

2019 Q&A Posting #5

April 30, 2019

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

1. In Appendix 1-Threshold, #3 "Reasonableness of Costs" - Residential square footage must be measured from inside finished surfaces of surrounding permanent walls, but must exclude walls, columns and projections. Patios and balconies are included. In the Architectural Manual, Building and Design Standards, page 7 of 11, the architect must indicate square footage without deducting interior walls and patios and balconies cannot be included. Will the applicant/architect be required to calculate unit square footage both ways? If so, where in the application can these different calculations be indicated?

➤ DCA Response: For the purpose of calculating residential square footage under Threshold, Section 3, Reasonable costs parameters - the applicant should use the residential square footage as defined in the description: "must be measured from inside finished surfaces but must exclude walls, columns and projections. Patios and balconies are included". This unit area information is input in the comment box for Threshold Section 3.

QAP Threshold II-Cost Limits

1. We recently found out that we will need podium parking on our site which may cause us to go over the total development cost allowed by HUD. We were not far enough along with the site plan at Pre-Application to apply for a waiver. Can we still apply for a cost waiver?

➤ DCA Response: DCA will consider a cost waiver request at reapplication for unusual or extraordinary costs not typically seen in most properties. The minimum documents would have needed to be submitted at reapplication for DCA to consider your cost waiver request. A cost waiver will not be considered at full application.

QAP Threshold VI-Appraisals

1. If an applicant is purchasing a parcel of land with a single family home on it, where the Seller is not a related party and by all accounts meets the definition of an "arm's length transaction" will an appraisal of the property be required? The closing of the land will be within 60 days of the application submission date. Furthermore, if an owner of the land is living on site will this trigger the Uniform Relocation ACT?

➤ DCA Response: An appraisal is not needed because this is a 9% deal and there is not an identity of interest. A relocation plan is not necessary, however, if there are current occupants (including owners), the applicant must submit a relocation survey with an explanation of the situation.

QAP Threshold XXV- Relocation and Displacement of Tenants

1. The checklist asks for a Detailed Project Relocation and/or Displacement Budget. There does not seem to be any specific guidance in the 2018 QAP or Relocation Manual. Can you please provide an example showing the format of this requirement?

➤ DCA Response: The budget is not a new requirement and what is needed is just to break down what costs comprise the amount set aside to enact the Relocation/Displacement Plan. The format is just to list what money for relocation will be spent on, line by line. There is a cost estimate spreadsheet for 2018 on our website for estimating costs by household, which can help with this.

QAP Scoring V-Enriched Property Services

1. To receive points for Education Outcomes in the Enriched Property Services scoring category, the QAP says the program must be innovative. The QAP goes on to provide examples of acceptable education programs such as after-school tutoring. Would DCA accept an MOU signed by an individual (i.e. a teacher) who would provide after-school tutoring/enrichment activities? Can the "partner contributing services" in this category be an individual?

In this same scoring category under Preventative Care, would an MOU between the applicant and a registered nurse who would provide several eligible biometric screenings for tenants be acceptable?

➤ DCA Response: These point categories call for (1) programs, (2) to help multiple tenants at a property, (3) for long periods of time. These factors require involvement by more than a single individual. This meaning is reflected in the minimum documentation requirement: "Identification of roles and responsibilities of all participating entities" (the key being that last word).

QAP Scoring VII-Revitalization / Redevelopment Plans

1. According to the Revitalization/Redevelopment Plan Criteria Guidance, to qualify, a plan must be "approved or re-approved" within 5 years of application due date. If a community has an approved plan and the plan has not been changed or rescinded and is still in full force and effect, why would or should the plan have to be updated? There would be no need for the community to "update" the plan if there was no reason to do that. Would a letter from the Mayor or other appropriate city official stating the plan that was approved in whatever year is still current and in full force, be sufficient to satisfy this requirement?

➤ DCA Response: Please refer to the updated Guidance, published online 4/8/19.

QAP Scoring VIII-Community Transformation

1. QAP Scoring Section 8C(1) States the following:
 1. Between notice of selection and 60 days prior to placed-in-service date, the Community-Based Team must:
 - a) Undertake Community Engagement and Outreach as defined below; and
 - b) Create Community Transformation Plan as defined below.

However, the 2019 checklist lists the Community Transformation Plan as a document to be submitted with the 9% application. Can you please confirm that this item is due only after the award announcement as stated in the QAP?

➤ DCA Response: Although prudent for developers to begin work on Transformation Plans beforehand, the documentation is not due until after award. If one is available as of the deadline, the applicant could include it with the other submissions.