

**2018-2019 Qualified Allocation Plan (QAP)  
Frequently Asked Questions (FAQs)**  
**Updated: September 21, 2017 (see corrected item below)**

**SET-ASIDES**

- To compete in the **Work Force Housing** set-aside, do all of the units in the project have to be in an eligible county?

*No, but ~~at least more than 50%~~ of the total units must be in the eligible county. The ~~at least greater than 50%~~ standard also applies to the Preservation set-aside.*

**THRESHOLD**

- Can you clarify if it's still permissible for the **capital needs assessment and/or structural conditions report** to be performed by the same entity serving as the project architect or engineer? I am unclear about the new language regarding *independent*.

*Yes, this is acceptable. By "independent", we mean an entity that is not a related party to the applicant or developer.*

- Will Work Force Housing projects be eligible for the **basis boost**, based on item 6 on page 31 of the QAP?

*Workforce housing projects that are committing to do 100% of the units at 60% AMI rents or market rate qualify for max points under the Rents Charged scoring category. Therefore, it does qualify for the 30% boost under item 6—committing to rent levels that maximize total points under the Rents Charged scoring category.*

**EVALUATION CRITERIA**

- Will the redevelopment of vacant schools and churches continue to qualify as **greyfield** sites, assuming they meet all of the greyfield criteria?

*These structures may qualify as long as all of the documentation requirements are met.*

- Can you confirm whether or not a **greyfield** site that is proposed to be demolished and redeveloped as parking for the LIHTC development will qualify for neighborhood stabilization points?

*Residential units are not required to be on the greyfield site, so this may qualify as long as the greyfield is within the overall project scope of work.*

- Would the redevelopment of a **greyfield** site to green space or a park qualify under this category?

*These may qualify, but if the greyfield redevelopment site does not contain any residential units, it must be on the same parcel as residential units or on a contiguous parcel and be part of the project.*

- For a scattered site project in a large city, can more than one **local redevelopment plan** be submitted?

*For scattered site projects that are targeting different areas (even within the same city), we would accept separate plans for each. However, each site must meet all of the requirements under one plan and not have to pull from multiple plans.*

- Would Section 108 count under the **Leveraging of Capital Resources** Category?

*This funding source may qualify as long as all of the documentation requirements are met.*