

▶ 2022 QAP Discussion

February 17th, 2021





Agenda

- ▶ Welcome, introductions and meeting logistics

- ▶ Discussion of potential QAP changes
 - ▶ Pool structures
 - ▶ Costs and Efficient Use of Resources
 - ▶ Services
 - ▶ Energy efficiency and sustainability
 - ▶ Additional topics

- ▶ Next Steps



Welcome and Introductions

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Additional Players

ART BOWEN

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EVERETT GARDNER

Rental Housing Sr. Counsel Mgr.

ALENA HENDERSON

Rental Housing Business Analyst

ABBY BOYD

Director of Housing Opportunities

SERGIO GAMBALE, LEED AP BD+C

Design & Construction Group Mgr.

Pool Structure

- LHA/Public Housing – Allow deals to compete in geographic pools
- Potential public housing revitalization pool
- Remove limits on non-profit pool amount of \$950,000
- Remove 15% Cap limit
- Possible Urban/Rural pools
- Revisit ASH Pool in light of required leasing preferences
- Consider forward allocating additional credits

Costs & Efficient Use of Resources (EUR)

- Cost Limit increase for specific incentivized items (such as solar power, geothermal, permanent supportive housing deals)
- Cost Limits – Currently using a per square footage value, do we also bring back per unit costs?
- New EUR Calculations
- Beta EUR replacement(s) in the application now

Services

- Desire to incentivize services – requests have come from multiple areas including Virginia Housing Board
- Provide service coordination points – some states require on-site coordination
- Incentivize on-site child care
- Revisit CORES requirement, specifically expand options

Energy Efficiency & Sustainability

- Smaller working group
- Consider working across agencies
- Discuss baseline requirements and various certifications
- Consider additional points for things like geothermal and solar panels

Additional Topics

- Re-examine some large point items
 - 9/4 hybrid - 45 points
 - Developer experience – 50 points
 - ROFR – 60 points
 - Brick – 25 points
- Year 15 issues, transfers
- 811 incorporation
- Future points to for-profits/non-profits working with a PHA as a development partner (providing technical assistance).

Additional Topics

- Incentivize proximity to amenities (grocery, medical, green space)
- Enhance penalties for deals failing to meet MDCRs
- Senior Designs to allow for isolation if necessary
- Curing Period - reduce penalties for scrivener errors

QAP Update Schedule

	2022 QAP Update Schedule (Tentative)
February	QAP input session and discussion forum – virtual
April	QAP discussion Forum includes release of QAP changes for public comment.
June	2022 QAP Changes Release for public comment
July	QAP Focus Group – public hearing & close public comments
August	QAP Presentation of rules and regulations to Board of Commissioners for approval
October	Governor’s approval
January 2022	QAP change effective date



Thank You.

