

**2021 MAXIMUM PER UNIT  
Total DEVELOPMENT COST (TDC)  
WAIVER FORM**

**Instructions:**

1. Complete this Maximum Per Unit Total Development Cost Waiver Form in its entirety.
2. All fees (\$1,500) are due at the time of the Pre-Determination/Waiver Submission. **Please make all checks payable to Georgia Housing and Finance Authority (GHFA).** DCA will not accept any requests without the appropriate fees.
3. All waiver requests should include this completed form, required support documentation, and waiver fee.
  - 9% Applicants may submit cost limit waivers at Application Submission or Pre-Application. **If DCA denies a cost waiver submitted after the Application Submission deadline, the Applicant will fail Threshold.**
  - 4% Bond Applicants may only submit waivers at Pre-Application Submission.

If this request is coming at Pre-Application (9% or 4%), please submit a Core Application (Excel) with a preliminary sources (Part III), uses/budget (Part IV), utility allowance (Part V), Revenues and expenses (Part VI), and Pro Forma (Part VII).

**APPLICANT/OWNER INFORMATION:**

Ownership Entity Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**PROJECT INFORMATION:**

Project Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ County: \_\_\_\_\_

Rehab \_\_\_\_\_ New Construction: \_\_\_\_\_ # of Buildings: \_\_\_\_\_ # of Units: \_\_\_\_\_

Total Units per Type: SRO: \_\_\_\_\_ Eff: \_\_\_\_\_ 1BR: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: \_\_\_\_\_ 4BR: \_\_\_\_\_

Total Square Footage Residential Uses: \_\_\_\_\_

Total Square Footage - Support/Community Uses: \_\_\_\_\_

Acquisition Cost: \_\_\_\_\_

Proposed Construction Hard Costs: (incl. GC 6/6/2) \_\_\_\_\_

Project Cost Limit (PCL): \_\_\_\_\_

Proposed Total Development Budget: \_\_\_\_\_

Overage (Tot'l Dvp. Budget – DCA Excludable Costs – PCL): \_\_\_\_\_

## **REASON FOR EXCEEDING MAXIMUM PER UNIT COST LIMITS:**

(Per the 2021 Qualified Allocation Plan)

DCA will consider a cost waiver request for the following:

- Unusual or extraordinary costs not typically seen in most properties. An example would be a proposed development with podium parking. In no case will DCA waive federal, state or local building or accessibility laws or codes, state energy conservation codes or health and safety requirements.
- Costs for historic development above the project cost limits which will be covered by historic credit equity.
- Costs that are covered by funding from a foundation, other unrelated not-for-profit charitable 2021 Qualified Allocation Plan – Threshold Page 11 organization, or governmental entity that is not DCA in the amount equal to or greater than the development cost that exceeds DCA's unit cost limitations. The funding commitment letter from such entity must be included in the Application, and such funds must be in the form of a grant or a cash flow loan and must be included as part of the project sources of funds in the Application and final cost certification. In calculating the maximum credits which can be allocated to the project, DCA will not include these funds in the gap calculation.

### **Reference Documentation:**

- HUD 2020 Total Development Cost Limits:  
[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/capfund](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/capfund)
- DCA cost limit testing workbook

### **Minimum Document Requirements for Cost Waivers:**

- A certification from the applicable municipality, architect and/or engineer must be provided documenting the additional waiver item requirement or condition.
- Projects requesting a PCL waiver request must include a non-IOI third party cost review that includes a specific and delineated review of the proposed item(s) necessitating the cost limit waiver.
- Projects with unsuitable soils or environmental remediation must provide an environmental report supporting the request for PCL waiver and an estimate of remediation costs from a non-IOI third party.
- A detailed third-party cost breakdown must be provided indicating the difference between the cost for the extraordinary items necessitating the waiver and those of typically constructed developments.
- DCA reserves the right to request additional information such as PNA, PNCA, CNA, or PCR, and/or additional supporting documentation deemed necessary to complete analysis and consideration of waiver request.
- DCA reserves the right to deny waivers if the completed project will not result in safe and decent housing that is equal to comparable housing in the marketplace.
- A copy of the written approval of the DCA per unit cost waiver must be provided with the LIHTC application to satisfy the threshold requirement.

Any waiver request granted at preapplication stage is preliminary. If selected, the Applicant will need to submit a full cost waiver request with actual figures and documents as requested by the DCA construction department prior to closing.

By signing this form, I certify that I understand all the questions on this form, and that all my answers represent a truthful and informed statement of conditions and costs.

Signed: \_\_\_\_\_  
Applicant/Owner

Date: \_\_\_\_\_