

2016 DCA Qualified Allocation Plan  
General Questions & Answers  
Posting #7  
April 21, 2016

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

1. In Posting #4, QAP Threshold 1, Question 1, DCA responded "DCA is looking for a Letter of Invitation...from HUD showing acceptance into the 221d4 process." Our MAP Lender has informed us that, per the new MAP Guide, this step, which is preceded by filing a Pre-Application with the MAP Lender and HUD, is no longer applicable under the new MAP Guide. He has advised us that, should HUD give us a positive recommendation letter of interest after our Concept Meeting that the next step for us would be to file a full application. So we would ask that DCA reconsider their response in Posting #4 in light of this information, and rely on the positive letter of interest issued after the Concept Meeting.

*Response: DCA confirms that the applicant should submit documentation showing HUD's acknowledgement that a Concept Meeting took place and the project received a positive recommendation to pursue HUD financing.*

2. DCA is requesting documentation or an explanation on the calculation of impact fees. After reviewing the Threshold Criteria, Page 3 of 59, this is in reference to Reasonableness of Operating Costs. Please provide additional clarification on the Impact Fee calculation DCA is requesting and if this is related to impact fees that are included in the building permit fees charged by the local municipality.

*Response: Applicants are encouraged to submit documentation detailing the calculation / methodology used to determine the total amount of impact fees shown in the development budget. These fees are typically shown separate from building permit fees. DCA would like to see the detailed calculation to determine reasonableness of the fees being charged.*

**QAP Threshold - 4 Required Services**

1. Can an onsite pool, to which only residents have access, qualify as an "additional site amenity" for a senior (62+) or HFOP property for the purposes of threshold determination?

*Response: A swimming pool is not considered an additional site amenity. Additional Site Amenities consists of the following:*

***ADDITIONAL AMENITIES SELECTIONS***

- *Fenced Community Garden*
- *Equipped Walking Path*
- *Equipped Playground*

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- *Covered Pavilion with Picnic/ Barbecue Facilities*
- *Furnished Arts & Craft /Activity Center*
- *Equipped Computer Center*
- *Furnished Exercise / Fitness Center*
- *Wellness Center*

*If an applicant would like for this amenity to be considered as an optional amenity, the appropriate "Optional Amenity" waiver should be submitted before the appropriate deadline.*

**QAP Threshold - 20 Qualifications for Project Participants**

1. If an applicant submits a Performance Workbook and supporting documentation during the pre-application and ultimately receives a Qualification Determination are they required to submit any additional information at full application if nothing about either the deal(s) or the Project Team has changed? We know that has been the case in past years, but could not find anything in the QAP or checklist that referenced that this year.

*Response: The Applicant will receive a letter from DCA communicating the results for pre-application Qualified Determination. The letter will detail any additional information / documentation which will need to be submitted during full application submission in June.*

**QAP Scoring - 11 Extended Affordability Commitment**

1. In the Core Application Checklist under Tab 34 - XI. Extended Affordability Commitment, Section a, Item 01, it lists a "Copy of strategy documents meeting the QAP requirements."

It appears from reading the QAP that this documentation actually applies to Section B, which is Tenant Ownership.

Can you please clarify?

*Response: Correct, a copy of strategy documents applies only to Tenant Ownership.*