

2019 Q&A Posting #3

March 25, 2018

QAP Pre-Application-Qualification and Determinations

The qualification determination part of the pre-application process, instructions, etc., suggests that the intended outcome is for an applicant to supply a complete development team that would not change for the full application. If a team comprised of co-GPs and co-developers is unable to reach an agreement and one of the parties wants to replace its partner in the application, would that be allowed? What if the intended partnership is comprised of a certifying entity and a non-certifying entity, and it's the certifying entity that wants to leave, and the non-certifying entity wants to replace it with another certifying entity?

➤ DCA Response: Once a pre-application has been submitted and DCA approves the project team, the members/roles may not change for the full application.

QAP Scoring – 1 Project Feasibility, Viability Analysis, and Conformance with Plan

Does a pre-application for a Bond transaction in 2018 qualify you for 2019 9% applications? Are you grandfathered in did you have to submit a pre-app this year to count?

➤ DCA Response: No. A certifying entity that met the experience requirements in 2018 is only exempt from submitting documentation of experience for the 2019 round. Applicants must complete the other sections (capacity and compliance). Only those certifying entities that have received a determination letter of "Qualified" in the 2018 round will be deemed to qualify under grandfathering.

QAP Scoring – 8 Community Transformation

Per the 2019 QAP Scoring Section 8B (Minimum Documents), what is a completed Community Transformation Plan Certificate? Is there a form somewhere that needs to be completed and submitted for this requirement?

➤ DCA Response: There is an Excel format certificate that must be completed by each applicant requesting Community Transformation Plan point consideration. This form can be found on the DCA LIHTC 2019 Other Manuals and Forms webpage (<https://www.dca.ga.gov/node/5630>).

QAP Scoring – 11 Phased Development/Previous Projects

Do you get points if you're not within 1-mile from any project tenancy or is it not within 1 mile from the same type of tenancy such as family to family or senior to senior?

➤ DCA Response: Tenancy is not taken into consideration for this scoring section.

QAP Scoring – 14 Rehabilitation Standards & 16 Building Sustainability

Is a Sustainable Building Certification (XVI Building Sustainability) a Threshold requirement for a rehabilitation project that is applying in the HOME Preservation Set-Aside?

➤ DCA Response: Yes