

2013 Summary of Qualified Allocation Plan and
Minimum Design Standard Changes

1. Sec. III(B)(2) p. 5 - Deletion of HOME/Rural development, Assisted Living and Public Housing Set-Aside.
2. Sec. VI, Response Period, p. 10 - Deletion of the Response Period.
3. Sec. VI(B)(3)(b)(i) p. 12 - Alternate financing must be provided when applying for state tax credits.
4. Sec. VI(B)(5) p. 14 - Extending the period for Option, Contract or Agreement to December 6, 2013
5. Sec. VI(B)(10)New Construction/HERS Rating, p. 17 - HERS requirement is removed from the 2013 developments.
6. Sec. VI(B)(15)(a) and (b) p. 21 - Acquisition and Rehabilitation appraised value for federal rental subsidy only. ADFA will not consider Below Market Interest Rate Loans value in the appraisal.
7. Sec. VI(B)(19) p. 24 - Deletion of annual financial statements that are due February 1st.
8. Sect .VIII(A)(1) HUD(1),(2) and (3) p. 33 - HUD rental assistance contract point will be base on the percentage of units receiving rental assistance.
9. Sec. VIII(A)(2)(g) p. 34 - Development of special needs housing scoring percentage of 50% will be reduced to 25%.
10. Sec. VIII(A)(3) p. 35 - Reduction in points from 10 to 1 and adding the word acquisition for proposed development involves acquisition/rehabilitation of existing structures.
11. Sec. VIII, (A)(3) P. 35 - Addition of 5 points for rehabilitation only.
12. Sec. VIII(A)(4) p. 35 - Reduction of points from 10 to 1 for rehabilitation of residential rental housing that is currently operating under a state or federal affordable housing program.
13. Sec. VIII, (A)(4) p. 35 - Reduction of points from 10 to 1 for development involves rehabilitation of historic properties.
14. Sec. VIII(A)(8) p. 36 - Reduction of advanced energy efficiency features points from 15 to 5, points will be awarded for energy features certified by the development's architect that exceeds ADFA Minimum Design Standards and directly benefit the tenants of the development.
15. Sec. VIII(A)(12) p. 38 - CHDO points will be raised from 5 to 10.
16. Sec. VIII(A)(16) p. 39 - Non-Compliance Score will be raised from a multiplier of 3 to 5 with a maximum of 25 point deducted from score and the years reviewed will be the previous two years.

Minimum Design Standards

1. Sec. VI, p. 6 - Removal of the HERS requirements. ADFAs Minimum Design Standards exceeds current energy standards.
2. Sec. IV(B)(2)(w) p.4 - All new construction and rehabilitated buildings must have radiant barrier in attics or on roof.
3. Sec. IV(B)(2)(t) p.4 - Sidewalks servicing a single unit may be 3 feet wide.
4. Sec. IV(B)(2)(j) p.4 - Exterior shutters are required on all 100% vinyl or cementitious sided buildings.