Can we support more than one development; a letter from the team and a letter from the Mayor (and get two points)?

- Only one letter may come from the GICH team for the purpose of receiving the point for Section A of DCA Community Initiatives (QAP Scoring XIV p. 19). If any other letter specifically from the GICH team (signed by the primary or secondary contact) is issued, no project in that community shall be awarded this point. A letter of support from the Local Government may also be sent for the Local Government Support and Community Engagement section (Threshold XIII p. 22). A letter of support, however, is not necessary to meet this threshold item and will not result in any additional points and should be clearly separate from the GICH letter. This separate support letter may be used to determine if there sufficient local support for the development.

Who can sign the GICH letter?

- The GICH letter must be executed by the GICH community’s primary or secondary contact on record with the University of Georgia Housing and Demographic Research Center as of May 1, 2016.

Our GICH team covers the county and at least one city. Can we send a letter for one development in each jurisdiction (and get points for all)?

- Each GICH team may only issue only one letter per competitive Housing Credit round (QAP Scoring XIV p. 19).

Elected officials/the neighbors oppose a development even though the zoning is appropriate. Can DCA help?

- A developer seeking to submit an Application for Housing Credits to DCA must inform the local government and surrounding community of the intent to apply and provide opportunity for input (Threshold XIII p. 22). This is the best opportunity for the developer to communicate the value of the development. DCA is also a resource for information GICH teams can use to make the case for affordable housing. For more information, please contact Philip Gilman at Philip.gilman@dca.ga.gov.

Elected officials/neighbors oppose a development and rezoning was denied. Can DCA help?

- In cases of local opposition, DCA defers to local law, particularly planning decisions and zoning. DCA will not consider any opposition that appears discriminatory in nature (Threshold XIII p. 22).

We don’t have public transportation/good schools/grocery stores near proposed site. Why penalize the developer. Can't DCA do something?

- DCA takes seriously the responsibility to our tenants to provide the greatest level of choice and access to areas of opportunity. When families have access to quality jobs, performing schools, consistent transportation, healthy foods, safe neighborhoods,
other key amenities, they are in the strongest position to succeed and provide a path for their children to break cycles of intergenerational poverty. For this reason, DCA will continue to incentivize categories that site developments near such amenities. DCA recognizes that many communities are seeking to redevelop neighborhoods with this ideal in mind, and the Agency has included several point categories that focus on revitalization efforts. Local communities seeking to attract affordable housing development through the Housing Credit are most likely to succeed through a regional review of high opportunity site or sites within areas of a concerted revitalization effort (Core Section 4 D p. 12).

- Our team has not met in years. Do we need documentation of our plan? If so, what do you expect to see: a page? a report?
  - Yes, documentation of a GICH plan and a narrative outlining how the development in question meets the objectives within that plan is mandatory (QAP Scoring XIV p. 19). DCA awards GICH points within the Housing Credit program because the letter provides evidence that the housing will be a part of a concerted, planned revitalization effort. If the GICH team does not meet regularly and is not keeping the plan active, then it will be difficult to receive points under the DCA QAP. DCA will accept any plan generated from GICH training sessions as identified in the GICH “Responsibilities and Expectations” document found on the GICH website (http://www.fcs.uga.edu/fhce/gich-how-to-apply). This plan, if or when updated, must be approved by the current members of the GICH team.

- Exactly when is the letter due to DCA?
  - The letter must be included in the application package submitted by 4 pm on June 9, 2016. Due to the competitive process and an application timeline that begins in March, applicants will likely seek confirmation of a GICH letter well in advance of this deadline.

- What is the DCA “quiet period” and when does it begin?
  - Subsequent to the Application Workshop on February 25, DCA enters a “quiet period” for the application round. Staff members do not meet with proposed applicants or discuss proposed properties without the consent of the Division Director. All communication is handled through the formal Q&A process posted on the DCA website and submitted through hfdround@dca.ga.gov. A record of any conversation or meeting will be maintained if consent is given to talk directly with an Applicant in relation to a competitive application until awards are announced. DCA will not at any time leading up to applications “pre-score” for anybody, so there will be no assurances of points in a category. DCA staff can continue to provide technical assistance regarding websites or tools necessary to complete an application, but DCA staff will not support application development. GICH teams may reach out to DCA with questions, but application-specific questions will be referred to the Q&A process.

- What if the location of the project is not located within the jurisdiction of the GICH community?
  - The QAP requires that the GICH letter of support “Identifies the project as located within their GICH community” (QAP Scoring XIV p. 20). Whether a property is located in a GICH community is subject to the GICH team’s definition of that GICH community. When the GICH community is defined as anything other than the local jurisdiction, please provide documentation that explains the definition of the GICH community.
What specific information is required by DCA to substantiate that a redevelopment plan is still a viable plan by which the City redevelops neighborhoods within the various census tracts of the Plan area and still guides community development initiatives today to include affordable housing development?

- Plans older than four years at the time of application must include documentation regarding the continued viability of the plan from the Local Government. Updates will be held to the same scrutiny as original plans. Upon update, the plan should include implementation measures along with specific time frames for the achievement of such policies and housing activities that are current and ongoing. The plan should have an up-to-date assessment of the current existing physical structures and infrastructure of the community as well as any new resources available since the last plan update (2016 QAP Scoring p. 14). Essentially, the update should take into account new information.