion for ERA 2 must be spent by September 30, 2025
- Eligible households: Renters earning incomes no greater than 80% of AMI, qualify for unemployment or have a COVID hardship; and risk of homelessness or housing instability
- Eligible expenses: rent and rental arrears, utilities, other housing related costs, housing stability services

ERA: Where Things Stand

- Every state has launched its program and is now making payments
- Over 633,000 households served and over \$3 billion expended on rent and utilities as of June 30
- Pace of expenditure increasing exponentially now that infrastructure is in place; grantees processing hundreds of thousands of applications, billions of \$ in various stages of processing and approval.
- AZDES has disbursed \$13.74 million as of August 16.
- Current eviction moratorium runs through October 3, 2021

Homeownership Assistance Fund

- Treasury has released program guidance/instructions on submitting HAF plans.
- States have until August 20 to either submit their plan or tell Treasury when they will do so.
- Several states already running HAF pilot programs, six more expected to launch pilots later this month or in September.
- NCSHA has worked with HFAs and servicers to develop common resources, including common data file, servicer participation agreement, and third-party authorization agreement.

State Policies Encourage Healthier Affordable Housing

HFA affordable housing efforts emphasize health by promoting energy-efficient and healthy construction and by connecting housing to jobs, transportation, and healthcare.

State Housing Credit qualified allocation plans encourage healthy housing in a variety of ways.

Examples include:

- Georgia prioritizes health outcomes of residents (through site selection, site design, community partnerships, and focused services) as one of its strategic housing goals;
- Maine requires all projects to provide broadband infrastructure with the capacity to support telemedicine services;
- California allows higher basis for projects meeting select indoor air quality measures including use of building products with no VOCs (volatile organic compounds);
- Massachusetts promotes enhanced indoor air quality by awarding points to projects that provide natural ventilation, kitchen exhaust systems, and smoke-free buildings;
- Virginia is one of many states that requires appropriate HVAC system sizing and minimum HVAC performance standards; and
- Pennsylvania requires all projects to provide supportive services appropriate to the proposed population and awards points in project scoring for enhanced services.

Steps of a Racial Equity Impact Assessment (REIA)

Funders/syndicators (9/29 @ 2pm)

Step 1: Review the QAP application and awarding processes.

Housing Advocates (9/24 @ 10am)

New frame



- What is the proposal or existing program?
- What is the objective?

- What do the data show?
- What do the data not show/how do we better collect data in the future?

- Who will benefit and who will be burdened?
- How to approach stakeholders?

- How to lead authentic community engagement?
- How to invite different voices and sectors to the table?

- What are the findings?
- How will the findings be used for structural change?

- How to track progress?
- How will the REIA continue to institute meaningful changes?

Source: Chicago Department of Housing

Changes to the QAP

Changes and Impact of the REIA: Commitments

- **A commitment to utilizing the QAP and LIHTC program to promote racially equitable outcomes.**
- **More commitment to Black, Indigenous, and People of color (BIPOC) communities and developers.**
- **A commitment to serving those residents most in need and providing more housing opportunities with access to resources and amenities.**

Source: Chicago Department of Housing

Priority Tracts and Preferences

Changes influenced by the REIA to the tracts and the preferences

Understanding the Priority Tract: Pick one.

1. Opportunity - Focus on the affordable in highly appreciating areas
2. Redevelopment – Catalytic for community
3. Transitioning – Lowest incomes, most in need
4. Preservation – 4% with little or no cash

Source: Chicago Department of Housing

Washington Update

2021 Arizona Housing Forum

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