

2010 DCA Qualified Allocation Plan
General Questions & Answers
Posting #2
March 22, 2010

1. Under Section V. Stable Communities/ Redevelopment/ Revitalization, was it your intention that a project could claim points under only one of the Sections (1 thru 5)? I.e. Did you intend, for instance, that a project claiming 3 points under #1. "Stable Communities" could not also get 3 points under #2. "Promotes Neighborhood Stabilization", or #3. Statutory Redevelopment Plans, or #4. Redevelopment Zones or #5. Local Redevelopment Plan?

The "OR" between each of these sections makes it read that you can't combine pts from these sections, but I'm thinking that wasn't your intention?

Response: The QAP reads correctly. You cannot combine points from different sections. You must choose one section. The only choice that allows you to score the maximum six points is the HOPE VI choice in Section 2.

2. Page 14 of the 2010 QAP Core Plan, outlines the conditions under which a project is eligible for a State Designated Basis Boost. One of those is under "Extraordinary financial circumstances which require the boost to ensure continued feasibility of a project previously approved by DCA and not yet placed in service".

- Does a project which has previously received, and still has, an allocation of 4% tax-exempt bond from DCA qualify as "previously approved by DCA" under this definition? or
- Does a project which was approved for a Basis Boost in the 2009 round of applications qualify as "previously approved by DCA" under this definition? or
- Does a project which has an allocation of 4% tax-exempt bonds and was approved for a Basis Boost in the 2009 round qualify as "previously approved by DCA"?

Response: The boost does not apply to 4% bond deals- please note the asterisk indicating "Not Applicable to Bond Financed Projects". If the project was approved for tax credit funding in the 2009 round, and it did not receive the full 30% in the 2009 round, it may be eligible for an increase in the boost up to 30% if it meets the other criteria. Please note the requirement is "a project previously approved by DCA", not just part(s) of the application (such as a bond allocation or basis boost) were approved by DCA.

2010 DCA Qualified Allocation Plan
General Questions & Answers
Posting #2
March 22, 2010

3. GA building codes would not require the replacement of an existing otherwise in good condition stair assembly with 7.5" high risers and 10" deep treads during a rehabilitation project. If the stairs are determined to be in good condition, would DCA still require their replacement with a new assembly meeting the current 7" and 11" requirements?

Any project that anticipates deviating from the architectural standards set forth in the QAP and applicable manuals must seek approval from DCA for an Architectural Standards Waiver.

In this case, you would need to submit adequate documentation to make the case that compliance with DCA standards will place an undue financial burden on the project and/or is structurally impracticable. This would likely include documentation of the condition of the stairs, the indication of the tenancy the project is expected to serve, an indication of the cost to fully comply with DCA standards, the estimated total rehabilitation cost of the project, anticipated funding sources, and any other information that might bolster your case. Note that certain funding sources may require a legal opinion if compliance with accessibility regulations is a question.

4. I have a question regarding obtaining the point for a Brownfield site. In the DCA's "required tab contents" it indicates "Evidence of designation as a Brownfield site. An opinion letter from either an attorney or a PE that the property appears to meet the requirements for issuance of an EPD letter of No Further Action."

The EPD maintains lists of:

- Brownfield sites
- HSI sites
- Non-HSI sites
- LUST (leaking underground storage tank) sites

The federal EPA definition of a "brownfield" site is a property that is contaminated or perceived to be contaminated. All of the above sites have documented impacts (contamination). Only sites on the LUST list, reviewed by the Underground Storage Tank Management Program of EPD, would receive "No further Action" letters. Sites on the non-HSI receive "no listing" letters.

My question is, does evidence that a site is on any one of the above 4 lists serve as documentation for a Brownfield point (which would be in agreement with EPA's definition)? Or does the site have to be on list #1 or #4 (and a letter from a PE or attorney)?

2010 DCA Qualified Allocation Plan
General Questions & Answers
Posting #2
March 22, 2010

Response: In order to receive the points, the project must be classified by EPA as a brownfield (#1). HSI, non-HSI, and LUST sites are not eligible for the points.