



Low-Income Housing Tax Credit Program 2019 QAP: Summary of Substantive Changes

The listing does not include all substantial changes. The entire draft QAP is preliminary and subject to further revision.

Core Section

Section	Proposed Change
7. Set Asides	Addition of D. Disaster Rebuilding Set Aside: DCA may award 9% Credits to up to three (3) developments, helping communities respond to damage from the 2017 and/or 2018 hurricanes.
11. Tax Credit Administration	Added D. Cost Reasonableness: DCA will commission a front end analysis of the construction costs (paid for by the Applicant) for projects with DCA HOME funds. All applicants will be required to submit a Contractor Cost Certification.
Post Award Deadlines	Deleted
17. Fees and Deadlines	Added C. HOME Asset Management Fees: Developments funded with DCA HOME must pay an ongoing annual asset management fee while restrictions are in place.
Exhibit A: Pre-Application Fees and Deadline Schedules	DCA must receive proposed project teams and project type with preliminary applications. Once approved teams may not change.

Appendix I: Threshold

Section	Proposed Change
I. Project Feasibility, Viability Analysis & Conformance with Plan	A. Feasibility Assumptions and Policies: 6. Rent and Utility Standards, added descriptions of applicable standards by geography and financing Added 7. Operating Utility Allowance, based on financing
II. Cost Limits	DCA will not consider cost waivers except for unusual or extraordinary costs, historic development, and costs covered by a foundation or non-profit.
IV. Required Services	A. Family/Senior Properties: Applicants no longer need to designate which services they will provide at Application Submission. B. Additional Policies Related to Services: Added - Applicants must track resident participation and must request resident feedback if participation declines.
VI. Appraisals	B. Applicant-Commissioned Appraisals: Added - All appraisals must include DCA as an intended user and any proposal to claim acquisition credits must provide an appraisal.
XIII. Required Amenities	A. Standard Amenities Guide: Added - new construction projects must have washer and dryer hookups; all projects must have an on-site laundry or washers and dryers in every unit.
XIV. Rehabilitation Standards	Added E. Resident Engagement for Occupied Rehabilitation: The Applicant must source resident feedback on the current building, amenities, operations, and services.
XV. Building Sustainability Sustainable Building Certification	<i>Moved from Scoring</i> A. Sustainability Standards: Sustainable Building Certification merged into this section. Applicants must commit to obtaining one of four sustainable building certifications.
XIX. Experience, Capacity and Performance Requirements for General Partner and Developer Entities	C. Requirements for Experience: added that CHDO applications with HOME consent must have 2 or more successful tax credit properties. H. Options for Not Qualified Entities, in 2. Capacity Building for Industry Professionals: Added- Projects seeking 4% Credits must have a Certifying Entity that is fully qualified as a developer and a general partner.
XXV. Relocation and Displacement of Tenants	Added - the Applicant must provide advisory services (as discussed in the Relocation Manual) for existing tenants by an experienced third-party or Project Participant staff member.
XXVII. Integrated Supportive Housing	<i>Moved from Scoring</i>
XXIX. Bond Additional Threshold Requirements	<i>New section</i> Extended Affordability Commitment: Owners must agree to forgo the QC "cancellation option" for at least 5 years following close of Compliance period.
Exhibit A to Appendix I: DCA Underwriting Policies	1. Annual Operating Expenses: added \$500 to each minimum amount in Metropolitan areas and \$250 in rural.

Appendix II: Scoring

Section	Proposed Change
II. Deeper Targeting/Rent/Income Restrictions	A. Deeper Targeting through Rent Restrictions: Edited to reflect income averaging option.
Sustainable Developments	<i>Incorporated into Threshold and deleted.</i>
V. Enriched Property Services	A. Healthy Eating Initiative – can be combined with A. Education Outcomes or B. Preventative Health Care. Points increased from 3 to 4 points to account for broken-out sub-section C. Service provider partners must sign MOUs outlining operational plans and funds available.
VI. Place-Based Opportunity	A. Added school qualification designation of “Beating the Odds” B. Clarified “Workforce Housing Need and Job Strength” language specifying applicable geographical thresholds.
VII. Revitalization/Redevelopment Plans	Language simplified.
IX. Stable Communities	Replaced C. Georgia Department of Public Health Stable Community clusters with Enterprise Community Partners Opportunity360 designation. Deleted – D. Mixed-Income Community options
XII. Extended Affordability Commitment	A. Waiver of Qualified Contract Right: range of three points available to Owners willing to forgo the QC “cancellation option” from 5 years (1 pt), 10 years (2 pts), or entirely (3 pts). C. Added - Commitment Waiver of Qualified Contract Right and Right of First Refusal (1 pt)
Integrated Supportive Housing	<i>Moved to Threshold</i>
XXVII. Historic Preservation	Increased by 1 point