

# QUESTIONS AND ANSWERS

February 2022

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Q1. Can applicants apply if the project is already participating in the Section 811 program?

**A1. Yes, if the project has not already maximized the 25% maximum per project then additional units can be added to the participating project.**

Q2. Is the scope specific to developmentally disabled populations?

**A2. Yes.**

Q3. Are applicants required to include supportive services in the budget?

**A3. Supportive services will be coordinated through DES, the property owner will not be required to pay for supportive services. If a property owner wishes to provide additional supportive services they may opt to include them in their budget per the applicable Qualified Allocation Plan.**

Q4. How should projects underwrite their project with PRA units?

**A4. We recommend underwriting to make your project feasible without assistance, taking a conservative approach. If Section 811 awards are made in connection with 2022 LIHTC projects they will be subject to underwriting for financial feasibility with 811 units incorporated.**

Q5. Are new construction projects in a 500-year or 100-year flood plain eligible?

**A5. New construction projects may not be located within the 500 or 100-year flood plain, please reference the requirements in PRA.215 in the document referenced in the link below: <https://housing.az.gov/sites/default/files/documents/files/Section-811-PRA-Coop-Agreement-Exhibit-5-Program-Guidelines.pdf>**

Q6. If a project serves, 55+ elderly are they still eligible for this program?

**A6. Projects are eligible if they serve populations between with ages between 18 and 61. This project may be eligible but it is best to verify with DES. The referral process may need to be modified for this project.**

Q7. Can applications only include 1 and 2 bedroom units?

**A7. Applicants may agree to set aside 1 bedroom, 2 bedroom and 3 bedroom units.**

Q8. If we originally sign up for 1 and 2 bedrooms but at a later date want to serve 3 bedroom units can we do that?

**A8. If applicants would like to change their unit split it would require an amendment to their PRA contract.**

Q9. When will awards be announced?

**A9. Awards will be announced on a first come first serve basis.**

Q10. Is there a competitive component if over subscribed?

**A10. If Arizona Department of Housing (ADOH) receives more than 64 units in requested Section 811 units at one time then scoring will be used to assess and award applications. At this time ADOH has not received more than 64 units in requested Section 811 units and continues to assess applications on a first come first serve basis.**

Q11. When does it turn into competitive?

**A11. If Arizona Department of Housing (ADOH) receives more than 64 units in requested Section 811 units at one time then scoring will be used to assess and award applications. At this time ADOH has not received more than 64 units in requested Section 811 units and continues to assess applications on a first come first serve basis.**

Q12. Is Davis Bacon Labor Standards triggered by PRA?

**A12. For projects with more than 12 units (Section 811) will be required to conform with Davis Bacon Labor Standards. Please reference PRA.213 in the document referenced in the link below: <https://housing.az.gov/sites/default/files/documents/files/Section-811-PRA-Coop-Agreement-Exhibit-5-Program-Guidelines.pdf>**

Q13. Will and Environmental Assessment be required for new construction projects?

**A13. *New construction projects are not required to complete an Environmental Assessment. However, they must conform with the requirements referenced in PRA.215 in the document referenced in the link below:***

<https://housing.az.gov/sites/default/files/documents/files/Section-811-PRA-Coop-Agreement-Exhibit-5-Program-Guidelines.pdf>

Q14. Just to confirm to be eligible for HUD 811 you need to be a non-profit?

**A14. *No applicants are not required to be non-profits to be eligible under this NOFA.***

Q15. How many units are left of the 50 available?

**A15. *ADOH has currently received applications for 50 units.***

Q16. I have a two-phase project that currently has one address (post office will assign two addresses at a future date). Phase 1 was awarded LIHTC in 2021 and Phase 2 will be applying for 2022 credits. If I apply for 811 units on one phase and am successful, is it possible to transfer those units to the other phase at a later date or have them float between the two properties? Do you prefer two separate applications for each phase or one application for the two with units to float?

**A16. *Applicants should submit separate applications for each project location. Owners will not have the ability to float 811 units between two properties.***

Q17. If we do not have the LLC formed for the site yet can we apply under Commonwealth then move it to the new Entity once formed and has its own DUNS number?

**A17. *Yes.***

Q18. Are the 811 units in the NOFA required to be built with accessibility/UFAS requirements (ie: wheelchair units), or are you only requiring traditional units which are set-aside to house developmentally disabled residents?

**A18. *No, units are not required to be fully ADA accessible. Please note that LIHTC projects must conform all 504 requirements.***

Q19. Should the 811 NOFA application be prepared and submitted in conjunction with the 9% application due April 1st, or would you prefer that the application be submitted once the LIHTC funding round has been allocated?

**A19. No, units are not required to be fully ADA accessible. Please note that LIHTC projects must conform all 504 requirements.**

**Q20.** The entity for the owner/applicant has been formed but there are no financials yet associated until the development has been funded. Would a submittal of financials for the developer be sufficient?

**A20. Yes.**