

2015 DCA Qualified Allocation Plan  
General Questions & Answers  
Posting #6  
April 28, 2015

**QAP Threshold - 5 Market Feasibility (Market Study)**

1. When will DCA post the approved Market Analyst list to the website?

*Response: At this time, approved analysts from the 2014 list may be contracted. DCA is currently moving to a 'rolling' approval process and plans to issue the RFQ in the upcoming weeks.*

2. The market study manual states "DCA requires the analyst to include ALL projects that have been funded, are proposed for funding and/or received a bond allocation from DCA in the demand analysis, along with ALL conventional rental properties existing or planned in the market as outlined above. Competitive units are defined as those units that are of similar size and configuration and provide alternative housing to a similar tenant population, at rent levels comparative to those proposed for the subject development."

For a proposed senior project, should the analyst consider only senior units as competitive?

*Response: The analyst should consider "those units that are of similar size and configuration and provide alternative housing to a similar tenant population, at rent levels comparative to those proposed for the subject development." If the proposed project is age restricted to Elderly, then a project featuring all three bedroom units, open to all ages, that provides afterschool care for children in the same market should be noted, and those features that distinguish it as not being comparable to the proposed project explained.*

**QAP Threshold - 7 Environmental Requirements**

1. As we are mitigating all noise levels over 65db <70db we are not required to submit a noise waiver? As we understand now, we are to contact a noise consultant and submit a mitigation plan with the Phase I at application phase. Is this correct?

*Response: Yes, this is correct. The 2015 QAP does not include a noise waiver. All new construction and rehabilitation projects must meet DCA requirements for interior and exterior noise limits. The DCA and HUD Noise Limitations are 45 decibels (dB) for interior locations and 65dB for exterior locations. For HUD funded projects submitted to DCA, all new construction and rehabilitation projects must also meet the requirements set forth in the HUD noise regulations, 24 C.F.R. Part 51 Subpart B (24 C.F.R. § 51.100 et seq.).*

*If the Noise Assessment data indicates that the calculated 10 year projected noise level at any building or exterior amenity is greater than the HUD*

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*“Acceptable” standard of 65 decibels (dB), a complete noise attenuation plan is required. The proposed remediation must demonstrate that it will bring the interior sound levels to 45 dB and exterior sound levels to 65 dB, in accordance with the HUD Noise Assessment Guidelines (“NAG”), 24 C.F.R § 51.100 et seq.. The Attenuation Plan must be submitted with the Phase I Report in the appendix. The noise attenuation plan must contain sufficient detail to allow DCA to independently verify that the proposed interior and exterior noise mitigation measures will result in these reduced noise levels. All sound mitigation costs must be included in the construction development budget (2015 DCA Environmental Manual)*

**QAP Scoring - 8 Revitalization/Redevelopment Plans**

1. Where can applicants find the listing of local governments that hold DCA Neighborhood Redevelopment Certification?

*Response: The DCA Neighborhood Redevelopment Certification is a form that must be included with an application seeking points under the “Revitalization/Redevelopment Plans” section. This form is available at the [Qualified Allocation Plan Documents 2015 page](#) on the DCA website under “Application Process to Construction Completion” > “2015 OAH Manual and Forms” > “H. Other” > “Forms.”*

**QAP Scoring - 17 Integrated Supportive Housing**

1. The QAP Allows 2 points for Integrated Supportive Housing, 10% of the units must provide housing to Persons With Disabilities, can these units overlap with HOME units or must they be mutually exclusive?

*Response: The QAP states that the two (2) points will be awarded to an Applicant “proposing a property that agrees to accept Section 811 project based rental assistance or other DCA offered rental assistance...”. Assuming the units meet other 811 criteria, the 811 rental assistance can be applied to a HOME assisted unit.*

**Electronic Core Application - Tabs Checklist**

1. Thank you for providing a stand-alone Tabs Checklist Excel file. Assuming this document gets filled out and included in our application, can the Application Tabs Checklist located in the Core Application Excel file be left blank or is it expected that this checklist gets filled out as well?

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Response: Please complete the Tabs Checklist just one time and include just the completed one in the electronic files. Complete core application instructions will be published shortly.