

2015 DCA Qualified Allocation Plan
General Questions & Answers
Posting #2
March 16, 2015

QAP Threshold - 13 Local Government Support And Community Engagement

1. Did DCA eliminate the requirements that the local government has to select a single project as its most important project? This was in the 2014 QAP

Response: Local Government Support and Community Engagement did not and does not require a local government to prioritize a single project. This is likely a reference to scoring section XIV, DCA Community Initiatives, which does require a Georgia Initiative for Community Housing (GICH) team to prioritize a single project in its community.

QAP Threshold - 20 Qualifications For Project Participants (Performance)

1. The instructions tab for the Performance Workbook states each individual Principal and entity of each General Partner and Developer in the proposed Project Team must submit a complete and accurate Performance Workbook. If the experience is the same for all parties, can one Performance Workbook be submitted?

Response: One Performance workbook can be submitted if the experience is the same for all members of the Project Team, (GP, Principal, Developer). The signatures for all principals must be included in the Owner Questionnaire, and each principal must complete and sign a separate credit and criminal background release form.

2. Can the qualification determination package be submitted with full application? Or can qualification package be submitted if a site has not been identified by March 12?

Response: Yes, the qualification determination can be submitted with the Application Submission on June 11, 2015. However, you are permitted to submit an application for Qualification Determination in the pre-application round for the project team if your site has not been identified. The Determination may be granted on a conditional basis. Once the site has been identified at the time of Application (June 11th), you will be subject to an additional review. The final Determination will be made after the 2015 Funding Round application submission. Please note, the deadline to submit the pre-application has been changed to March 19th.

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QAP Scoring - 3 Desirable Activities/Undesirable

1. Does a medical testing facility (i.e. drug testing, paternity test, etc.) count as a “medical facility” under desirable activities?

Response: A medical testing facility (“laboratory”), as described, is not considered a ‘medical facility’ unless it also provides clinical services and/or physician/dental services.

QAP Scoring - 7 Stable Communities

1. The QAP states that we must use FFIEC and Workforce data after January 1, 2015. When does DCA expect this data to be available?

Response: Please utilize data from the 2014 FFIEC data, choosing 2014 in the drop down box above where state and county are chosen. This data was the most recently released data on January 1, 2015 and is the data DCA will use when evaluating applications under this section.

For Workforce Housing, please use Data from year 2011, the most current data available in the OnTheMap tool on January 1, 2015. To ensure data is from year 2011, select 2011 under column “Year” in the “Analysis Settings” pop-up box. Accessing data for this section is outlined in the QAP.

QAP Scoring - 8 Revitalization/Redevelopment Plans

1. If revitalization and redevelopment plans have been approved in the past, how would DCA recommend an applicant get that plan updated to meet the 6 month past history?

Response: DCA will consider evidence (certified by a Local Government) that a community’s effort to complete, update, or reauthorize a revitalization or redevelopment plan began before the six-month cutoff point and was completed before the application submission date. Plans that are more than four years old will be presumed outdated unless documentation regarding the continued viability of the plan from the Local Government is submitted with the Application.

QAP Scoring - 9 Phased Development/Previous Projects

1. Exhibit B to Appendix II lists 2010-040 Silverwood Place as being in Effingham County but not the City of Rincon. After the 2010 award, the site was annexed into the City of Rincon. Does this mean that a 2015 application in the City of Rincon may not be eligible for Previous Project points?

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Response: DCA does not make scoring decisions during Q&A. Previous Projects, under Scoring Section IX (B), need to consider the geographic distribution of prior awards. The Local Government boundary for any prior award will be the Local Government boundary in which the project was located at the time of the prior award, regardless of post-award annexation. DCA will refer to the Previous Projects list when reviewing scoring.

2. Why are the phased development points only applicable to the flex pool and not rural apps?

Response: Due to generally more limited populations in rural areas, DCA determined that Phased Developments were more appropriate to areas with greater population.

QAP Scoring - 14 DCA Community Initiatives

1. It is our understanding that Cities/Counties that have participated in the DCA Community Initiatives (GICH) in the past and are now considered an Alumni of the program are still eligible for points under this category. If the board is dissolved in an "alumni area" that is "the primary contact of the GICH Community and the majority of GIHC members" has disbanded, what is the procedure to receive points under section XIV. DCA Community Initiatives?

Response: While DCA does not specify that a GICH community must be active in order to issue a GICH letter, this intent is made clear by the requirement for the GICH letter to be signed by the "primary or secondary contact on record with the University of Georgia Housing and Demographic Research Center as of May 1, 2015" (Scoring, Page 18 of 34). If the primary or secondary contact on file is no longer a member of the GICH team, the Official Representative of the community or the Local Government may designate a new primary and secondary contact using the GICH Team Leader and Contact Update Form that will be available through University of Georgia Housing and Demographic Research Center website in April.

2. This question relates to the GICH program. Does a city that completed the three year program still count? ie: They graduated from the program 2 years ago.

Response: Yes.

3. Is there a sample or example of GICH letters? We know that the GIHC letter must be executed by the designated primary or secondary contact of the GIHC community on record with UGA. We would like to prepare a sample letter for that official to sign.

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Response: The DCA Community Initiatives section was expanded in the 2015 QAP to include new requirements that are delineated in the section description and required documentation. Letters from previous years will not include all of the new requirements, and DCA has not provided a sample GICH letter at this time.

QAP Scoring - 15 Leveraging Of Public Resources

1. Are Georgia State Housing Trust Funds (SHTF) available for the development for multifamily projects?

Response: Although the funds are listed in Leveraging as a source qualifying for points, SHTFs are not available for development activities. The funds were included in Qualifying Resources in error. (QAP Scoring, Page 19 of 34)

QAP Scoring - 17 Integrated Supportive Housing

1. What is considered as a priority location integrated housing?

Response: Initially, the DCA Section 811 PRA program is focusing efforts in the following priority areas: Augusta, Columbus, Savannah, Atlanta and Macon. However, all applicants that select points under Section XVII A. may be selected by DCA for a rental assistance contract.

2. Please differentiate between DOJ population and other people with disabilities such as high functioning autism. Do they both get preference?

Response: The population covered by the Settlement is defined in 2015 QAP Scoring, page 24 of 34: "people with severe, chronic developmental disabilities who currently live in institutions or are at serious risk of institutionalization; people with serious, persistent mental illness who reside in state hospitals, are at serious risk of institutionalization, or are chronically homeless due to their disabilities, which includes co-existing medical and substance abuse disorders; and persons qualifying for participation in the Money Follows the Person program." For people with mental illness, factors that indicate risk of institutionalization include people who are frequently readmitted to State hospitals, who are frequently seen in emergency rooms, and/or who are being released from jails or prisons. Further inclusion of the specific diagnoses under the Settlement is determined by Department of Behavioral Health Developmental Disabilities staff.

3. Three months is not long enough in our experience to help these prisoners translation into the world, are you all planning on extending the amount of time a prisoner can stay in a program? Six months to a year?

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Response: Please provide the specific reference in the QAP to which you are referring.

QAP Scoring - 18 Historic Preservation

1. In order to receive Historic Preservation points for adaptive reuse, how much square footage may be added to the existing building before it is no longer considered to be adaptive reuse? (Example: if there is a 20,000 square foot hotel eligible for historic tax credits and this hotel is proposed renovated to provide new affordable housing, how much may be added onto the existing building (increasing its square footage) before the building is no longer considered to be adaptive reuse)).

Response: Square footage is not a consideration. In addition to meeting the criteria to be considered 'historic', the QAP (Scoring page 25 of 34) determines that the "building or buildings being adaptively reused must constitute at least 50% of the total units. Slabs, sheds, gazebos, trailer/mobile homes, pavilions, pump houses, barns, garages and single-family home are not eligible for these points."

2. Are approved State and Federal Part 1's adequate to meet threshold and receive points for Historic Preservation AND leveraging of public funds (HTC)?

Response: QAP Threshold, page 7 of 59 outlines the criteria for Preliminary Commitments. QAP Scoring, page 25 of 34 requires a copy of Georgia DNR-HPD and NPS approved Part 1 - Evaluation of Significance and a preliminary equity commitment for historic rehabilitation credit to claim historic points. Scoring page 19 of 34 (Leveraging) references the threshold requirements for commitment documentation in order to qualify for points.

DCA Manual - HOME

1. Can a non-profit that has been previously certified as a State CHDO include their certification letter as part of their supporting documentation for the HOME Consent application?

Response: They can include the previous certification, however, it will not impact the current review for CHDO certification related to this potential HOME funding. The current HOME rule requires CHDO certification each time HOME funds are committed.

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Other

1. Has the ECC SAP deadline been pushed back along with the Pre-APP deadline? Or will the ECC SAP still be due on March 12th?

Response: All pre-applications are now due March 19th including the Earth Craft Communities Site Analysis Packet, which should be submitted directly to Southface.

2. I have downloaded the 2015 Performance Workbook and have noticed that there are some major changes from last year. There is a drop down box to click for the project if it is new construction or rehab. My question is, what if an owner has tax credit properties that they have acquired, do we list these? Last year I listed them, but the drop down box now won't be appropriate.

Response: List the word "Acquired" before the beginning year in the top box of the Participation Period in section 1 in the far left of the Compliance History Summary, and leave the Construction Activity section blank.

3. Will/can DCA consider adjusting the due dates for FHLB-AHP commitments in light of its 2015 schedule?

Response: No. The QAP allows for award notifications to be provided no later than July 10, 2015 so long as confirmation of serious consideration has been provided in the Application Submission. The QAP also allows up to July 24, 2015 for an alternate financing source confirmation to be submitted should the original request for funding be denied. Please see Exhibit A to the Core, page 38 of 40.

4. Would you clearly delineate what is required for the pre-application due 3/12?

Response: The pre-application deadline has been moved to March 19, 2015. The instructions for pre-application submittals can be found at:
<http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2015docs.asp>

5. Does the Georgia map of vehicle access represent vehicle ownership or access to vehicles? What about zipcar or similar?

Response: This data comes from the Census, which relies on responses from Census and American Community Survey surveys. This data only shows households which own a vehicle. Data from private companies is not included.