



RAD Multi-Site Bond Program Q&A 2

April 13, 2015

1. How do you want us to submit the response to you? Just a hard copy? Hard copy and an electronic version? Just electronic via email?

An electronic response that includes all required documentation listed in the RFQ is acceptable. Those may be submitted to the Issuing Staff Member at philip.gilman@dca.ga.gov. Electronic responses on a flash drive or other digital storage device are also acceptable and may be sent to the DCA office (60 Executive Park South, NE, Atlanta, GA, 30329). Regardless of delivery method, the response still must arrive by the response deadline.

2. In the Performance Workbook – Part I General Information – how should we complete the data on the actual project site? Do we leave it blank? Similar question for the Project Narrative.

Information beyond what is known at this stage is not required. The properties in the Program will all be public housing rehabs, and at least 80% of the units will be RAD units.

3. If we intend to bring in a non-profit entity, should they complete their Performance Workbook as well? We would be doing that for the 9% applications, but then that is site specific, which is not the case for the use of this Performance Workbook. Such non-profit would not meet the required threshold experience regarding the number of bond deals already completed. Do we simply ignore the data on the non-profit at this stage?

The intent of the criteria in the RFQ is to limit development teams to those most capable of undertaking the Program. As such, information on any partner should be included, as DCA and the participating PHAs need to understand the 'foundation' of the organizational structure. A non-profit partner would need to complete a Performance Workbook if that partner will have at least a 20% GP/Developer interest, taking into consideration that PHA partners may also be included in the project team. A non-profit partner with less than 20% GP/Developer interest should still provide sufficient information for DCA and participating PHAs to have a full understanding of the development team, but the Qualification Determination will only consider partners with at least a 20% interest. The criteria for 4%/bond deal experience may be fulfilled by the majority partner alone.

4. Will DCA allow a cure period for any issues identified in the Qualification Determination?

The intent of the criteria in the RFQ is to limit development teams to those most capable of undertaking the Program. As such, DCA limits qualified developers to those who can achieve a "Qualified without Conditions" determination. DCA may consider a cure period for minor errors or omissions that occur while completing the Performance Workbook or other required documentation, but not for issues leading to a "Qualified with Conditions" status.