

2009 DCA Qualified Allocation Plan General Questions and Answers Posting #3

1. On slide 44 (page 15 of the handout) presented at the Workshop last week states “An Energy Consumption Model allowance calculated by a qualified professional or engineer” is one option for determining the utility allowance. The slide further states that the “Engineer must be approved by DCA”. Does DCA have a list of approved qualified professionals or engineers? If so, where can the same be found. If not, will one be posted in the near future?

Response: Prior to using an “energy Consumption Model” the entity preparing this model must send to DCA a detailed summary of their experience, copies of licenses, resume and several references. DCA will review this material and will post a list of “qualified” professionals and licensed engineers on the DCA website. DCA has not received any requests for review of any professional or engineer.

2. At the Workshop, someone mentioned that DCA was working with Ft. Benning to determine if the installation met the requirements to have the Basic Allowance for Housing (BAH) not count as an income source. Does DCA have an estimate for when the determination is made, will DCA post the same on its website?

Response: Ft. Benning did not meet the requirements for the Basic Allowance for Housing (BAH) to be exempted from income calculations.

3. For an adaptive reuse project where a building is going from a nonresidential use to housing, can the architect do the Physical Needs Assessment? In this type of project generally all systems and devices are going to be replaced and there really is no detailed “unit by unit” assessment necessary or possible. DCA has allowed the architect to provide this in the past.

Response: Although allowed in the past, the architect will not be allowed to perform the Physical Needs Assessment when any rehabilitation, including adaptive reuse, exceeds 25% or more of the total project unit count regardless of intended work scope. The Physical Needs Assessment must be performed by a third party who is not related to the owner, developer, contractor, or project architect. However, the architect may perform the Physical Needs Assessment when the rehabilitation does not concern residential units or is less than 25% of the total unit count.

4. The new undesirable characteristic category of development within 100’ of any water or wetlands would seem to have a negative effect on many possible preservation or redevelopment sites. If a project has an existing improvement, building, driveway, parking, etc that falls outside of any state or local jurisdiction buffer, but within this new limit, will it also be penalized or is intended for just new improvements?

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Response: Please refer to the response for question #10 in General Q&A Posting #1.

5. Please clarify the following concerning applications for the Supplemental Pool set-aside: Do we need to supply DCA with the normal 1 original and 2 copies (one in a banker's box) for these applications?

Response: Yes, 3 copies will be needed to review the application.

6. With regards to the 3 points for Historic Designation the QAP says:

"Three (3) points will be awarded if buildings on the project site are listed individually in the National Register of Historic Places in accordance with SHPO requirements"

We are being advised by our historic consultant that "a building in a historic district is considered to be listed on the national register if it is acknowledged by the National Park Service in a Part 1 - Evaluation of Significance to contribute to the significance of the district itself and is identified as a "certified historic structure" for the purposes of rehabilitation which approval requires the GADNR - HPD to have recommended the preliminary determination be made by the NPS." Question - Will a Part 1 application approved by the NPS and supported by the GADNR-HPD recommendation letter be adequate evidence for DCA to confirm that the property is eligible for the 3 credits? If not, what other documentation will DCA require to award the 3 points?

Response: Three (3) points would only be awarded if the documentation supports that the proposed project site is already listed with the National Register of Historic Places (NRHS/NPS). The required documentation to receive the three (3) points is the NRHP/NPS listing for the project site. If not, then one point (1) will be awarded for projects that are potentially eligible to be listed because they are located in a "registered historic district" or buildings that are located in a potentially eligible district. The Evaluation of Significance application from National Park Service and the supporting approval letter from Georgia Natural Resources and Historic Preservation Division documentation would be sufficient to receive one point.

7. Can you clarify Threshold Criteria #25 – Georgia Housing Search – and outline the steps involved?

Response: GeorgiaHousingSearch.org is a FREE online listing and locator service for affordable rental housing that provides renters and landlords with a streamlined resource to find and post available housing units.

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GeorgiaHousingSearch.org is not maintained under the direction of the Georgia Emergency Management Office (GEMA). The Georgia Department of Community Affairs, in association with the United Way of Metropolitan Atlanta, maintains this service. However, the website is utilized by other Georgia agencies for housing placement opportunities, including GEMA, Georgia Department of Labor, Georgia Department of Community Health and Georgia Department of Human Resources.

The listing requirement is satisfied by the following:

- Register on www.GeorgiaHousingSearch.org or call 1-877-428-8844.
- List all DCA funded properties on system; indicate status of unit(s).
- Property providers will be notified via email or phone to refresh or update properties bi-weekly.
- If no activity is detected (system logon) within 30 days of notification, property is disabled and is no longer available to search. A disabled property is considered non-compliant with listing requirement.
- DCA will verify participation on system.

For more information, please contact Sheila Barry at (404) 679-4855 or sheila.barry@dca.ga.gov.

8. Typically, Housing Authorities are run by a Board of Commissioners and those members are reluctant to provide personal financial statements as representatives of government entities. If a local Housing Authority meets all the criteria as stipulated in the Tier 1 requirements set forth in the DCA application for determination will the financial statement and credit report of the Authority suffice?

Response: Members of public housing authority Boards of Commissioners will not be required to provide personal financial statements or credit reports. Assuming that the Tier One Applicant is the PHA, the PHA will have to follow the financial requirements specified in the QAP and supplemental guidance provided. If the PHA provides a consolidated financial statement, it will also need to provide a corresponding consolidating financial statement. PHA's need to be careful to clearly disclose restricted cash and liquidity.

9. If an identity of interest exists between the developer, general partner and land "seller" but the land is being contributed by the "seller" to the partnership at no cost (or minimal cost , i.e. \$10) is an appraisal still required? We anticipate requesting OAH HOME funds as a component of the finance structure. Would that necessitate an appraisal?

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Response: An appraisal will not be required for purposes of determining the value of the subject site at acquisition and need not be submitted with the application assuming the seller contributes the land for a nominal amount. However, if HOME funds are awarded an appraisal will be required during the underwriting process to determine the value of the project as completed, future value (if applicable), and the value of tax credits (if applicable).