2022-2023 QAP Overview Session

September 9, 2021 at 10:00 am
Overview and Feedback

- Focus groups
- Feedback Incorporated
- Novogradac QAP consultant
QAP First Draft

- Continued Feedback
- Streamlined and Shortened
- Underwriting
- Application Workshop
- Application Forms – October 1st
- Separate Workbooks
<table>
<thead>
<tr>
<th>QAP Timeline</th>
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</thead>
<tbody>
<tr>
<td><strong>First Draft</strong></td>
<td><strong>September 1st</strong></td>
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<tr>
<td><strong>First Draft Comment Deadline</strong></td>
<td><strong>September 15th</strong></td>
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<tr>
<td><strong>Second Draft &amp; Forms</strong></td>
<td><strong>October 1st</strong></td>
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<td><strong>Final Comment Deadline</strong></td>
<td><strong>October 15th</strong></td>
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<tr>
<td><strong>Final QAP</strong></td>
<td><strong>November 5th</strong></td>
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Set-asides
Rehabilitation

- Maximum of 3 awards
- Mechanism for Re-syndication
- Prevent the loss of affordable units
- Uses Less Credits/Project
- Hotel Conversions

<table>
<thead>
<tr>
<th>Rehabilitation</th>
<th>Total Units Created/Preserved</th>
<th>Total Tax Credits</th>
<th>Tax Credits/Unit</th>
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<tbody>
<tr>
<td>2021</td>
<td>0</td>
<td>$22,706,337</td>
<td>$21,261</td>
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<td>2020</td>
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<td>2019</td>
<td>0</td>
<td>$19,171,755</td>
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<td>2018</td>
<td>1</td>
<td>$19,105,081</td>
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<td>2017</td>
<td>3</td>
<td>$16,256,200</td>
<td>$20,709</td>
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<tr>
<td>2016</td>
<td>3</td>
<td>$14,696,059</td>
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<td>2015</td>
<td>7</td>
<td>$14,021,699</td>
<td>$15,528</td>
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New Construction

Sub Set-aside:

• Balance of State
• 3 Projects

Gateway Apartments, La Frontera
<table>
<thead>
<tr>
<th>Project</th>
<th>Scoring</th>
<th>BOS Set-Aside</th>
<th>Adjustment</th>
<th>Selected for Award</th>
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<tbody>
<tr>
<td>Project 1</td>
<td>155</td>
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<tr>
<td>Project 2</td>
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<td>Project 3 - Non-profit</td>
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<td>Project 4 - BOS</td>
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<td>Project 6</td>
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<td>Project 7 - Tribal</td>
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<td>Project 14</td>
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**Adjustments**

- Tribal – 2 projects
- Non-profit - 10%
- Choice Neighborhoods – 1 project
Scoring Categories
Rehabilitation Criteria

- LIHTC resyndications
- Greatest capital needs
- Greater percentage PBVs
- Applicant experience
New Construction Scoring

• Applicant’s and Principals’ Experience
• Supportive Housing
New Construction Scoring

Proximity to Amenities:

• Site entrance to amenity entrance
New Construction Scoring

Opportunity Areas
• Opportunity 360 Tutorial

https://www.enterprisecommunity.org/opportunity360/measurement
New Construction Scoring

- Residential Character
- Community Revitalization Plan
- Below Market Loans and Local Support
New Construction Scoring

Underserved Areas

- Gila
- Greenlee
- Apache
- La Paz
- Santa Cruz
New Construction Scoring

• Subsequent Phase
• Senior, Family and Homeownership
• Energy Efficiency
• Qualified Contract Waiver
New Construction Scoring

Tiebreaker

Extended affordability
State Tax Credit (STC) Applications

- Balance of State – 4% and 9%
- 4% LIHTC
4% LIHTC Applications

- Requesting STCs
- HUD RAD Conversions
- Federal PBVs
STC and 4% Application Timeframe

- QAP Adoption
- Open Application Process
Recycled Allocations

- 2020 with 2022 Design
- Pay Allocation Fee
- Waive Participation in 2022 round
Innovation or Unique Opportunities

- Unique Construction Methods
- Innovative Development
- Community Impact
- Regional Distribution
- Unique Funding Opportunities
- Disaster Recovery
Feedback
Submit written comments to:
rental-qap@azhousing.gov