

**From Alexandria Murnan to Everyone: 01:03 PM**

ADOH Rental Development webpage

**From Carolyn Steele to Everyone: 01:03 PM**

website under Publications

**From Jeffrey Koby to Everyone: 01:03 PM**

ADOH resources link

**From Adam Morgan to Everyone: 01:03 PM**

adoh website

**From Travis Vencel to Everyone: 01:03 PM**

on the AZ web site

**From Alexandria Murnan to Everyone: 01:03 PM**



**From David Wohl to Everyone: 01:04 PM**

4/1/22

**From Jeffrey Koby to Everyone: 01:04 PM**

April 1, 2022

**From Chanchal Singh to Everyone: 01:04 PM**

April 1

**From Juliet Armstrong Starkey to Everyone: 01:04 PM**

April 1st

**From Scott Niblack to Everyone: 01:04 PM**

April 1

**From Russell Gardner to Everyone: 01:04 PM**

4/1/2022

**From Bonnie Harbage to Everyone: 01:04 PM**

April 1

**From Hilary Lopez, Ph.D. to Everyone: 01:04 PM**

4/1

**From Mariana Crawford to Everyone: 01:09 PM**

8609s

**From Chanchal Singh to Everyone: 01:09 PM**

at carryover

**From Matt Shoemaker to Everyone: 01:09 PM**

carryover

**From Carolyn Campbell to Everyone: 01:09 PM**

coo

**From Bonnie Harbage to Everyone: 01:09 PM**

carryover

**From Tammie Walsh to Everyone: 01:09 PM**

Carryover

**From Shawne Mastronardi to Everyone: 01:14 PM**

if we have done training thru Zeiffert, does this satisfy the requirement

**From Shelly Cullin to Everyone: 01:14 PM**

is a compliance workshop certificate required for the developer and mgmt. agen

**From Maryann Beerling to Everyone: 01:18 PM**

THANK YOU!

**From David Wohl to Everyone: 01:18 PM**

Thank you!

**From Shelly Cullin to Everyone: 01:19 PM**

where will the question clarifications be posted

**From Daniella Zepeda to Everyone: 01:19 PM**

LOVE!

**From Arlie Green to Everyone: 01:19 PM**



**From Jessica Raymond to Everyone: 01:19 PM**



**From Cassandra Bishop to Everyone: 01:19 PM**



**From Scott Niblack to Everyone: 01:23 PM**

yes

**From Jessica Raymond to Everyone: 01:23 PM**

yep

**From Thomas Bly to Everyone: 01:25 PM**

Tab C Market Need of Checklist indicates a market study to be done by an analyst on ADOH's approved list. Where can we see the Approved List? thanks

**From Jake Herrington to Everyone: 01:25 PM**

Joined the mailing list!Join the Arizona Department of Housing mailing list to keep up to date.

Thank you!

We've added you to the mailing lists you selected.

**From Travis Vencel to Everyone: 01:27 PM**

if someone is not on the approved list can the apply or be added

Who should they contact

**From Ruby Dhillon-Williams to Everyone: 01:28 PM**

sheree.bouchee@azhousing.gov

**From Eric Schaefer to Everyone: 01:28 PM**

How will real estate tax exemptions under ARS 42-11133 be supported on Tab 7?

**From Scott Niblack to Everyone: 01:31 PM**

Does that need to be notarized?

**From Thomas Bly to Everyone: 01:36 PM**

Do we need to include a separate 15-Year Pro Forma as in previous years. The new application includes a 15-Year Pro Forma..Thank you.

**From Daniella Zepeda to Everyone: 01:40 PM**

Are there specific requirements for the term letters?

**From Ruby Dhillon-Williams to Everyone: 01:41 PM**

Page 31 of the QAP - Commitment Letters terms

**From Daniella Zepeda to Everyone: 01:42 PM**

Thank you.

**From Shawne Mastronardi to Everyone: 01:44 PM**

back to financial statements, if the applicant is a single purpose entity with no assets or liabilities, may financial statements of the principals be provided instead

**From David Wohl to Everyone: 01:49 PM**

If the applicant elects to accept an 811 contract from ADOH, will there be any assurance that ADOH will actually refer tenants with 811 subsidy?

**From Michelle Landay to Everyone: 01:54 PM**

Is there a way to get all of the driving directions in one map or do you need a separate page for each?

Thank you.

**From Jessica Raymond to Everyone: 01:56 PM**

Back to PSH, do these units need to be set aside at 30%?

Thank you :)

**From David Wohl to Everyone: 01:57 PM**

Can you clarify whether 5 points are available for being in a QCT even if the site is not in a CRP area? It looks from the final draft that the requirement that a site be within both was eliminated, but the QCT points remain in the same section.

**From Arlie Green to Everyone: 01:58 PM**

4/1

**From David Wohl to Everyone: 01:59 PM**

Excellent.

**From Adrienne Sandino to Everyone: 01:59 PM**

sure

**From Ruby Dhillon-Williams to Everyone: 02:00 PM**

5 min break until 2:05pm

**From David Wohl to Everyone: 02:00 PM**

yes

**From Russell Gardner to Everyone: 02:01 PM**

yes, much better

**From David Johnson to Everyone: 02:01 PM**

We can hear her

**From David Wohl to Everyone: 02:07 PM**

If the local government provides impact fee waivers/subsidies, will that count for 5 points for other categories?

Can that be clarified ASAP so that we know whether it will qualify?

**From Tammie Walsh to Everyone: 02:09 PM**

Thank You, That was supposed to be information to everyone.

**From Daniella Zepeda to Everyone: 02:11 PM**

Are the points available if the first phase is not yet complete?

**From Mandy Owensby to Everyone: 02:15 PM**

What are total points available?

**From David Wohl to Everyone: 02:16 PM**

200, I think

**From Thomas Bly to Everyone: 02:18 PM**

Can you elaborate on submitting two underwriting workbooks with one including STC and one without?

Thank you.

**From Ruby Dhillon-Williams to Everyone: 02:26 PM**

Underwriting Page 29 of the QAP

**From David Wohl to Everyone: 02:27 PM**

Does that apply only to primary debt service?

or at least must-pay?

**From Scott Niblack to Everyone: 02:27 PM**

How would rental assistance affect these ratios

**From Jessica Raymond to Everyone: 02:29 PM**

2nd part of Dave's question

ok thanks

**From Shelly Cullin to Everyone: 02:30 PM**

what about a USDA rehab project where you are assuming debt and putting on new hard debt, I don't see the ability to put more than one hard (primary) debt?

**From Julie Tucker to Everyone: 02:31 PM**

How does ADOH determine who will get approved operating cost waivers? What do you use as a comparison?

**From Dan Terlecki to Everyone: 02:34 PM**

your analysis is 15 years yet you spread sheet goes through 30 what is the ramification of the 30 year

**From Joe Keeper to Everyone: 02:34 PM**

Is the replacement reserve required to be capitalized on the Uses tab?

**From Mark Shelburne to Everyone: 02:37 PM**

replacement reserve is in the Cash Flow tab

cell C6

**From Thomas Bly to Everyone: 02:41 PM**

Will you also provide equity pricing to use for the State Tax Credits?

**From Shawne Mastronardi to Everyone: 02:45 PM**

will nhtf be available to rehabs

**From Ruby Dhillon-Williams to Everyone: 02:47 PM**

5 min break until 2:52pm

**From Thomas Bly to Everyone: 02:57 PM**

Does a project need to apply each year for this tax process?

**From Eric Schaefer to Everyone: 02:58 PM**

How about ARS Section 42-11133 Exemption?

**From Shelly Cullin to Everyone: 02:58 PM**

plan. prepare,program

**From Travis Vencel to Everyone: 02:59 PM**

wow that was fast

**From David Wohl to Everyone: 03:01 PM**

Will the exemption be available for a joint venture between a for-profit and non-profit?

**From Steve Hernandez to Everyone: 03:02 PM**

can we get prop tax exempt from 42-111333 with STC funding?

**From Del Monte Edwards to Everyone: 03:03 PM**

Could you share that in the clarifications?

**From Charles Lotzar to Everyone: 03:04 PM**

Property tax Exemption is dealt with by the various County Assessors

**From Glenn Walling to Everyone: 03:06 PM**

should this discussion be

I cut myself off. you were correct in what I was asking,

**From Alexandria Murnan to Everyone: 03:06 PM**

Will we get certificates of attendance as proof of attendance?

**From Sofia Mier to Everyone: 03:06 PM**

Where can we rewatch this recording?

**From Russell Gardner to Everyone: 03:07 PM**

In prior years, the QAP noted the average surplus cash flow to direct opex ratio is not to average greater than 10% for the 15-year compliance period, which I noted is not a provision in the 2022 QAP.

For deals that closed in 2021 or 2020, does the project need to prove out this 1.10 ratio at "placed in service" when ADOH completes its additional underwriting?

**From Sofia Mier to Everyone: 03:07 PM**

Thank you

**From Joe Keeper to Everyone: 03:10 PM**

Thanks ADOH & Happy Holidays to everyone!

**From Shawne Mastronardi to Everyone: 03:10 PM**

can you please explain the equity price range process

**From David Johnson to Everyone: 03:10 PM**

Thank You

**From Hector Gerardo to Everyone: 03:10 PM**

Thank you

**From Tammie Walsh to Everyone: 03:11 PM**

Thank You So Much!! Have a Great Evening!!

**From Scott Niblack to Everyone: 03:11 PM**

Thank you ADOH!!!

**From Kecia Boulware to Everyone: 03:11 PM**

Thank you ADOH!

**From Arlie Green to Everyone: 03:11 PM**

thank you

**From Juliet Armstrong Starkey to Everyone: 03:11 PM**

Well done and thanks

**From Reid Bradshaw, CDP to Everyone: 03:11 PM**

Thank you!

**From Shelly Cullin to Everyone: 03:11 PM**

thank you

**From Sally Schwenn to Everyone: 03:11 PM**

Thank you!!

**From Rolando Jaimez PYT to Everyone: 03:11 PM**

Thanks

**From Elaine Wynne to Everyone: 03:11 PM**

Thank you! Appreciate you!

**From Daniella Zepeda to Everyone: 03:11 PM**

Thank you.

**From Travis Vencel to Everyone: 03:11 PM**

Thanks

**From Jessica Raymond to Everyone: 03:11 PM**

Thank you!! This was so great! Good work!

**From Mandy Owensby to Everyone: 03:11 PM**

Thank you!!

**From Dan Terlecki to Everyone: 03:11 PM**

thank you



**From Corey Johnson to Everyone: 03:11 PM**

Thanks

**From Charles Lotzar to Everyone: 03:11 PM**

Well done.

**From Scott Nylan to Everyone: 03:11 PM**

Thank you!

**From Steve Hastings to Everyone: 03:11 PM**

Many Thanks!

**From Larry Villano to Everyone: 03:12 PM**

Thank you!

**From Julie Culver to Everyone: 03:12 PM**

Thanks to everyone at ADOH!

**From Mary Walling to Everyone: 03:12 PM**

Thank you!

**From Mariana Crawford to Everyone: 03:12 PM**

Thank you!

**From Dan Terlecki to Everyone: 03:12 PM**

Great first QAP sSheree

**From Mimi Bennett to Everyone: 03:12 PM**

Thank you!

**From David Wohl to Everyone: 03:13 PM**

Thanks.

**From Jeffrey Koby to Everyone: 03:13 PM**

Thank you ADOH!!

**From BRIAN POZEN to Everyone: 03:13 PM**

Thank you

**From Jim Tofel to Everyone: 03:14 PM**

Great Job, Thanks!