

History of Prioritizing Tax Credits for Service Enriched Housing

2006 QAP:

- Added definitions and preferences for:
 - Supportive housing (PSH for homeless or at risk)
 - Transitional housing (similar to above but term is six to 24 months)
 - Special needs housing (majority of tenants cannot live independently without supportive services. No homeless criteria.)

2009 QAP:

- Have AHS review all LIHTC special needs housing projects

2011 QAP:

- QAP changed basis boost to be for projects that set aside 10% of units for homeless or at risk OR projects meeting high energy efficiency standards OR was in a QCT/DDA. Basis boost was for mixed income projects previously.

2012 QAP:

- Now must set aside units for people who are homeless to get basis boost. Dropped ability to get basis boost because projects meet high energy efficiency standards. (Energy standards now threshold.)
- Require that owners accept the Common Tenant Application.

2013 QAP:

- 3 proposals considered:
 - Give more points to projects who set aside 10% of units as service-enriched (failed)
 - Make it a threshold that all 9% credits must set aside 10% of units for service-enriched (failed)
 - Only give basis boost to those setting aside 10% of units, not for being in QCT/DDA (passed)

2016 QAP:

- Give much higher preference to projects who target 25% of units to people who are homeless or at risk (at the site or in owner's portfolio)
- Requirements for Universal Design in all projects.

Current QAP: <http://www.vhfa.org/rentalhousing/qualified-allocation-plan-qap>