

2015 DCA Qualified Allocation Plan
General Questions & Answers
Posting #9
May 11, 2015

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

1. Since the 2015 DCA utility allowances are effective July 2015, should we use the currently effective 2014 utility allowance in the application along with the 2015 income limits?

Response: No. Rents and utility allowances must be effective for the same year. Applicable rents and Utility Allowances, in effect one month prior to application submission must be utilized in the Application and market study. (Appendix I, page 5 of 60.) For the 2015 competitive round, please use 2014 rents and utility allowances.

Please note for any project with HOME (from DCA or other PJs) as a source, the HUD utility model must be used for utility allowances.

QAP Threshold - 7 Environmental Requirements

1. Per number 7 in the Application Checklist (Environmental), could you please confirm that item numbers 03 through 11 are documents required only when HOME or HUD funds are involved in the application?

Response: Item 10 (Affirmatively Furthering Fair Housing Marketing Plan is required regardless of whether or not the Application includes HOME or HUD funding. The other items (03-09 and 11) relate to projects with HOME or HUD funding.

QAP Threshold - 13 Local Government Support And Community Engagement

1. We will be resubmitting a project that did not receive a LIHTC award in the 2014 LIHTC funding cycle. The 2015 project mirrors the 2014 submission. In 2014, we received full support from the City Council and completed the requisite public meetings. Are we able to include the documentation from last year's application or is it necessary to present the project to the community and council again?

Response: The Applicant must complete new notification and presentation for the current round in order to provide both Local Government and residents of the surrounding community with a reasonable opportunity to comment on the proposed project.

2015 DCA Qualified Allocation Plan
General Questions & Answers
Posting #9
May 11, 2015

QAP Threshold - 16 Site Information And Conceptual Site Development Plan

1. I have the following questions regarding the list of items:

- A) Topographic Contours – Can this be taken from GIS rather than an actual site survey?

Response: Yes. That is acceptable.

- B) Finished Floor Elevation of each building – Is this for proposed buildings only or existing as well? This site will be entirely demolished and rebuilt so no existing buildings will remain within the project site.

Response: This is for the proposed building only.

- C) Indication of all existing structures, etc. – This site will be entirely demolished and rebuilt. Do I need to show the existing buildings, etc?

Response: No. This requirement refers to any item that would affect the development of the subject property. Complete demolition would make this requirement inapplicable.

Basically, we are trying to avoid the costs for a full survey. We have the deed that indicates the property boundary line and are planning to use that line work, along with GIS topo, to put together the Concept Plan. We are just checking to see if that is acceptable.

Response: A complete survey is not required for the Conceptual Site Development Plan, however, a boundary survey, topographic survey, and geotechnical soils boring report must be submitted to DCA for review and approval after announcement of 2015 LIHTC awards.

QAP Scoring - 4 Community Transportation Options

1. A condition to the award of points for transportation is "an established pedestrian walkway". It is not clear though if this walkway must be in place at the time of the application. We are considering an application for a site that is within the prescribed distance to a public bus stop but at present there is no sidewalk connecting the site to the bus stop. A high priority of this community is the establishment of more sidewalks, bike trails, etc. and the site is along a right-of-way where the community would like to have a sidewalk so our proposal is to include the construction of a sidewalk connecting the site to the bus stop with

2015 DCA Qualified Allocation Plan
General Questions & Answers
Posting #9
May 11, 2015

support from the community. Will this scenario be eligible for transportation points?

Response: Proposed “established pedestrian walkways” will be accepted if the Applicant submits documented proof with the Application that he or she has legal access/rights and the available resources to develop the proposed “established pedestrian walkway”.

QAP Scoring - 9 Phased Development/Previous Projects

1. In regard to IX. Phased development/Previous Projects, Item B. 2, if a proposed development in the Flexible pool is not within the same Local Government boundary that has not received an award of 9% Credits within the last four years, but is within one mile of a Flexible 9% project in a different Local Government pool, will the 2 points be awarded?

*Response: The one mile radius for this specific scoring category refers to the distance from **any** 9% tax credit project funded within the last four DCA competitive funding cycles, regardless of local government boundary.*

QAP Scoring - 14 DCA Community Initiatives

1. Can you be more specific as to what you will accept as a “GICH Plan” as requested under DCA community initiatives?

Response: DCA will accept any plan generated from GICH training sessions as identified in the GICH “Responsibilities and Expectations” document found on the GICH website (<http://www.fcs.uga.edu/fhce/gich-how-to-apply>). This plan, if or when updated, must be approved by the current members of the GICH team.

Other

1. I’d like your office to clarify something so that we can assist with a pending application. The developer has identified the paragraph below from the application materials regarding Qualified Allocation Plans and advised the City that their Redevelopment Plan is more than 4 years old. (It’s about 5 years old, I believe.) So our question is if the City considers the document to still be valid and correct, can they pass a resolution affirming this and then consider the document renewed as of 2015? If not, how extensive would the changes need to be in order to make the Plan current and valid?

Response: Yes, a resolution from the Local Government that the Redevelopment Plan is current and ongoing is satisfactory evidence of renewal.