

2014 DCA Qualified Allocation Plan
General Questions & Answers
Posting #4
April 4, 2014

QAP Threshold - 21 Compliance History Summary

1. The Checklist in the 2014 Core Application includes references to information from other State Housing Agencies in two different places. First, under Tab 18, Item #8 is listed "DCA Compliance History form executed by other State Housing Agencies pursuant to DCA instructions" and then under Tab 41, Item #1 is listed "If properties located outside of Georgia, Documentation from state HFA of the development and ownership of required number of LIHTC properties". Can you please provide further direction on these two items? Is the DCA Compliance History form the Multi-State Release? The instructions indicate that DCA will submit these to other states and that the Applicant is not required to. What documentation from other state HFA's is required to evidence development and ownership of LIHTC properties in other states?

Response: The Multi-State Release form and the Compliance History Summary are two separate documents. Per the instructions on the Multi-State Release form, the applicant must complete the form for each state in which each Applicant has participated in the Low-Income Housing Tax Credit program or HOME program. DCA will submit the form to the state HFA. The completed Multi-State Release form is the only documentation needed from the other state HFA's to confirm the Applicant's portfolio status. All previous experience in owning, developing or managing multifamily properties by the proposed Project Team and its principals must be reflected in the Compliance History Summary form.

QAP Scoring - 6 Sustainable Developments

1. In the Sustainable Developments scoring section, under Part B: Sustainable Building Certification, the documentation requirements state that a "Certificate of Participation in DCA's Green Building for Affordable Housing Training Course completed by a direct employee of the project owner dated 2012, 2013, or 2014" must be submitted with the application. Can you provide information on when the 2014 Training Course will be held? There does not appear to be any mention of the course on the DCA website.

Response: DCA has not finalized the dates for the Green Building for Affordable Housing Training Course. An email blast will be sent out with the details. We anticipate posting the training details within the next two weeks.

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QAP Scoring - 17 Integrated Supportive Housing

1. "DCA, in partnership with the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) and the Georgia Department of Community Health, will provide rental assistance, as available through HUD's Section 811 Project Rental Assistance (PRA) program, to housing tax credit properties claiming these points which are identified as priority locations for the target population." What is the meaning of "identified priority locations?"

Response: DCA, as administrator of Georgia's Section 811 rental assistance, will establish priority locations to receive rental assistance in the event that funding will not allow units to be created at each site. These priority locations will be selected based on factors including, but not limited to, geographic location, access to public transportation, and proximity to area service providers.