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

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Rental Housing Business Analyst

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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
• 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
• 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

<table>
<thead>
<tr>
<th>Month</th>
<th>Event</th>
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<tbody>
<tr>
<td>February</td>
<td>QAP input session and discussion forum – virtual</td>
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<tr>
<td>April</td>
<td>QAP discussion Forum includes release of QAP changes for public comment.</td>
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<tr>
<td>June</td>
<td>2022 QAP Changes Release for public comment</td>
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<tr>
<td>July</td>
<td>QAP Focus Group – public hearing &amp; close public comments</td>
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<tr>
<td>August</td>
<td>QAP Presentation of rules and regulations to Board of Commissioners for approval</td>
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<tr>
<td>October</td>
<td>Governor’s approval</td>
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<tr>
<td>January 2022</td>
<td>QAP change effective date</td>
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Thank You.