

2015 DCA Qualified Allocation Plan
General Questions & Answers
Posting #7
May 6, 2015

QAP Threshold - 1 Project Feasibility, Viability Analysis, and Conformance With Plan

1. Are all HOME projects (regardless of whether or not DCA is providing the funds) required to use HUD's utility allowance model?

Response: Yes, it is a requirement of the HOME rule, applicable to whichever Participating Jurisdiction is providing the funds.

QAP Threshold - 20 Qualifications For Project Participants (Performance)

1. If an applicant is deemed "Qualified With Conditions" are the items under Tab 20. XX Qualification Determination and XXI Compliance History required to be submitted with the application?

Response: If a project team receives a Qualification Determination of Qualified with Conditions during the Pre-Application period, the Qualification Determination letter can be submitted with the funding Application. The required documents in this section do not need to be re-submitted as long as there has been no change in the project team since Pre-Application. Qualification Determinations from previous funding rounds do not apply to the current funding round.

2. Does DCA intend to provide forms and/or samples of the certifications/disclosure statements?

Response: Required forms are included in DCA's Performance Workbook. DCA will not provide samples of certifications or disclosure statements.

3. Please clarify whether a disclosure is required for example, if an applicant has no criminal convictions or pending litigation, is a disclosure statement needed?

Response: The Performance Workbook must be completed. If the applicant has no criminal convictions or pending litigation, no additional disclosure is required.

QAP Scoring - 9 Phased Development/Previous Projects

1. There are some cities (local political jurisdictions) which are primarily urban but which extend into a rural county. If such a city had a deal funded between 2011-2014, in the urban portion of the county, according to our reading of Section IX, a new project would be eligible for 3 points so long as it is more than 1 mile away from the previously funded project.

However, sometimes that predominantly urban Local government stretches into a rural county. We read this restriction to say that the 1 mile rule applies in all

2015 DCA Qualified Allocation Plan
General Questions & Answers
Posting #7
May 6, 2015

cases where the previously funded application lies in an urban area regardless of whether the current application is in the flexible (located within city limits in a non-rural county) or rural pool (located within city limits but in the rural county).

To deny the points, because the new project is even further away, but across the county line, would be an unintended consequence of an otherwise thoughtful policy.

Response: The radius measurement applies only to applications in the Flexible pool. In the Flexible pool, three (3) points will be awarded to an application that has had no 9% LIHTC properties in the last five (5) funding cycles (2010-2014), within a 1-mile radius of the proposed development. Applications in the Rural pool do not use the 1-mile radius measurement, but instead use the Local Government boundary as the benchmark for points. In the Rural pool, three (3) points will be awarded to a proposed development if no other projects have been funded in the past five (5) funding cycles (2010- 2014) within the same local government boundary.

Section IX in scoring does not contain the word 'urban'. Rural (page 9 of 40 in Core) means those areas designated by USDA as being Rural or those counties that appear on Exhibit A of Appendix II [of the QAP]. A property must be located in a Rural area to be in the Rural pool. "Applicants proposing a site in a Rural area may only be considered in the Rural pool." (page 15 of 40, Core) "Urban" areas within Rural counties have no bearing on the criteria in IX.

QAP Scoring - 14 DCA Community Initiatives

1. I am working with an affordable housing developer who is looking at a property that is located adjacent to but outside city limits. The city is a GICH community but the county is not. Will this property be eligible for GICH benefits and be eligible for point on tax credit application?

Response: The QAP requires that the GICH letter of support "Identifies the project as located within their GICH community" (Scoring page 18 of 34). Whether a property is located in a GICH community is thus subject to the GICH team's definition of that GICH community. When the GICH community is defined as anything other than the local jurisdiction, please provide documentation that explains the definition of the GICH community.

A list of GICH Communities already on record with UGA as of May 1, 2015 is available here:

http://www.dca.ga.gov/housing/HousingDevelopment/programs/documents/GICHCommunities2015QAP_001.pdf

2015 DCA Qualified Allocation Plan
General Questions & Answers
Posting #7
May 6, 2015

2. What information should a GICH Letter of support contain?

Response: This information is available on page 18 of 34 of Scoring in the 2015 QAP.

3. What documentation should be included with the GICH letter of support?

Response: This information is available on page 18 of 34 of Scoring in the 2015 QAP.