

2012 DCA Qualified Allocation Plan
General Questions & Answers
Posting #5
June 6, 2012

Application Tab Checklist

1. Tab 16 of the Application Binder Tabs Checklist asks for a “Copy of all documents relating to the different standards of review”.

Is that simply an additional copy of the 7 items listed above in the checklist?

Would this be related to the Site and Neighborhood Standards documentation?

***Response:** This relates to any reviews of these items that may have been recently reviewed by another government agency. If any other standards were used to complete their review and form their determination, those must be submitted.*

Application/Trouble Shooting

On page 4 of the General Information, you have displayed how you would like the files saved. In my experience trying this, when there are more than 1 file going into 0501 and I then save it into 050101, 050102 etc. it does not save in that order, but saves in order of small number to large number. Therefore all of the 6 digit numbers are saving at the bottom of the file. After discussing this with our IT man, he suggested if we use 6 numbers to name all files and just use 00 after only 4 digit files, they would then save in the order we are trying to attain. Please advise how you would like me to handle this. Thank you.

***Response:** That solution is fine since what is important is that the files are in the proper order. The bottom line here is that the 6-digit numbers would now be necessary for all of the documents/files as opposed to some using only the 4-digit code in the front of the electronic file name. For example, the files used in your illustration would now be coded as 050100, 050101, 050102, 050200, 050201, 050202, etc. For additional electronic application submission instructions, refer to the 2012 Application Instructions found beside the 2012 Core Application on the 2012 OAH Funding Round web page.*

Desirable and Undesirable Characteristics

1. Does a UPS store qualify for post office points?

***Response:** No. Post office refers to a location of the United State Postal Service.*

2. Is Home Depot eligible for the Big Box points?

***Response:** No. “Big box discount store”, as written in the QAP, refers to a general merchandise store.*

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3. If an elementary school has given us permission, can we use its playground as a public park and receive points?

Response: No. The public park must be available to the entire general public.

4. We are within 2 miles of a walking trail entrance of a GA State Park. This is not the main entrance where parking is provided, but is clearly a marked entrance to the park. Will DCA view this scenario as eligible for one point in the desirable point scoring section?

Response: DCA cannot make a determination without reviewing the specifics of this proposed desirable.

Deeper Targeting/Rent and Income Restrictions

1. The QAP appears to have conflicting information on how applications qualify for 3 points in the Deeper Targeting category (Scoring, II.A). The first sentence indicates that the application must agree to the deeper targeting standard for at least 15% of the low-income units. However, the last sentence in that section indicates that the percentage of deeper targeting units will be calculated based on the total residential units, not low-income units only. What is the standard, 15% of low-income units or 15% of total residential units?

Response: The percentage will be calculated based on the total residential units. DCA will correct this contradictory language in future QAPs.

Project Feasibility, Viability Analysis and Conformance with Plan

1. As of May 7, 2012 the 2012 DCA Utility Allowances have not been released. Is there a certain date that, if the 2012 Utility Allowances are not released by, developers can proceed with their applications using the 2011 Utility Allowance?

Response: If the 2012 Utility Allowances are released before the application deadline and you choose to use them please use the 2012 rents for consistency. If you are using the 2011 utility allowances you must use the 2011 rents. Applicants will not be penalized for using the 2011 utility allowances if the 2012 are released before application intake on June 14, 2012.

Qualifications for Project Participants

1. If we change the GC listed in the org chart of the pre-app, are we required to submit a new pre-app with this new entities information included?

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Response: *Assuming that your project did not receive any DCA HOME consent in 2012, you will need to update the general contractor information in the full application without submitting a new qualification determination request; if your project received a DCA HOME consent this year and as a result of the GC change there would be an identity of interest, please note that a 100% payment and performance bond will be required for all developments funded with DCA HOME loans unless a waiver of such bonds is granted by DCA.*

2. Are we required to have the ownership (LP / LLC) and GP / Managing Member entities fully formed and registered to do business in GA, with all corresponding org documents by the full application?

Response: *Not until the earlier of the time of the carryover allocation or the HOME commitment, if applicable.*