

QUESTIONS AND ANSWERS

February 28, 2022

Q75. I am wondering if we are supposed to apply for this right now before applying or at the time of the application? Do we need pre-approval for these units before we can claim points, or can we claim the points as long as we are willing to have the 811 units when we are operational? Since ADOH has currently received applications for the 50 units, I'm unsure if applying now is the right process.

A75. *Applicants may receive points if they either have an 811 soft award through our existing NOFA or elect to participate in the 811 program on the LIHTC application submission.*

Q76. Is there a cutoff date for how old the market study can be?

A76. *Market studies should have a completion date no older than 6 months from the application submission date.*

Q77. Tie Breakers - Extended Affordability: Is there a maximum number allowed to claim?

A77. *ADOH will not predetermine the maximum for this tiebreaker.*

Q78. Utility Allowances: We wanted to confirm with you if RESNET UA's are still required under the new QAP? Are RESNET utility allowances still required, and/or do you have specific guidance on our UA source data?

A78. *Utility allowances based on the energy consumption model (Treas. Reg. § 1.42-10(b)(4)(ii)(E)) must be prepared by a Certified RESNET Home Energy Rater who is in good standing with the Residential Energy Services Network ("RESNET").*

Q79. What documentation is required by ADOH to show that the current phase "was/were always planned as part of a phased development"?

A79. Applicants must submit documentation demonstrating phases were planned as part of a phased development. This documentation may include, but is not limited to: communications with third parties (e.g., emails), a site plan dated and demonstrating all phases were contemplated at the time of the original application, or other formal dated documents.

Q80. The question/clarification: what exactly is required for the "market demand study" for the early phase(s)?

A80. The market study of the prior phase must conform with the applicable LIHTC allocation year's QAP requirements and must demonstrate a vacancy rate of less than 5%.

Q81. Previously in the QAP there was a section that defined the rural and balance of state counties, could you send me a list of them or tell me if there is a state map that includes them?

A81. Maricopa and Pima counties are Metro and all remaining counties are considered Rural.

Q82. Where can the ADOH NOFA terms be found?

A82. Our current NOFA can be found here:

<https://housing.az.gov/sites/default/files/documents/files/Rental-Housing-Development-NOFA-2021-1.18.22.pdf>

Please see terms on page 12.

Q83. When will federal equity pricing be released?

A83. We will release federal equity survey results in March.

Q84. In reference to Q&A21 the Department's answer indicated that supportive housing units must be set aside as 30% AMI. However, Section V(D)2 which outlines the requirements to claim Supportive Housing points does not indicate an AMI set-aside requirement. Can ADOH clarify which commitments will need to be made to claim Supportive Housing points per the 2022-2023 QAP?

A84. Supportive housing units must be set aside as 30% AMI units. However, if supportive housing units also have rental assistance or projects based vouchers the rent maximums would align with the applicable payment standard.

Q85. **Non-Tribal Self-Score, Tiebreaker:** For the commitment of additional years of affordability, should the applicant enter the additional years beyond the standard 15 year compliance or the additional years beyond the 30 year extended affordability period?

A85. The commitment of additional years of affordability must be beyond the 30 year extended affordability period.

Q86. My question pertains to the Land Lease Section of the QAP, Page 27. The language states "Proposes a land lease structure". Does this mean an LOI or a fully executed land lease?

A86. The documentation needed to support a land lease should include an executed land lease or an executed option to lease with the associated land lease in draft form.

Q87. Will applicants who submitted under the ADOH Section 811 NOFA and ADOH Gap Financing NOFA's need formal commitment letters for their 9% LIHTC Application?

A87. No, since these are ADOH resources they will be assessed as potential sources during the LIHTC underwriting process.

Q88. Among the list of amenities that will qualify for points in Senior Housing with services is "garages or covered parking". Is there a minimum ratio of covered parking spaces to senior units to count covered parking as one of the three amenities that will qualify for the 20 points?

A88. To qualify, covered parking must be at least a one to one ratio with the number of senior units in the property.

Q89. For the Developer Financial Statements, does ADOH have a process in place to keep the Financial Statements Confidential? Does the attached ADOH Policy on Public Information Requests apply to Corporate Financial Statements? The Policy states: "For example, personal financial and taxpayer information is protected from disclosure."

A89. If personal financial statements are requested as part of a public records request all non-public personal information will be redacted.