

## **MEMORANDUM**

**TO: Potential Applicants**

**FROM: Office of Affordable Housing**

**DATE: February 20, 2002**

**SUBJECT: Questions and Answers**

Please find the attached Questions and Answers document for the 2002 Tax Credit and HOME application round. Please note that the following documents and forms are available via the DCA website at [www.dca.state.ga.us/housing/rentalfin.html](http://www.dca.state.ga.us/housing/rentalfin.html):

2002 Qualified Allocation Plan  
Points for Projects within a Local Government  
2002 OAH 2002-100 Electronic Application  
2002 OAH 2002-100 Electronic Application Instructions  
2002 Per Unit Cost Waiver  
2002 Utility Allowances (for application purposes only)  
2002 Max Rent Tables (for application purposes only)  
2002 Application Manual (printable from website)  
2002 Application Manual Order Form (request for a copy to be mailed)

Please take special note of the following critical dates for the 2002 funding round:

February 28      Project-Specific Questions Deadline- written project-specific questions will be entertained.

March 1            Request for Waivers Deadline- Applicants must have request(s) for waiver(s) to DCA offices by 5:00p.m. on this date. No late submissions will be accepted for any reason.

April 18            Application Submission Deadline- Complete Applications must be received by DCA no later than 5:00p.m. No late submissions will be accepted for any reason.

August 31          (Tentative) Announcement of 2002 HOME and Tax Credit reservations.

Written project specific questions, regarding Application submission may be mailed to Christie Shafer, Georgia Department of Community Affairs, 60 Executive Park South, N.E., Atlanta, Georgia 30329-2231; emailed to [cshafer@dca.state.ga.us](mailto:cshafer@dca.state.ga.us) or facsimile attention: Christie Shafer, 404-327-6849.

## General Questions and Answers

Q1. Does the unit cost limitations apply to bond-financed projects as well as the “9 credit” projects?

A: Unit cost limitations apply to both "4% credit" bond-financed projects and "9% credit" projects.

Q2. Will DCA consider the de-coupling of a former HUD Section 236 ("IRP") property's payments into a proposed 9% credit deal as a scoring item under Section 5B of Appendix II Scoring Criteria, Government Support and Financial Assistance, in the same manner as that of an AHP or USDA award, assuming that the contribution amount meets the percentage thresholds for scoring?

A: No.

Q3. How is the Developer Fee calculated for Acquisition/Rehab projects utilizing Tax Exempt Bond/4% Tax Credit financing?

A: For acquisition and rehabilitation projects, the Developer Fee on the acquisition portion will be limited to 15% of the acquisition cost of the building(s); the Developer Fee on the rehabilitation portion will be limited to 15% of the total development cost less the budgeted Developer Fee, the acquisition cost of the building(s), and the cost of land.

Q4. When calculating the maximum developer fees allowed in a Tax Credit and/or HOME deal, the 2002 QAP indicates that the limit will be 15% of the total development costs less the budgeted developer fee, the land, and the cost of existing buildings. Is this in error, or does DCA intend to not allow a developer fee for acquisition of existing buildings?

A: The maximum Developer Fee is 15% of the total development costs less the budgeted Developer Fee and the cost of land. For acquisition and rehabilitation projects, the Developer Fee on the acquisition portion will be limited to 15% of the acquisition cost of the building(s); the Developer Fee on the rehabilitation portion will be limited to 15% of the total development cost less the budgeted Developer Fee, the acquisition cost of the building(s), and the cost of land.

Example: The project is eligible for acquisition and rehabilitation credit in this example. Total development costs without Developer Fee are \$2,500,000, acquisition costs are \$250,000 for buildings and \$50,000 for land, and there is no identity of interest between the developer and the general contractor. In this case, the maximum Developer Fee on the acquisition portion is  $\$250,000 \times 15\% = \$37,500$ , and the maximum Developer Fee on the rehabilitation portion is  $(\$2,500,000 - \$250,000 - \$50,000) \times 15\% = \$330,000$ , the total Developer Fee is limited to the sum of the Developer Fee on the acquisition portion and the Developer Fee on the rehabilitation portion, i.e.,  $\$37,500 + \$330,000 = \$367,500$ .

Q5. How will deferred developer fees be treated in 2002, with regard to the equity gap calculation for tax credits?

A: The Deferred Developer Fees may be considered as a source of funding for the purpose of "Total Sources of Funds" to fill a gap between total sources of funding and the total uses. However, the Deferred Developer Fees are not considered in the gap method of the credit calculation and they will not affect the credit amount that a project is eligible for if the credit amount is gap driven.

Q6. When performing the equity gap calculation for the low-income housing tax credit, what will be considered as "non-equity sources of funds" and thereby deducted from the total development costs to determine the equity gap? Will such non-permanent items as deferred developer fees, interest income from reinvested bond proceeds, and cash flow collected during the lease-up period be considered as part of "permanent financing?"

A: In the equity gap method of the low-income housing tax credit calculation, all permanent debt financing and grants are considered as "non-equity sources of funds". In the determination of the equity gap, all "non-equity sources of funds" are deducted from the total development cost. For the purpose of the equity gap calculation only, deferred developer's fee, interest income from reinvested bond proceeds, and rental income collected from residential units during rehabilitation or lease-up period will not be considered as "non-equity sources of funds". Therefore, they will not affect the credit amount that a project is eligible for if the credit amount is gap driven.

However, for the purpose of Total Sources of Funds for "permanent financing", in addition to permanent debt financing and grants, deferred developer's fee may be considered as part of "permanent financing"; interest income from reinvested bond proceeds and net income from existing residential units during rehabilitation period may also be considered as part of "permanent financing". For a new construction project, rental income from residential units during the lease-up period will not be considered as part of "permanent financing".

Q7. Are there a minimum number of points that are needed pursuant to Appendix I, Threshold Criteria or Appendix II, Scoring Criteria?

A: A minimum number of points is not required for 2002 Applications.

Q8. Is there a map showing the Metropolitan Areas of Georgia for 2002 Application?

A: There is not a map showing Metropolitan Areas for the 2002 Application. However, Exhibit A of the 2002 Qualified Allocation Plan provides a listing of Metropolitan Statistical Areas for Georgia.

Q9. How can the lists of Applicants or funding recipients for the last three years be obtained?

A: The lists of Applicants and funding recipients for the last three years of Affordable Rental Housing Financing and a list obtain of those projects that were within a local government for the last three years, may be obtained from the DCA website at [www.dca.state.ga.us/housing/rentalfin.html](http://www.dca.state.ga.us/housing/rentalfin.html).

Q10. How is the rent for very very low-income tenants (30% AMI) calculated?

A: To compute the 30% AMI limit, divide the 60% AMI income for the family size by 2 and round to the nearest 50.

For example: 60% AMI for one person	=	27,960
Divide by 2	=	13,980
Rounded to the nearest 50	=	13,950

Q11. What is the difference between 4% and 9% Federal Credits and how are both awarded? Are all bond financed deals entitled or just eligible for 4% Credits?

A: The 9% Credits are awarded on a competitive basis. Bond Financed deals are eligible but not entitled to 4% Credits.

Q12. If a resolution from a local government was issued to another developer/sponsor in a previous year can an unrelated developer use that same resolution as evidence of local government support or must they obtain a new resolution given that the existing resolution references another sponsor?

A: A new resolution for local government support must be obtained for each application.

Q13. In Section 3. Tenancy Characteristics, A. Family Housing of Appendix II Scoring Criteria. 1. *Basic Requirements* states that "the Application must include two (2) on-going services designed for the physical or social needs of the tenant population" in order to qualify for 6 points, but no examples are provided. Are there examples for this section?

A: Subsection 4 of Section 3A: Tenancy Characteristics for Family Housing provides examples of services designed for families that may be used for Basic or Optional Requirements. However, services designed to meet the physical and social needs of this tenant population are not limited to the examples provided. The applicant has the option to submit other services to meet this requirement.

Q14. Section 6. E. Ownership Makeup of Appendix II Scoring Criteria states that "ownership entities comprised of 100% nonprofit organizations will receive four (4) points", but further provides a lesser number of points (2 points) for those applying under the Plan's Credit nonprofit set-aside or CHDO Loan Program set-aside. Please clarify whether there are any requirements for the 4 points (applicants not applying in the nonprofit or CHDO setasides) when the general partnership includes a 100% nonprofit and for-profit. For example, is there a minimum percentage of ownership interest required for the nonprofit? Also, is there a specific DCA requirement that the nonprofit must "materially participate"?

A: There are no additional requirements necessary to receive the four (4) points awarded in this section. In order to receive the two(2) points awarded in this section, the non-profit would have to also meet the requirements set out in Section 7 and Section 20 of the the Core Plan.

Q15. Section 6.A. Neighborhood Redevelopment--Subsection 7 of Appendix II Scoring Criteria awards points for documents evidencing "partnerships" with other organizations to address neighborhood challenges. Please clarify what is meant by "partnerships". Specifically, is it necessary for the other organization to have an ownership interest in the general partner entity, or is a third-party contractual arrangement acceptable?

A: The application must include documentation that provides evidence of a commitment to jointly address neighborhood challenges and referencing the relationship between the parties. The documents must be executed and authorized by both entities. Ownership interest in a legally formed general partnership is not required.

Q16. In Section 4B of Appendix II Scoring Criteria, the second paragraph, in part reads: "*or, to those units that meet the criteria for points under Section 4 D, 'Very' Very Low Income tenancy Exceeding Requirements*". This seems to say that points will not be awarded in section 4B if points are awarded in 4D because of double counting. Is that what is meant and are there any circumstances under which DCA will award points in both 4B and 4D?

A: Applications that reserve units and meet the requirements of Section 4B of Appendix II Scoring Criteria for very low income (those earning annual incomes of 31% -50% of the AMI) are also eligible for points in Section 4D if the application also reserves additional units for very very low income households ( those earning annual gross incomes of 30% or less of AMI).

Q17. Under Section 3A2 of Appendix II Scoring Criteria, two points will be awarded for a large open playing field of at least 5000 square feet. Can this just be a grassy area of 5,000 square feet or are there additional improvements that are required for these points?

A: The large grassy area should be suitable for community activities and should be improved (graded, rolled, grassed as required) to allow sports, games and other community activities to be held.

Q18. If units rented to those households earning incomes of 30% or less of AMI pursuant to Section 4D of Appendix II Scoring Criteria, Very-very Low Income Tenancy Exceeding Requirements, is the rent based upon a minimum of 30% AMI Rent?

A: The rents for units reserved for households meeting the requirements of Section 4D of Appendix II Scoring Criteria, Very-very Low Income Tenancy Exceeding Requirements would be based on a maximum of 30% AMI rents.

Q19. The 2002 QAP awards substantial points for local government financing. In order to avoid points being awarded in situations where the local government cannot, at some later date perform the service they have promised, would you require all applicants to submit a legal opinion, preferably by the local government authority's attorney, citing the specific Georgia law under which they do have the right to provide such assistance and certifying that the local government meets all of the criterion to legally provide such assistance?

A: Since the 2002 Qualified Allocation Plan does not require a legal opinion from local governments for this Scoring Criteria, applicants cannot be required to provide this documentation.

Q20. Would a letter and documentation from a Housing Authority agreeing to pave the road qualify as a "local commitment" for Threshold Criteria #13/Site Accessibility?

A: The Housing Authority must issue a firm commitment by an authorized official committing to the funding and timetable for the completion of such paved roads.

Q21. Given that February 1st is the deadline for asking general questions, will DCA answer questions pertaining to the application and manual once they become available?

A: The Qualified Allocation Plan and manual were made available January 2, 2002. Project specific questions will be taken until February 28<sup>th</sup>, 2002.

Q22. Yes.

A: An experience waiver is required for each project participant in each category of experience (owner, developer, or property management company). A \$1,000 fee must accompany the experience waiver for each project participant in each category.

Q23. What is DCA's response time to the experience waiver request? If a waiver is submitted before the March 1, 2002 deadline, will it be reviewed and responded to early? If not, what is the projected response time to waivers?

A: All responses to request for experience waivers will be announced on or before March 15, 2002.

Q24. Has DCA set a formal threshold announcement, (e.g. Date), for applicants that did not make the mandatory threshold requirements?

A: There will not be a formal threshold announcement for applicants that did not meet the mandatory threshold requirements.

Q25. If DCA makes any changes between February 1, 2002 and April 18, 2002 pertaining to the current Utility Allowances and/or Income Limits in the Manual, will it be mandatory for applicants to utilize the new figures?

A: It is mandatory for all applicants to utilize the 2001 utility and income tables for application submission. All figures will be adjusted during underwriting for those applications that are selected for funding.

Q26. If a management company has a proven track record for providing resident services, what documentation must the management company provide to be considered acceptable to DCA?

A: All service providers must provide the appropriate licenses for services to be provided, the resumes for all staff providing the services, an experience summary of services provided and the details of the number of people that will be served.

Q27. Does the one project limit for inexperienced developers (applicants) include projects on which the inexperienced applicant partners with an experienced developer. I.e. can they do more than one project if they partner with an experienced applicant?

A: Inexperienced developers who partner with an experienced developer will be limited to one project.

Q28. What documentation will be required or accepted to support the fact that no previous projects have been done within the boundaries of a particular municipality

A: No additional documentation is required for points claimed for Section 2D, Previous projects within a Local Government, of Appendix II Scoring Criteria.

Q29. Under Section 3A of Appendix II Scoring Criteria, the basic requirements for Family Housing includes a requirement that all garden style apartments have a porch or balcony. Is this requirement intended to apply to all apartments with one-story floor plans, even if they are in 2 or 3 story buildings, or does it only apply to apartments in one-story buildings?

A: The requirement for sheltered exterior areas such as porches or patios applies to all building types.

Q30. When a scoring criteria requires a percentage of units to be set aside (e.g. for Very Low Income units, Accessible units, etc.), is that percentage to be calculated as a percentage of residential units (i.e. excluding common space Employee units), similar to the calculation of the project's Applicable Fraction, or is it calculated as a percentage of total units?

A: When a scoring criteria requires that a percentage of units be set aside, the percentage is calculated based on the total number of units in the development.

Q31. Is there any minimum quantity of existing trees which must be preserved to get the points awarded under Section C.2.a.of the Scoring Criteria, Project Design Criteria, “Preservation of Existing Trees”? Also, can we assume that “integration of existing vegetation and drainage patterns... into the finished landscaping design” in the tree save areas, alone, will be sufficient (or does this have to occur in other areas too)? And, is it necessary to also add “xeriscaping or drought tolerant plantings into the design of these existing areas”, in addition to preserving existing trees?

A: There is not a minimum quantity of existing mature trees that must be preserved to qualify for these points. However, please note the plural tense of the word tree(s). Xeriscaping should be incorporated as appropriate to the development of the landscaping designed. Points will not be deducted if the conditions are not appropriate.

Q32. Under Section 5.B. of Appendix II Scoring Criteria, “Government Financial Assistance”, can the local government’s contribution be in the form of infrastructure improvements which are supportive of, and necessary to, the project, but not physically a part of the project site? Examples of these infrastructure improvements might include street improvements, sidewalk improvements, street lighting or street beautification, water and sewer lines extended to the project site, etc.

A: Points will be awarded only if the infrastructure improvements are part of the project development costs. The local government contribution must reduce the project development cost pursuant to Section 5B of Appendix II , Scoring Criteria. Infrastructure improvements must necessary to the project.

Q33. The last sentence of Section10 Polices, "Non-Amortizing Loans -Future Market Value" reads: "In the case of a non-amortizing HOME Loan, the outstanding interest and a portion of the principal must be paid every year." As principal would not necessarily be paid on a non-amortizing loan on an annual basis how is a "portion" defined? What formula or calculation determines this?

A: HOME Loans are not interest only loans. On an annual basis, a portion of the principal must be paid to decrease the HOME Loan principal balance to less than the preceding years HOME Loan principal balance.

Q34. Section 14 of the Core Plan states that "All fees must be paid by certified funds or money order payable to the Georgia [DCA]". Please confirm that standard checks cannot be used as payment?

A: All fees indicated in Section 14 of the Core Plan must be paid by certified funds or money order only.



Q35. Section 19 B of Appendix I Threshold Criteria allows the Developers experience to be updated if there was a tax credit submission in 2001. Is this same "update only" provision not available for 2001 Compliance History submissions or is a full submission of all Compliance History required again?

A: A compliance update may be submitted if there are no known inconsistencies or mistakes in the 2001 Compliance History submission. An applicant in the 2002 round may submit a package containing the required compliance history documentation that has occurred since the 2001 Application. Please note, since only the last three years of compliance history are used in arriving at the compliance score the applicant must also update the compliance self score.

Q36. Are any third party service letters needed for on-site services such as recreational activities for children, on site full time management, and social and recreational programs for points awarded in Section 3A2 of Appendix II Scoring? And if so, can these letters be provided by the property management company?

A: A detailed letter of intent from the proposed experienced, licensed or otherwise qualified and acceptable to DCA) service provider must be provided for each proposed service. If the property manager meets the Scoring Criteria for this section, they must also submit a detailed letter.

Q37. In Section 6B of Appendix II, Scoring Criteria states, "Energy Efficiency Requirements" can be awarded a maximum of 6 points. According to the end of the paragraph, energy efficiency can be awarded a maximum of 8 points. Which is correct?

A: A typographical error was made in this section. The correct information should state that Energy Efficiency Requirements will be awarded a maximum of 6 points. All references to 8 points in this section were corrected.

Q38. Can the development fee be earned on the building acquisition portion of the development cost?

A: Yes. The developer fee on the building acquisition portion will be limited to 15% of the acquisition cost of the building(s).

Q39. Under the Developer Fee Limitation section of the 2002 Core Plan it states: "For acquisition and rehabilitation projects, the Developer Fee on the Rehabilitation portion will be limited to 15% of the total development cost less the budgeted Developer Fee, the Acquisition cost of the building, and the cost of land".

1) Does this rule to include the cost of the building apply to all applications, both 4% and 9%?

2) Does this rule apply if the cost of the building is not being included? as part of the eligible basis (10 year rule)?

A: The answer is yes to both questions.

Q40. In Section 5B of Appendix II, Scoring Criteria points are awarded for government assistance, which reduces project development costs. One of the methods specified by DCA is “providing an abatement of real estate taxes.” How is this calculated for the purposes of percentage of total project costs? Would it be acceptable to take the present value of the abatement for the length of its term? Would a tax abatement currently in place for an existing project qualify for points under this criteria?

A: Applicants can claim points for tax abatement/relief if:

1. The total amount of tax relief divided by the total development cost equals the appropriate percentages set forth in this section, or
2. The total annual operating cost for ten years divided by the total tax relieved for the ten year period equals the appropriate percentages set forth in this section.

There must be some tax relief in each of the ten year periods.

Q41. In Section 6B, Energy Efficiency Requirements, it lists items 1, 2, and 4. Is there an item number 3?

A: A typographical error was made in this section. There are only three items in this section. All references to item 4 were corrected.

Q42. Upon review of last year’s scores, we noticed Threshold rankings were separated into five different categories: Select, Non-Select, Pass, TBD, and Fail. What does this mean?

A: The 2001 Final Selection log list rankings based upon threshold review standings and final selections. Selected applications were those that passed threshold and were selected for funding. Non-Select applications were those that passed threshold but were not selected for funding. Pass applications reflected those applications that passed but were not selected for funding. TBD applications were those applications that did not receive a threshold review. Failed applications were those applications that failed the threshold criteria.

Q43. A Statement – “Competitive Scoring is a significant factor in DCA’s determination of applications selected for funding. Page 15 of the Core Plan indicates DCA’s discretionary authority and identifies one or more examples of discretionary areas. Is it possible for DCA to list areas where it has used its discretionary authority and define the percentage of Credits awarded which reflect discretionary actions by DCA?

A: DCA use of discretionary authority is referenced in the Final Selection Log for the 2001 competitive round. This document is available on the DCA website at [dca.state.ga.us](http://dca.state.ga.us).

Q44. Will DCA publish an explanation of the list with the Federally mandated preference in scoring showing how each categorical scoring item relates to the mandated preferences?

A: No

Q45. Will DCA provide a list of Rural and Urban counties?

A: Exhibit A of the Qualified Allocation Plan provides a list of Rural and Nonrural Counties

Q46. How long is a carryover allocation valid?

A: A carryover allocation remains valid as long as all allocation terms and conditions are met, including all applicable deadlines.

Q47. DCA stipulates minimum annual operating expenses on a per unit basis. In a residence housing unrelated individuals each residing in a bedroom and sharing common space (or normally considered as an "SRO", single room occupancy) in the entire residence considered to be a "unit" or is each SRO considered to be the "unit"?

A: Each single room occupancy bedroom containing a bathroom and cooking area is considered a unit.

Q47. May developments comprised of single family residences on contiguous sites be considered as scattered site developments or a single development requiring a single application?

A: Single family houses on contiguous sites are not considered scattered sites.

Q48. Limiting a developer to six applications each requiring a \$6,000.00 Application fee seems to create a bias favoring large scale, congregate developments. Does DCA have any exceptions or does DCA plan to alter its stipulated position in the future?

A: DCA will not make any exceptions to the application fees stipulated in the 2002 Qualified Allocation Plan.

Q49. If another State agency has concluded by whatever means a specific need exists for certain types of housing, will the other State agency document suffice as a market survey?

A: DCA recommends that, prior to submitting Applications, Applicants independently obtain a market analysis sufficient to satisfy their own concerns as to market viability. Applicants are encouraged to submit any market information with the Application that they believe may be helpful in determining the market feasibility of their proposal. An Applicant may submit an independent market study in the Application. However, DCA will not be bound by the opinion or conclusions reached by the Applicant-commissioned market study. The DCA-commissioned market study will take precedence. Any market information or market study provided by the Applicant will be given to DCA's market analyst. By submitting this information or market study, Applicants are afforded the opportunity to provide input that may be important in the determination of market feasibility.

Q50. Does DCA allow an offset of its application filing fee as part of the payment of the tax credit fee of 7%?

A: DCA does not allow for an offset of its application filing fee as part of the payment of the tax credit fee of 7%.

Q51. DCA materials assume a Limited Partnership form of business organization is anticipated. Are "C" corporations or an LLCs allowable forms of business organization?

A: DCA does not limit the form of the business organization to Limited Partnerships.

Q52. DCA requires a legal opinion for Credit projects operated as assisted living facilities. Will DCA provide a sample of an opinion letter it deems acceptable?

A: DCA does not have a sample of the legal opinion for Credit projects operated as assisted living facilities that it can make available to Applicants.

Q53. If the developer "entity" is new and has no experience but principals involved as officers of the entity do have experience, will a listing summary of the individuals suffice?

A: The developer of a proposed development must submit an experience summary for each Project Participant in this category. The developer may include a principal's experience gained as a principal of another firm, but not as an employee of another firm.

Q54. Page 1 of Appendix II, Competitive Scoring, lists various categories and point allocations for each category. Will DCA publish an explanation of the list with the Federally mandated preference in scoring showing how each categorical scoring item relates to the mandated preferences?

A: DCA will not publish an explanation of its scoring criteria and point allocations.

Q55. I noticed that when I saved the 2002-100 application to my hard drive, as stated in your instructions, I can pull down the "Help" menu and under "About Excel" and it says Excel 2000. When I pull down the "Save-as" menu, it shows Excel 97-2000 as the only choice other than 95.... So, am I automatically updating to Excel 2000 when I save it? If so, how do I keep it in Excel '97 format?

A: There is more detail provided on page 6 of the 2002 Application Core Instructions (see <http://www.dca.state.ga.us/housing/forms.html> ), but basically just save it as Excel 97-2000.

Q56. On page 9 of the Application, where you break out the number of each unit type, (i.e., 1 BR - 1 bath, 2 BR - 2 bath) there is no separate designation for a 2 bedroom 1 bath and 2 bedroom 2 bath unit. Therefore, I used the 3 Bedroom heading for the 2 bedroom 2 bath unit and I used the 2 bedroom designation for the 2 bedroom 1 bath units. OK?

A: On page 9 of the Application, all two bedrooms should be listed under the same unit type.

Q57. There is no specific requirement that the experience has to be with affordable housing developments (tax credits, HOME, USDA, HUD, etc.). Under this interpretation, an owner and developer with plenty of successful previous experience with conventional, market-rate rental housing developments, but not with affordable housing developments (or maybe, none in the past five years), would still be considered an experienced owner or developer, as long as the proposal in question is of a similar size and configuration to what that owner/developer has done in the past (and meets all the other requirements). Is that a correct assessment?

A: Yes

## Typographical Corrections to the 2002 Qualified Allocation Plan

The following typographical corrections were made to the 2002 Qualified Allocation Plan since its posting on the Department of Community Affairs website, January 2, 2002:

### 1. Section 8. Financing Resources- Bond Financed Projects Core Plan

First paragraph corrected to read:

**To be eligible for an allocation of 4% Credit, Bond Financed Projects must satisfy the Threshold requirements set forth in Appendix I of the Plan (except for sections 9,12,13,15 & 18 and portions of section 10) and the requirements contained in Section 7 (Financing Resources - Credits) of the Core Plan, and Section 11 (Eligibility) of the Core Plan.** The tax-exempt bond issuer is responsible for determining whether the project meets the Plan requirements. In cases where the owner requests such a determination, DCA will issue its opinion as to the project's 4% Credit eligibility. The project must comply with the Plan in effect at the time of bond allocation.

### 2. Section 3.D. Housing for Older Persons Appendix II Scoring Criteria

The first paragraph was corrected to read:

This section is designed to foster development of Housing for Older Persons. In order to qualify for six (6) points, the proposed project must have all of the basic requirements and documents outlined in sections (1), (3), and (4) below. Additional points may be awarded for inclusion of optional amenities and optional services outlined in section (2) if the Applicant receives points for meeting the basic requirements for Housing for Older Persons.

### 3. Section 6.B. Energy Efficiency Requirements Appendix II Scoring Criteria

The first paragraph was corrected to read:

To receive these points, projects must incorporate products that meet the following performance criteria. The components must be clearly and individually listed in an original stamped letter from either the architect or engineer of record. The letter must also clearly state that the entire construction envelope exceeds the Georgia State Energy Code. Manufacturer's cut sheets must be submitted to document the energy efficiency of each component for which points are claimed. Points will be awarded as set forth below. A maximum of six (6) points will be awarded.

### 4. Section 6.B. Energy Efficiency Requirements Appendix II Scoring Criteria

#### 3. Appliances

One (1) point will be awarded for each criterion met for a maximum of two (2) points.

- Energy Star refrigerator and dishwasher
- Water heater: Gas (Energy Factor of 0.62 or higher) or, Electric (Energy Factor of 0.92 or higher)

