

2016 DCA Qualified Allocation Plan  
General Questions & Answers  
Posting #8  
May 9, 2016

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

1. What is a Tax Exempt Bond Inducement Resolution? Is there a form for this?

*Response: An Inducement Resolution is the first "official action" passed by the Issuer communicating intent to issue bonds for a specific activity. There is not a form, but the Bond issuer will provide the resolution documentation.*

**QAP Threshold - 6 Appraisals**

1. Please clarify meaning of "Identity of Interest between buyer and seller"?

*Response: "Identity of Interest" means a situation in which a Project Participant has a direct or indirect interest in the ownership of an entity which contracts with a Project Participant to provide land, goods, loans, or services for the project or where there is a financial, familial, or business relationship that permits less than arm's length transactions.*

**QAP Threshold - 7 Environmental Requirements**

1. Does this request documents evidencing "agreements with HUD regarding different standards of review" in regard to environmental standards? Please explain its meaning.

*Response: Per the 2016 Environmental Manual, all properties that use DCA HOME funds as a source must meet Site and Neighborhood Standards (24 CFR §92.202 and 24 CFR §983.6) and Environmental Requirements, as mandated by the HOME regulations. These requirements must be met in accordance with instructions set forth in the HOME Manual and Environmental Manual. Applicants who have established agreements with HUD regarding different standards of review for site and neighborhood must meet those established standards. A copy of all documents relating to the different standards of review must be included with the application. This tab references those properties that may have these agreements with HUD.*

**QAP Scoring - 11 Extended Affordability Commitment**

1. If option A. - Waiver of Qualified Contract Right is selected, what documentation is required to receive this point? Per the checklist tab #34 XI. Extended Affordability Commit - Section a 01 "Copy of strategy documents meeting the QAP requirements" is requested. Should that be in reference to selection B. Tenant Ownership and not Section A.?

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*Response: Correct. A “copy of strategy documents” refers to Tenant Ownership options. The checklist has been amended.*

**QAP Scoring - 20 Leveraging**

1. Can equity from state historic tax credit proceeds alone satisfy as a qualifying source of leveraging funds?

*Response: DCA would provide the appropriate level of points so long as an application shows that State Historic Equity, from the sale of State Historic Credits, would provide between 2% and 10%+ of the Total Development Cost. All proper documentation noted for section XX Leveraging would need to be submitted. Further, DCA would expect the application to show the anticipated Federal Historic Equity, supported by an equity commitment, as a source within the application in order to pass feasibility and properly determine the LIHTC request.*