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2021 Qualified Allocation Plan Public Input Process

Posted August 7, 2020

Updated September 2, 2020 with link to listening session access information

This document details opportunities for the public to provide input during the 2021 Qualified Allocation Plan (QAP) policy development process. DCA's Housing Finance and Development Division (HFDD) anticipates submitting the 2021 QAP to the DCA Board for approval in November 2020.

Two of the below engagement opportunities, working groups and the advisory email list, are new additions to this year's public input process. These may be expanded for future QAP public input processes depending on the breadth and quality of information gathered through these formats.

Public Forums

Listening sessions

HFDD will host virtual listening sessions covering the topics listed in the below schedule. DCA will post virtual and telephone access information to the "Virtual Access Information" document on our website ([click here](#)). Access information will be posted 1 to 2 days in advance of each session.

Except where indicated otherwise, all listening sessions are open to the public.

Topic	Date	Time
Community Housing Development Organizations (CHDO)*	Tuesday, Sep. 1	10:30 – 12 pm
Substantive structural changes: 3 rd pool, 4% competitive process, rehab set-aside and scoring, 2-year scoring freeze	Thursday, Sep. 3 (All topics covered over two sessions)	Session 1: 10:30 – 11:45 am Session 2: 1:30 – 2:45 pm
Integrated Supportive Housing (811) and Enriched Property Services	Wednesday, Sep. 9	1:00 – 2:30 pm
Environmental Manual	Thursday, Sep. 10	10:30 – 12 pm
General listening session 1	Wednesday, Sep. 16	2:00 – 3:15 pm
General listening session 2	Thursday, Sep. 17	2:00 – 3:15 pm
Health and Sustainability Building Requirements	Monday, Sep. 21	10:30 – 12 pm
On-site community service facilities	Monday, Sep. 21	1:30 – 2:45 pm

* Attendance at the CHDO listening session will be restricted to CHDOs only. To request access information to the CHDO session, please email Meagan Cutler, Housing Development Analyst (meagan.cutler@dca.ga.gov).

Public hearings

DCA anticipates publishing a draft of the 2021 QAP on October 1st, after which point DCA will receive public comments for an additional 30 days. During this time, DCA will hold hearings open to all members of the public. Details will be announced at a later date.

Note on future listening sessions

DCA is in the process of updating the Relocation Manual and Architectural Manual. Prior to the release of these manuals, DCA will solicit input from the public and host listening sessions. The effective date and applicability of these updated manuals will be determined during these future listening sessions.

Written input

Electronic submissions

At any time during the year the public is welcome to provide written input through the [online QAP survey at this link](#). This format allows DCA to receive comments throughout the year. Please note that feedback and comments received earlier in the year allow more opportunities to research and evaluate potential ramifications.

Submitting written input through the online survey helps DCA staff to efficiently analyze all written input received, and DCA recommends submitting separate survey responses for each topic. However, individuals who prefer to submit a Word or PDF covering many topics in one document may do so by emailing hfdround@dca.ga.gov with the subject line “2021 QAP Input.”

Mail submissions

Individuals who prefer to submit written input by mail may do so using the following recipient address:

Jill Cromartie, Housing Finance and Development Director
60 Executive Park S NE
Atlanta, GA 30329

Working groups

DCA will organize working groups to facilitate problem solving in a small-group setting for two specific policy topics, described below. Working groups will meet once a week for four weeks in August and September. Meeting times will be determined by the group after the working group membership is confirmed.

Please fill out the QAP Policy Working Group online survey ([click here](#)) to indicate your interest in participating in one of the groups. Responses **must be received by Tuesday, August 18 at 9:00 am** to be considered for a working group.

Please note that the group is intended to be small (5-8 people) to promote candid brainstorming and identifying solutions. If DCA receives a large number of responses, DCA staff may reach out to respondents for further information to narrow down the number of group participants.

See below for requirements and topic descriptions for the two groups.

Requirements for participation

Each group will be comprised of people from different industry roles and will include a DCA representative. Participants must be:

- willing to meet virtually (preferably by video) for an hour each week, for up to four weeks, as needed
- open-minded about solutions presented
- willing to research and think through ideas and solutions
- willing to participate in a presentation of the final best solutions during a listening session open to the public.

Group 1: resident health and sustainability building requirements

For the 2018 QAP, DCA moved green building certification programs for developments from Scoring to Threshold. As with many other QAP provisions, for health and sustainability building requirements, DCA must balance the tradeoff between increased development costs and benefits to resident health and property efficiency. This working group will investigate whether DCA is currently striking the right balance. If not, the working group will propose alternatives for public comment during the Health and Sustainability Building Requirements listening session.

DCA envisions that a productive group composition would comprise representation from the following types of organizations: general contractor, developer, property manager, sustainable development consultant, compliance specialist and/or asset manager, Housing Tax Credit property resident, or other organization. Individuals representing an organization not specifically listed (“other”) should explain their justification for participation in the sign-up survey.

Group 2: on-site community service facilities

Section 42 includes provisions for developments to include space available for the benefit of the residents and the immediate community. Section 42 allows for up to a 10% increase in basis to be attributable to community service facility space.

The QAP does not currently provide a framework for developers to submit or for DCA staff to review requests for such facilities. This working group will meet to develop such a framework, addressing at a minimum the following topics as they pertain to community service facilities:

- Cost waiver requests
- Business viability
- DCA underwriting requirements
- DCA compliance requirements
- Square footage limitations
- Master lease requirements

DCA envisions that a productive group composition would comprise representation from the following types of organizations: property manager, developer, Housing Tax Credit property resident, nonprofit, business operator, compliance specialist and/or asset manager, or other organization. Individuals representing an organization not specifically listed (“other”) should explain their justification for participation in the sign-up survey.

QAP Policy Advisory Email List

DCA staff regularly require input from outside partners to assist in internal policy discussions. Individuals interested in receiving emails with policy questions from DCA staff on an ad hoc basis can sign up through the QAP Policy Advisory Email List online survey ([click here](#)). Individuals only interested in receiving emails covering specific QAP priorities can indicate this in the survey.

DCA staff will not send all questions to the full email list. As questions arise, DCA staff will identify which organization type is most relevant to the question (e.g., property managers) and email a small random sample of individuals from that group.

The purpose of the email list is to expand input opportunities, not obligations. Individuals receiving policy questions can choose to not respond or unsubscribe at any time.

Additional notes

Accessibility and accommodations

Individuals precluded from participating in any of the above public input opportunities due to a disability, technology constraint, or other barrier may call the HFDD Affordable Housing Policy team at 404-801-6000 to discuss alternative methods of providing input.

Legal disclaimers

- Participation in any of the above engagement opportunities will not impact scoring during the 2020 9% Housing Credit Competitive Round.
- Applications submitted under the Round will not be discussed during any meetings described above.

Comments or questions?

For questions or comments regarding any items described in this document, please email hfdround@dca.ga.gov.