

2016 DCA Qualified Allocation Plan
General Questions & Answers
Posting #5
April 5, 2016

QAP Threshold - 20 Qualifications for Project Participants

1. Per the performance workbook instructions, it says additional documents required under experience summary form, IRS form 8609 or occupancy permit for each project listed and partnership agreement or letter from Syndicator. Are these additional documents required for Georgia properties or just out of state projects?

Response: For the properties listed on the Experience Form, these documents are required for each property listed, regardless of whether they are in GA or other states.

QAP Scoring - 3 Desirable Activities/Undesirable

1. We understand that to be eligible for the 1 bonus desirable point, at least three amenities must be within 1.0 mile walking distance on a paved pedestrian walkway. My question relates to the PPW within the context of an amenity that sits back from the road as either a big box store (e.g. Target) or something in a strip mall (e.g. restaurant). In many cases, there is a PPW that leads along a road up to the parking lot in front, but a walker would have to cross a parking area (potentially a large one in the case of a Target or Walmart). Does this count as being walkable for that bonus point? Or, do you have to have some painted, delineated walk path all the way to the door?

Response: To be eligible for the bonus point the 1 mile walking distance shall be measured from the proposed project's pedestrian site entrance, along a Paved Pedestrian Walkway, to the desirable amenity's paved site entrance.

"Paved Pedestrian Walkway" is a paved path reserved for non-motorized vehicles. In Rural places only, a paved shoulder demarcated from the roadway and wide enough for pedestrians and cyclists is acceptable. Roads are not considered a Paved Pedestrian Walkway except for that portion of the road designated as a legal crosswalk.

QAP Scoring - 7 Stable Communities

1. In addition, the part of the site that is not in the military zone scores more stable community points than the other side. Could the project get the higher scoring census tract stable community points?

Response: DCA will determine where the majority of units for all buildings in the project reside. The census tract with majority of units will determine the demographics for the project. Note that under the requirements of Stable Communities the applicant can also claim points for being within a ¼ mile of a census tract with qualifying demographic data.

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The ¼ mile is measured as the driving distance and the site must also be receiving 13 points in Desirable Activates.

QAP Scoring - 14 DCA Community Initiatives

1. A site has been located that is split by a road with half the site on one side of the road and half the site on the other side of the road. The road is the census tract dividing line. Part of the site is in a military zone while the site on the other side of the road is not. Would this site score the military zone point?

Response: DCA will determine where the majority of units for all buildings in the project reside. The census tract with majority of units will determine the geographic designation of military zone for the project.

QAP Scoring - 19 Preservation Priority

1. Under XIX. Preservation Priority, Section A. 3., it specifically lists that properties must have originally received a prior 9% award to be eligible for 5 points. However, Sections B through K do not indicate that it must be a prior 9% deal.

Are projects that were previously awarded 4% credits eligible for points under Sections B through K?

Response: The 9% Credit development requirement in XIX. Preservation Priority Section A. 3. (p. 28 of 37) applies only to Section A.3 and does not impact an Applicants eligibility for points in other sub-sections of Preservation Priority scoring, including Sections A.1 and A.2.

QAP Scoring - 22 Compliance / Performance

1. We are working projects in several towns and don't know at this time which will make it to final application. Do we turn in separate Performance, Experience and Compliance History Summary Workbooks for each potential project or one workbook with several project narratives and org charts included?

Response: One performance workbook with several org charts would be required, so long as the Project Team entities have the same Principals for each project. However, a separate submission workbook (which includes a submission form, project narrative tab,

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and - for HOME projects – a HOME Consent Request form) would have to be completed for each project. The Project Team would not need to submit a separate Performance Workbook for each project.