

2012 DCA Qualified Allocation Plan  
General Questions & Answers  
Posting #4  
May 17, 2012

**Local Government Support and Community Engagement**

1. We are working on a site in a specific county where we have run into resistance and prejudice against affordable housing. This is more than a NIMBY issue and we have gotten HUD's fair housing office involved. However, we expect at this time, to not receive a letter of support, or anything written from the governing authority by time of application. In light of our market study noting a strong need for affordable housing in the community, how will this be treated in the threshold and scoring sections?

*Response: DCA cannot issue determinations on local government support or opposition until the time of full application review. Applicants should refer to the QAP (p. 18-19, Threshold) for guidance.*

**Superior Project Concept and Design**

1. I have another question pertaining Item XVI of the scoring section. There are two parts pertaining to this section. Part A is for Superior Project Design and Part B is Local Government Strategy for Neighborhood Rebuilding. Each is worth 6 points, but the two parts are connected with the word, "AND". So does that mean that for an application to be awarded points, it has to qualify for both parts A & B for a total of 12 points? In other words, can an application be awarded 6 points if it qualifies for either A & B and DCA decides to award points.

Also, it says DCA may elect to give one submitted Application. Does that mean that only one application of all applications submitted will awarded if DCA decides to award points for this?

*Response: DCA may elect to award 6 points to one application which meets the Superior Project Concept criteria (Part A) AND DCA may elect to award 6 points to one application which meets the criteria for Local Government Strategy for Neighborhood Rebuilding (Part B). One application cannot qualify for both Part A and Part B.*

**Qualifications for Project Participants**

1. Could you tell us specifically what documentation is needed to show that the organizational entities are registered to do business in Georgia?

*Response: No documentation is required at the time of application.*

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**Deeper Targeting/Rent and Income Restrictions**

1. Do VASH vouchers count as PBRA contract points in section II of the Scoring Criteria if we meet the same criteria?

*Response: Yes, if the VASH vouchers are supported by documentation confirming that they are project based and for a specified number of units for no less than 10 years, then they would be considered as would a contract for PBRA. The proposed project must be new construction and the tenant population must meet the criteria set by the Veterans Administration and the income requirements of the PHA.*

**Desirable and Undesirable Characteristics**

1. I have checked several different school districts on the [www.gaosa.org/](http://www.gaosa.org/) website to determine whether or not our school zones score for the desirable points under Section III of the Competitive Scoring Criteria. Each time, I am told the scoreboard does not exist at this point in time.

How else should we determine the results of this category?

*Response: The Governor's Office of Student Achievement has informed DCA that its Education Scoreboard data will be released in a matter of days. If the data is not updated and available by June 1, DCA will allow applicants to use 2009-2010 Education Scoreboard data (link below) for the purpose of claiming these points: <http://www.gaosa.org/FindASchool.aspx?PageReq=106&StateId=ALL&SY=2010>*