

**CLARIFICATION OF
2008 QAP APPENDIX II - SCORING CRITERIA, SECTION XVI:
FINANCIAL ASSISTANCE / LEVERAGING OF RESOURCES /
REDUCTION OF RISK**

Eligible Resources

Governmental and Non governmental funding/assistance will be considered for points. Governmental funding/assistance can be in a form of a loan, a grant or loan guarantee and/or mortgage insurance. It can also be in a form of a quantifiable reduction of on-site project development costs or operating costs through governmental actions. Non governmental funding/assistance must be from an unrelated party and must be pre-approved by DCA.

Requirements

Funding or assistance provided above must be binding and availability of such funds or assistance unconditional.

Resources must be utilized if the project is selected for funding by DCA.

Reductions in annual operating costs must occur in each of the first 10 years. Operating cost reductions for less than this 10-year period will not be eligible for points under this section.

Loans must be for a minimum period of ten years. They can be construction and Permanent or Permanent financing.

If the funding or assistance is in a form of a loan, the loan must be cash flow or with an interest rate below AFR to be considered for points. However, HOME loans, whether they are from DCA or local PJs, that set the interest rate at AFR in order to receive the tax credit basis boost for projects located in a QCT or DDA are also eligible for points.

DCA Permanent Supportive Housing Loans are only eligible for points in this category if the project qualifies as “majority” special needs projects in accordance with the provisions of this Plan.

Exclusions

For projects located in a QCT or DDA, DCA HOME loans that set the interest rate at AFR but forgo (or do not need) the tax credit basis “Boost” are not eligible for points in this section.

Project-based rental assistance does not qualify for points in this section.

Costs associated with the waiver of zoning and/or building code requirements are ineligible for purposes of claiming points in this section.