



2022-2023 4% QAP OVERVIEW OF CHANGES

Changes made between the approved draft 2022-2023 4% QAP and the proposed final 2022-2023 4% QAP are in red.

Part A: Requirements for 4% Tax Credits

Section 1 – Introduction

- 1.4.8 Removes the requirement that ownership entity shall request final allocation of tax credits in the year in which they Place-in-Service.
- 1.7 Removes the IRS Form 8609 extension fee and adds the LURA amendment fee.

Section 2 – Underwriting

- 2.2.2 Lowers the replacement reserves for Family Projects from \$400 to \$350.
- 2.7.2 Adds an 15% increase in eligible basis available for Projects in a QCT with a Concerted Community Revitalization Plan.
- 2.8.3 Clarifies that the average income test is not available for Scattered Sites Projects.

Section 3 – Threshold Requirements – All Developers/Ownership Entities

- 3.2 Clarifies language.
- 3.2.2 Removes the requirement that New or Returning Developers shall attend mandatory developer training. Clarifies language.
- 3.4 Clarifies that Scattered site Projects cannot elect the average income test.
- 3.5 Clarifies language.
- 3.7 Clarifies that Preliminary Costs and Scope or Work are required for Acq Rehab/Rehab Projects and not all Projects. Clarifies language.

Section 4 – Post Reservation Requirements

- 4.5 Clarifies language.
- 4.8 Removes the requirement that Project owners and management companies shall attend 8 hours of compliance training. Clarifies that a current certificate of Mental Health First Aid training is required at the time the IRS Form 8609 application is due not a certificate issued within 12 months of this application submission. Clarifies language.

Part C – Threshold Requirements for Building, Construction, Site and Rehabilitation

Introduction – Reduces the percentage of accessible units required to meet threshold from 10% to 5%. Clarifies accessible unit language. **Moves accessible language to G 2.1.**

- A **Site Control** – Clarifies parking site control language.
- G 1.5 **Trash Enclosures** – adds that trash removal areas must be enclosed as a threshold requirement.
- G 2.1 **Accessible Units** – Reduces the percentage of accessible units required to meet threshold from 10% to 5%. Clarifies accessible unit language. **Adds accessible language from Part C – Introduction and clarifies language.**
- G 3.1 **Heating and Cooling** – Adds that AC sleeves shall be provided for thru wall units. Clarifies language.
- G 3.2.1 **Energy Efficiency-New Construction** – Adds additional options for energy efficiency requirements. **Adds that a third-party certification at the end of construction is required. Clarifies language.**
- G 4.4 **Exterior Construction – Units Doors** – Clarifies requirements.
- G 4.1 **Siding** – Changed section title.
- G 5.1 **Interior Construction – Units Doors** – Clarifies requirements.
- G 5.9 **Smoke Detectors** – Adds smoke detectors threshold requirements.
- G 5.10 **Minimum Bathroom Accessories** – Adds a list of minimum bathroom accessories.
- G 6.3 **Resilient Flooring – Bathroom** – Clarifies language.
- J **Capital Needs Assessment** – Clarifies language.

Part D – Glossary of Terms

Amends and adds glossary terms.