



## General Session 2

### Supplement for Listening Session Discussion

This document highlights items outside the themes of previously held topic-specific listening sessions. However, please feel free to raise issues that revisit the themes from those prior sessions. [Click here](#) to view the supplements from the previous sessions.

#### Revisiting QAP Priorities

Leadership have asked staff to revisit the six QAP priorities listed in **(Core Plan) State Priorities**. Below is a preliminary revised set of priorities. These are not listed in order of importance.

- *Produce quality developments that bolster resident health outcomes, encompassing:*
  - *Construction and operational standards that:*
    - *Provide market-rate comparable housing to a broader range of the workforce*
    - *Support resident wellbeing and health*
  - *Neighborhood and site locations that:*
    - *Increase resident access to opportunities promoting socioeconomic mobility*
    - *Minimize exposure to contaminants harmful to resident health*
- *Develop units affordable at all income levels eligible under the Housing Credit program*
- *Promote housing opportunities for those with barriers beyond income, including integrated housing options for persons with disabilities and those experiencing or at risk of homelessness*
- *Support redevelopment and rehabilitation of existing federally assisted or restricted housing:*
  - *For properties where many people live but physical conditions have deteriorated*
  - *In rural communities where few alternative rental housing options exist and multifamily development is difficult*
  - *In strong real estate markets where such properties are at greatest risk of converting to inaccessibly high rents*
- *Broadly distribute resources across geographies in need of housing, including:*
  - *Rural communities, urban communities, and all communities in between*
  - *Communities of “high opportunity” and those undergoing revitalization*
- *Allocate resources efficiently by:*
  - *Balancing quality standards with the need to minimize costs to maximize production*
  - *Aligning the Housing Credit program with other public resources, both within and outside of DCA, to maximize resident and community impact*

## Application Submission Staging

Staff propose that both the 9% and 4%/Bonds Competitive Round application submissions be structured as follows.

**1. Competitive Review Application** This submission would be for Scoring Criteria only. In place of Threshold, we would add a new Scoring section, “Readiness to Proceed,” under which applicants get points for each of the below documents submitted.

1. Site control documentation
2. Conceptual Site and Development Plan
3. Phase 1 Environmental report
4. Estimate of costs from GC based on unit count and schematic drawings
5. If new construction or adaptive re-use is involved: zoning confirmation, public water/sanitary sewer confirmation, and operating utilities confirmation

**2. Full Application** If selected under the competitive process, applicants would submit documents necessary to meet all Threshold Criteria at this stage.

**Please comment on “Pre-Applications”** Staff are considering dropping the “Pre-Application” entirely. We solicit comments on which aspects of the Pre-Application process should be retained, if any.

## Non-smoking policies

Staff propose requiring new construction and adaptive re-use developments to implement non-smoking policies similar to HUD requirements for public housing ([click here](#) to view 24 CFR 965.653).

## Favorable Financing

Staff propose dropping **A. Qualifying Sources** but retaining subsection **B. Long-term Ground Lease**.

## Experience, Capacity, and Performance Evaluation: Process Changes

Staff are working towards streamlining the development team qualifications determination process. Please provide any comments (e.g., your experience in other states) that may inform our work.

## Transitioning to a 2-Year QAP

Staff anticipate the next QAP will be a 2-year QAP. Staff welcome comments on factors we may need to consider to ensure a smooth transition and minimize the need for amendments during the 2-year term.

## Architectural Standards

Staff solicit comments on any architectural standards worth adjusting, removing, or adding.

## Eviction: Low-Barrier Screening and Prevention

Staff are exploring incentivizing (a) the development of eviction prevention plans, (b) low-barrier tenant screening (e.g., disallowing screening tenant applications based on evictions older than 12 months), and (c) annual data submission to DCA of eviction at the property. See [Ohio](#) and [Indiana](#) for example policies.