



2023 QAP 4%/Bonds Competitive Round Application Deadline Proposal for Public Comment

Overview

Purpose

The 2023 Qualified Allocation Plan (QAP) states in **(Core Plan) 4% Federal Credit – Bond Financed Projects** that DCA will announce the Competitive Review Application deadline “At least 120 days prior to deadline.” This document solicits public comments on two deadline options DCA is considering.

Submitting Public Comments

The remainder of this document discusses the benefits of two proposals. Applicants are encouraged to submit public comments to help inform DCA's decision.

[Click here](#) to submit comments through DCA's Housing Credit Program Public Input Survey. The **deadline to submit public comments is January 20, 2023.**

Option 1: May-June 2023

Proposal

The first option proposes to set the 2023 4%/Bonds Competitive Round application deadline to be in May or June of 2023. Under this option, DCA would administer the 9% and 4%/Bonds Rounds at the same time.

Benefits

Minimize Application Review Burden for DCA Staff

Factors that would result in a lower burden on DCA staff include but are not limited to:

- Fewer overlapping seasonal processes (e.g., 4%/Bonds Q&A would not happen at the same time as 9% application review).
- Interns are integral to reviewing applications, and DCA is best able to hire additional full-time interns for purposes of 4%/Bonds application review in the summer.

Minimize Duplication

Examples of duplication include but are not limited to:

- DCA would administer the "Q&A" process once for both the 9% and 4%/Bonds Rounds, rather than once for the 9% Round and then again for the 4%/Bonds Round.
- Applicants interested in submitting the same development for both 9% and 4%/Bonds consideration would only need to submit one application once.

Option 2: November-December 2023

Proposal

Under this option, the time frame would be similar to that of the 2022 4%/Bonds Competitive Round. However, rather than taking applications in October, DCA would take applications 1-2 months later to provide more time between finishing the 9% Round and beginning the 4%/Bonds Round.

Benefits

Spreads Application Preparation Work Throughout the Year

If the 9% and 4%/Bonds deadlines are 6 months apart, developers submitting different developments for the 9% Round and 4%/Bonds Rounds would be able to spread application preparation work throughout the year.

Minimizes the time between application deadline and awards announcement

If DCA receives all 9% and 4%/Bonds applications around the same time, then DCA will need to review more applications at one time. Thus, it would take DCA longer to announce awards for at least one of the two resources (9% or 4%/Bonds).

By contrast, administering the 9% and 4%/Bonds Rounds at different times in the year would minimize the time it takes to announce awards.