

2015 DCA Qualified Allocation Plan  
General Questions & Answers  
Posting #8  
May 7, 2015

**QAP Threshold - 1 Project Feasibility, Viability Analysis, and Conformance With Plan**

1. When will DCA publish its 2015 utility allowances?

*Response: The 2015 DCA Utility Allowances can be found at <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/utility.asp>.*

**QAP Threshold - 25 Relocation And Displacement Of Tenants**

1. In the Threshold Criteria Tab of the application, #25, it asks if the applicant has received DCA written approval, if tenants will be displaced. What is the process of getting DCA written approval in this circumstance?

*Response: The Applicant must include in the Application a detailed displacement plan, which sets forth the specifics of the displacement, including a projected budget, and an explanation of efforts planned by the Applicant to mitigate the impact of the displacement (Appendix 1, page 41-42 of 60). If the property is selected for funding, no tenants can be displaced until DCA has reviewed and provided written approval of the plan.*

2. The threshold tab of the core application asks if applicant has received DCA preapproval of displaced tenants. The application checklist also refers to DCA preapproval of displacement. Was this due at pre-application? The QAP only states that DCA must preapprove any displacement and doesn't state when the pre-approval should occur. Though we plan for any potential displacement at application time, circumstances could change by the time closing takes place in 9 or more months.

*Response: See above, the documentation to request approval should be included in the Application Submission, if applicable.*

**QAP Scoring - 11 Extended Affordability Commitment**

1. What documentation is required in order for the owner to agree to forgo the Qualified Contract "cancellation option" for 5 years after compliance?

*Response: The agreement is done by selecting the "Yes" choice from the dropdown menu in the scoring category, and by reflecting that choice in the Project Information section of the core application. No additional documentation is necessary.*

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**Other**

1. It is our understanding that multi family projects are required to submeter each unit for water. Please define "submeter". That is: are digital flow meters (tickers) acceptable?

*Response: The key component is that the tenant is billed for the specific usage, the 2010 Georgia Water Stewardship Act does not specify the method of submetering. Please refer to the 2010 Georgia Water Stewardship Act.*

2. Can you give any guidance on how you would like to receive the few items you are still requiring a hard copy of?

*Response: Please refer to the Application Instructions posted on the [2015 Round website](http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2015docs.asp) at <http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2015docs.asp>.*