

## 2019 Qualified Allocation Plan, Manuals, and Application Questions and Answers as of February 19, 2018

**1. How will the requirement to accept HUD 811 work with project-based rent assistance (PBRA) or Housing for Older Persons (HFOP)?**

HUD 811 and other PBRA can co-exist on the same property as long as both of the subsidies are not applied to the same unit/household. If all units are or will be covered under a PBRA contract, then the owner will not utilize DCA's HUD 811 funding. However, the requirement will apply if some units will not have assistance or the PBRA is not in place at lease-up (i.e., the Section 8 provider pulls back the offer to contract).

Properties using the HFOP designation must establish tenant selection policies allowing for HUD 811 tenants in 10% of the units. These units shall be made available to all eligible tenants and their households with no further age restrictions or targets. Owners may request a waiver from participating in HUD 811 based on compelling circumstances, for example if the local zoning ordinance specifically precludes all individuals under 55 years of age from living at that location.

**2. Can a property use multiple environmental certifications, such one for a new construction component and another for rehabilitation?**

Yes.

**3. Do awards made under the Rural HOME Preservation Set-Aside count as competitive for purposes of scoring under No Previous 9% Tax Credit Allocations for the Past Six Years?**

Yes.

**4. Does being in a Qualified Census Tract preclude an application from claiming Sections VI (Placed Based Opportunity and IX Stable Communities points so long as it does not claim points associated with Sections VII (Revitalization/Redevelopment Plans) and VIII (Community Transformation)?**

If an application does not claim points in either VII/VIII, it may claim points in VI/IX.

**5. Would a project using HUD 221(d)(4) underwritten to a DCR lower than the QAP minimum pass threshold under the Exhibit A "other government program funding requirements" language?**

Applicants must submit a waiver request for a lower DCR; a commitment for a (d)(4) loan alone would not be sufficient to approve. If applicable, the presence of units with PBRA would be relevant to DCA's consideration.

**6. For RAD appraisals, how should the As Is Value be determined?**

The As-Is value assumes the removal of the public housing restrictions upon the transfer or sale of the property. The appraiser shall use the greater of the market rents (including market expenses) or rents based on Commitment to Enter into a Housing Assistance Payments Contract. The market rents, supported by rent comparables, shall consider the subject's current condition.

## 7. Are there any typos in the QAP?

Yes, three have been identified so far:

- Core Section 15(D)(2) should read “one million ~~seven~~eight hundred thousand dollars (\$1,800,000) and/or...”
- In Scoring Section 8 where it says “Each Project Team may submit only one Application for Scoring Section IX. Community Transformation” the reference should be to Section VIII instead.
- The last item in Scoring Section XVII(A)(2) should have a “p”.