

00:29:55 Sylvia Romero: Good morning!!  
00:30:15 Hector Gerardo: Good morning.  
00:35:02 Turner Lesnick: The meeting is at capacity and some registrants are  
unable to attend. Will there be a recording of this presentation?  
00:35:37 Carolyn Campbell: I've got a coworker with the same issue  
00:36:02 Daniel Murphy: As do I.  
00:36:36 Karina Jajou: We are working on the technical issue. Please stand  
by.  
00:37:02 Jill Lafferty: Same here. Another developer trying to log-in and  
can't on zoom or on phone.  
00:46:00 Marissela Feliciano: Once the application is submitted and  
accepted how often does it need to be renewed?  
00:48:04 Marissela Feliciano: Thank you  
00:53:25 Thomas Bly: There is no section 2.9(O)4 in the QAP. This section  
ends with paragraph 3. Is this a typo?  
01:03:27 Jessica Raymond: If the project is multiphase, do you want  
the cost for the entire piece of land (assuming it has not been subdivided yet) or  
just the cost for the portion of the phase being applied for?  
01:04:40 Jessica Raymond: Thank you  
01:16:01 Jessica Raymond: The cells on page 5 (operating expenses)  
seem to be locked. How can we unlock them?  
01:16:22 Jessica Raymond: Thanks you for the clarification  
01:30:36 Alan Simpson: Do our past projects need to be in the state of AZ  
to qualify for points or if we have LIHTC properties in other states, do those count  
as well?  
01:32:07 Alan Simpson: Thank you  
01:33:31 Steven Stanley: If it is a land lease do you still require an  
appraisal?  
01:34:03 Steven Stanley: Thank you  
01:35:33 Maryann Beerling: If we manage non-owned properties do you  
want that included on form 6-3?  
01:40:32 Quinn Gormley: Is zoning a threshold requirement at application?  
01:40:50 Andrew Mazzotta: For items do be dated within 180 days of  
April 2021, does that translate to within 180 days of application submission for 4%  
apps?  
01:45:13 Thomas Bly: Is a waiver needed if project is exempt from  
property taxes and expenses drop below \$4,700 amount because of that?  
01:53:23 Quinn Gormley: how do you do tuck under parking?  
01:54:45 Quinn Gormley: Thanks  
01:57:00 Sally Schwenn: Are ground floor porches counted in the total SF as  
a balcony on the second floor?  
01:57:41 Sally Schwenn: Thanks  
01:59:51 Katie Johnson: JKP Energy Inspections can help with any and all  
LIHTC rating and utility allowances. Email [jenna@jkpenenergy.com](mailto:jenna@jkpenenergy.com) or go to  
<http://www.jkpenenergy.com>  
02:02:10 Timothy Donhauser: Please define "greater" in Greater Phoenix  
area.  
02:03:26 Quinn Gormley: The MSA  
02:03:45 Timothy Donhauser: thx  
02:04:56 Stephen Youdeem: Regarding the Valley Metro local stops -

does the stop need to be listed on the Valley Metro website? Not all stops on any given bus line are listed on the website.

- 02:05:48 Stephen Youdeem: Ok, great. Thank you.
- 02:08:03 David Wohl: For an occupancy preference for households with children, do 2-bedroom units need to have more than 1 bath?
- 02:09:00 Quinn Gormley: On special populations, are there limits to the age when those disabilities were diagnosed?
- 02:11:27 Quinn Gormley: The QAP limits the physical disability diagnoses to age 22
- 02:11:55 Quinn Gormley: See definitions
- 02:13:07 Maryann Beerling: Is it possible to serve more than one special needs population in the 25%?
- 02:14:29 Maryann Beerling: yes
- 02:16:23 Quinn Gormley: Concerning Tab 19, On page 29 of the 2021 QAP item A "Tax Credit Reservation", the QAP states ADOH must reserve tax credits as follows...to paraphrase to save time...First to projects in each set-aside with the highest competitive score & Second to projects that don't qualify for a set-aside category with preference given to projects with the highest score...So the QAP's selection criteria is and always has been based on ADOH audited scores...correct?
- 02:17:29 Quinn Gormley: Sect 42(m)(1)(C) item 8.."Projects Intended for Eventual Ownership" says the QAP must have a "Selection Criteria" set forth in the QAP for this type of project.
- 02:17:49 Quinn Gormley: QUESTION: Since Eventual Tenant Ownership is a selection criterion mandated by the federal code @ 42m and there is no mention of it as a set-aside in the 2021 QAP which it would score under AND there is no scoring category in the 2021 QAP for it to be ranked for selection - since there is no set-aside...How will ADOH meet the "Selection Criteria" ranking requirement of the federal code for Eventual Tenant Ownership?
- 02:19:54 Quinn Gormley: Since we will do this in your written clarifications, please include this for Tab 19...
- 02:20:01 Quinn Gormley: B) The 2021 QAP Threshold section at page 79 for eventual tenant ownership calls for a legal opinion that the ownership proposal is permitted under IRC Section 42.

QUESTION: The only provision in IRC Section 42 for Eventual Tenant Ownership is the Selection Criteria at 42(m)(1)(C) item 8. It's one sentence. There are no provisions in Sect 42 regarding the "ownership proposal structure" for such an opinion. Typically, the ownership would take place at year 15, following the compliance period - states usually provide what is an acceptable structure since the code is broad. In general concept this process is similar to the qualified contract process, in this case the sale to the existing unit to a qualified tenant would essentially remove the regulatory agreement...what are you looking for from legal professional to opine on?

- 02:22:02 Karina Jajou: Taking a short break, and will reconvene at 11am. Thank you.
- 02:30:44 David Wohl: Since the tie break uses PBV as a secondary category, isn't Tab 22 also necessary if a project has any PBV and hopes ot use it for the tiebreaker?
- 02:31:31 Quinn Gormley: Do locally determined "Redevelopment Areas" meet the requirements under the QAP for Concerted Community Revitalization Plans?

02:32:36 Quinn Gormley: Is there an age limit to the plans?

02:34:05 Quinn Gormley: Where does it say that in the QAP?

02:37:53 Quinn Gormley: Please provide the type of clarifications you are using as qualifications of these plans in the QAP.

02:43:26 Jessica Raymond: What if your loan term is longer than 15 years?

02:43:59 Daniella Zepeda: Can you go back at talk about the additional \$180 for Wifi? If Wifi is required, are the allowable operating expenses now \$4,880? Thank you.

02:46:14 Quinn Gormley: The QAP mentions it will "compare" equity letters from similar size projects to determine if the credit price is reasonable. Can you describe how that comparison is done..i.e how do you consider pay-in schedule, other soft fund utilization etc?

02:46:40 David Wohl: Where is interest on the Deferred Developer Fee shown?

02:48:10 Quinn Gormley: A project that has soft funds may have a different pay-in which will make the price diferent

02:49:25 Quinn Gormley: FYI, HUD uses LOCs as a funding source

02:51:43 David Wohl: Last year, you said that for vacant land owned by the developer and sold to the ownership entity, we could show seller financing at current appraised value, not original purchase price. Is that no longer true?

02:52:34 Quinn Gormley: Acquisition credit includes the acquisition of the property AND improvements that have been owned for 10 years. Even if those buildings are demolished. Can you get a waiver to determine the building value in the appraisal even if you are demolishing..

02:53:15 Quinn Gormley: The "As-is"

02:53:33 Quinn Gormley: Thanks

02:54:05 Maryann Beerling: I have the same question as David Wohl

02:54:23 Jessica Raymond: In the past, the DSCR could not drop below 1.15 during the initial 15 yr compliance period. Is that still the case?

02:54:32 David Wohl: Scenario 4 answers my question

02:55:24 Jessica Raymond: thanks

03:01:12 Stephen Youdeem: Can you repeat the information regarding the ADOH GAP Funding NOFA?

03:02:06 Lawrence Joseph: xCA can you repeat the info about basis boost outside of Maricopa and pima county

03:02:12 Tarie Beck: My phone cut out when you were talking about whether projects outside AZ can qualify as experience. Could you repeat that?

03:02:35 Lawrence Joseph: On the 4% as well?

03:03:20 Lawrence Joseph: thank you

03:03:38 Michelle Landay: Thank you!

03:03:41 Tammie Walsh: Thank You

03:03:43 Julie Rees: Thanks!

03:03:44 David Crummey: Thank you!

03:03:46 Meghan Heddings: Thank you

03:03:47 Jessica Raymond: Thanks!

03:03:47 Christy Alvarado: Thank you.

03:03:47 Alan Simpson: Thank you very much!

03:03:48 Carolyn Campbell: Thank you!

03:03:49 Brandy Banks Hotchkiss: Thank you.

03:03:49 Stephen Youdeem: Thank you  
03:03:50 Marissela Feliciano: thank you very much  
03:03:51 Steven Stanley: Thank you  
03:03:51 Adam Morgan: Thank you!  
03:03:51 Russell Gardner: Thank you!  
03:03:53 Bonnie Harbage: Thank you!  
03:03:54 Hector Gerardo: Thank you  
03:03:59 Abdou Thiouf: Thanks,  
03:03:59 Sheree Bouchee: Thankyou  
03:03:59 Sylvia Romero: Very informative, thank you!  
03:04:02 Jon Christine: Thank you  
03:04:04 Keith Gregory: thanks  
03:04:09 Shannon Connor: thank you!  
03:04:09 Gary Black: Thank you.  
03:04:12 Daniel Murphy: Thanks!  
03:04:17 Truly Sielaff: thank you!  
03:04:29 Jill Lafferty: Thank you.