

2010 DCA Qualified Allocation Plan General Questions &
Answers
Posting #1
March 22, 2010

1. We currently have two adjoining parcels of land under separate contracts with two different owners. Our proposed single project will encompass both parcels. One of the parcels has been foreclosed upon and we are purchasing it from the lender. The other parcel has not been foreclosed upon. We need clarification from DCA regarding what qualifies for the 3 points under the Promotes Neighborhood Stabilization Scoring Section in the QAP. We have a foreclosed property and are starting the process of getting a letter from the Chief Operating Officer of the city certifying that the redevelopment of both parcels will assist in stabilizing the neighborhood. However, one of the parcels is not a foreclosure. Please clarify DCA's intention on what qualifies for the 3 points.

Response: Under the Community Redevelopment /Revitalization Plans and Strategies, Promotes Neighborhood Stabilization scoring section of the QAP, if multiple parcels are present in a proposed project and one or more of these parcels are not foreclosed, DCA will review the project concept as a whole to determine whether the project will be eligible for these points. In its review, DCA will examine if the foreclosed piece is a linchpin for the redevelopment-- that is, if site improvements, such as buildings, roads, amenities and planned open spaces are essential to the redevelopment of the site. If it appears that the foreclosed site is only being used to gain the points and is not a critical part of the redevelopment of the site, then DCA is less likely to reward these points.

Because DCA may determine that the Promotes Neighborhood Stabilization points should not be awarded, the applicant does have the option of claiming points in another category of this scoring criterion. Thus, the applicant should make a note in the Promotes Neighborhood Stabilization comment section of the application that points under an alternative section of Community Redevelopment /Revitalization Plans and Strategies are being claimed. Documentation to support this alternative section should be included behind the tab for which these points are being claimed-- for example, if Statutory Redevelopment Plan points are being claimed, documentation should be included behind the Statutory Redevelopment Plan tab.

2. The issue we have is our site also sits within a QCT so we know we qualify for the 2 points in this section, but would like to try and get the 3 points in this section. We don't want to select the 3 point item in our application and then have DCA tell us we don't qualify for the 3 points and lose 3 points on our application when we could have just chosen the 2 points for being located in a QCT and only be 1 point less.

Response: If the applicant is unsure about qualifying for the point category, he/she should clearly express (in the comments section below the item) a desire to be considered for another point category in the event that DCA deems the primary request ineligible. The applicant should provide

2010 DCA Qualified Allocation Plan General Questions &
Answers

Posting #1

March 22, 2010

supporting documentation for both requests in order to be considered.

3. Does DCA have any preferences for the type of deal (i.e. Rural, Non Profit, Preservation, etc.) when awarding HOME funds? While I didn't notice anything about it in the QAP I'm also wondering if there is any geographic allocation of the money as well?

Response: Section 6 of the Core Plan (page 19 of 56) under Selection Criteria for Consent details the factors we consider.

4. We are looking at a tract of land for a 2010 proposed project that currently has an old storage building that is rented out for storage. Is this considered a business as it relates to relocation guidelines? Also, since the current lease contract will expire prior to us purchasing the land and the current land/building owner is not renewing the lease are we responsible for relocation expenses?

Response: DCA do not require business relocation on Tax Credit only proposed projects. This expenditure should be considered in the purchase and sales agreement.

URA (Federal Funding): Regarding the lease occupant, a GIN (Appendix 2a for a business), accompanied with the appropriate brochure, should be issued to the owner of the personal property. Once issued, a voluntary move of the personal property (by its owner) before the ION date will not cause displacement assistance to be required.

To clarify, after the lease expires no action should be taken to force the tenant to move. However, to ask the personal property owner to pay on a month-to-month lease basis is entirely appropriate. If the personal property owner elects to keep his property at the site, then displacement assistance can be provided at the ION date to help move the property. If on the other hand the owner of the personal property elects to voluntarily move his property before the ION date, displacement assistance will not be necessary.

5. For the pre-application process, may we assume that the completed, Environmental Site Assessment Phase I and HOME/HUD Questionnaire will not be required in the Georgia DCA 2010 Pre-Application submittal package? Last year, these completed items were due at the May 25, 2009 deadline.

Response: The Environmental Site Assessment Phase I and HOME/HUD Questionnaire will be due with the full application at the application deadline. There is no pre-application for environmental requirements. Actually, the May date you referenced was the final application due date last year.

We are planning an environmental workshop to go into detail about our requirements.

2010 DCA Qualified Allocation Plan General Questions &
Answers

Posting #1

March 22, 2010

6. What Targeted Populations DCA is referring to in the probationary participation section of the 2010 QAP.

Response: Target Populations are special needs-- homeless, persons with disabilities (physical, mental, developmental), abused spouses and their children, persons with alcohol or other drug addictions, and persons living with HIV/AIDS. Family and elderly populations are not included as Targeted Populations.