



## Low Income Housing Tax Credit Program

### 2015 QAP: Summary of Substantive Changes\*

\*Items listed below include highlighted changes made to the 2015 QAP. Not all changes have been listed.

#### Core Section

Proposed Change	Reference
Definitions were added and/or expanded for the following: <ul style="list-style-type: none"> <li>• Disabled Person and Persons with a Disability</li> <li>• Integrated Setting or Integrated Housing</li> <li>• Successful Projects</li> </ul>	CORE p. 4 CORE p. 6 CORE p. 9
A summary listing of State Priorities has been included as part of Section 4 - QAP Selection Requirements. Those priorities include: Strong Communities; Integrated Housing opportunities for Persons with Disabilities; Preservation of Existing Affordable Housing; High Quality, Sustainable Buildings and Qualified Project Teams; Innovation; Fair Housing; and Geographic Distribution of Resources.	CORE pp. 11-13
Additional Language added in Discretion section	CORE, p. 13
A General Set Aside for one application has been added for developments that further the Authority's mission, goals, initiatives and priorities.	CORE p. 14
Rural properties are no longer able to apply in the flexible pool.	CORE p. 15
Historic rehab projects are no longer able to receive the basis boost.	CORE p. 15
A section has been added indicating that under the 2015 QAP, DCA will not commit resources for new construction of housing for Persons with Disabilities.	CORE p. 16
A requirement for tax credit pricing to be fair and reasonable has been added to Section 10 – Tax Credit Administration.	CORE p. 17
QCT and DDA properties eligible for HOME funds, with stipulations.	CORE p. 19
The CHDO Set Aside for HOME funding has been set at \$4,000,000 and selection criteria has been updated.	CORE pp. 20-21
Predeterminations and waivers updated.	CORE p. 22
A qualified project team member that works with a CHDO that has received a HOME consent will not have that project count towards the maximum ownership interests.	CORE p. 24
Receipt of a firm low income housing tax credit equity commitment has been added to Section 15 – Post Award Deadlines.	CORE p. 25
Application selection process significantly updated.	CORE p. 29
Changes to HOME Program rules require additional asset management oversight and allow asset management fees to be charged. Asset Management Monitoring fees for HOME funded developments have been added to Section 20 – Monitoring and Compliance.	CORE p. 34
Exhibit A provides updated deadlines and costs.	CORE pp. 37-40

## Appendix I: Threshold

Proposed Change	Reference
Reasonableness of Federal and State Equity Pricing (Section 4) added as a threshold requirement. Comment related to the median equity price has been deleted.	Threshold, p. 3
HOME rents with tax credits updated.	Threshold, p. 4
Operating Utility Allowance: The priority for selection of the operating utility allowance has been reorganized. Information for the operating utility allowance has been updated, mostly impacting properties with HOME	Threshold, p. 5
Minimum documentation for PBRA/RAD has been added.	Threshold, p. 6
Additional restrictions added regarding revisions during feasibility.	Threshold, p. 10
DCA has adopted cost limits that are defined by the HUD PIH Office of Capital Improvements. Information about publication of the cost limits has been updated.	Threshold, p. 11
Information about Additional Policies Related to Services has been updated and/or deleted	Threshold, p. 13
Requirements for Market Feasibility (Market Study) have been significantly condensed and updated.	Threshold, p. 13-14
Information requiring that projects meet Site and Neighborhood Standards has been moved to the Environmental Section.	Threshold, p. 18
Microwave oven included in unit amenities	Threshold, p. 23
Building sustainability requirements related to duct leakage and air dwelling unit air filtration rates have been added for rehabilitated units.	Threshold, p. 27
Accessibility standards have been significantly updated and required documentation has been added.	Threshold, pp. 28-29
“Significant Adverse Events Impacting Eligibility” have been updated to include project team bankruptcy.	Threshold, p. 33-34
Compliance history documentation requirements updated.	Threshold, p. 38
Added documentation for non-profit set aside eligibility.	Threshold, p. 39
Eligibility for HOME loans under the CHDO set aside requires CHDO pre-qualification.	Threshold, P 40
Section XXIV – “Additional HUD Requirements” has been removed.	
Annual Operating Expenses have been updated to include a minimum of \$3,500 per unit for Rural projects in an MSA.	Threshold, p. 45
Potential applicability of Debt Coverage Ratio rules to government funded debt added.	Threshold, p. 47
Consultant fees for obtaining green building certifications are not to be included in Developer Fee calculation, and limitation of Developer Fee increase waiver added.	Threshold, p. 49
HOME Units section removed.	Threshold, p. 54
Additional requirements added to cash flow reserve.	Threshold, p. 56
Requirements added for construction draw process.	Threshold, p. 58
DCA Underwriting Policies: General Contractor” and “Inspections” have been moved to “Additional DCA Policies Related to the Funding of DCA HOME Loans”.	Threshold, p. 54, 59

## Appendix II: Scoring

Proposed Change	Reference
Added point deduction for Scoring Workbooks that do not have an explanation of points claimed in each comment section.	Scoring, p. 2
Change in points awarded for Deeper Targeting through Rent Restrictions. Maximum of 2 points now instead of 3; section updated.	Scoring, p. 3
Clarifications and definitions added for Desirables Section	Scoring, p. 3-4
Bonus point added to Desirable activities/characteristics if at least three of the outlined characteristics are within 1 mile of the proposed site.	Scoring, p. 5
Evidence of mitigating documentation for undesirable activities has been added.	Scoring, p. 6
Points increased for Transit Oriented Developments. Measurement guidelines have also been updated. Established pedestrian walkways have been defined further and added to more Transit Oriented Development scoring categories. Points for proximity to Transit Hubs and 1-point distance category added.	Scoring, p. 6-7
Increased monitoring and cleanup added for Brownfields points, including documentation	Scoring, p. 8
Point increased for sustainable developments in the rural or flexible pools. However, those developments cannot use an excessive amount of DCA resources in order to meet required sustainable certification. Restrictions added. Required HIRL level changed to Silver.	Scoring, p. 9-10
A point has been added for holding an Integrated Design Review Charrette as part of the Sustainable Building Certification.	Scoring, p. 11
Rural pool Stable Communities section can compare median income to either the MSA or the relevant county.	Scoring, p. 12
Section VIII has been expanded and more fully defined. The section now includes Community Revitalization Plans, Qualified Census Tract/Revitalization Plan, Local Government adopted Revitalization Plan, HUD Choice Neighborhoods and Designated Military Zones.	Scoring, p. 13-14
Points increased for Previous Projects portion of Phased Development/Previous Projects; Point deduction for proximity to a previously funded DCA HOME property has been removed; look back period extended; and point added for building in area with no historic tax credit funding.	Scoring, p. 15
Rural priority section updated; third point available to family properties only.	Scoring, p. 18
DCA Community Initiatives sections updated and clarified. Required signatories have been updated.	Scoring, p. 18
Foundation grants, with certain stipulations, added under Leveraging of Public Resources. Information prohibiting pass through grants from consideration has been added.	Scoring, p. 19
One point increase for Local PHA/Government Contribution	Scoring, p. 20
Innovative Project Concept and Design has been reworked to focus on awarding points to projects that innovate in one of the four DCA identified complex issues: Integrated Supported Housing, Integration of Health and Housing, Emerging Sustainable Building Design or Techniques and Community Driven Housing Strategies.	Scoring, p. 21-23
Integrated Supportive Housing section updated and points reduced.	Scoring, p. 24

The MOU requirement for the Integrated Supportive Housing/Section 811 Rental Assistance category has been removed. The amount of 1BR units required to claim points has been changed from 15% to 5%. The section 811 points changed from 3 to 2.	
Clarifying language added to Target Population Preference.	Scoring, p. 24
Updated stipulations for Historic Preservation points added.	Scoring, p. 25
The competition for Preservation Priority has been updated with additional point categories for USDA/HUD assisted properties and properties determined by DCA Portfolio Management to be high priority. The percentage of units receiving rental subsidy has been updated and clarity has been provided in some scoring categories.	Scoring, p. 26-28
Quality Education Areas (Formerly High Performing Schools) has been updated to include CCRPI scores, a point increase, and new documentation.	Scoring, p. 28
Compliance/Performance points have been updated for successful development of tax credit properties and other areas	Scoring p. 30-33
Data cutoff point of January 1, 2015 added for multiple sections, including Stable Communities and Workforce Housing,	Scoring, pp. 12 and 29