

2017 QAP Updates



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Introduction

How does this competitive program work?

- The IRS allocates ~\$2.35/resident to each state
- The State Housing Finance Agency sets the rules (QAP)
- Developers compete to win award of credits
- Private investors contribute equity to build housing and receive benefits of the tax credits
- Housing is built and rents must be affordable (typically 60% AMI) for at least 30 years
- Once housing is inhabited, then tax benefits begin

Snapshot: 2016 Funding Round

- ❑ 29 (of 79) applications funded
- ❑ 11 (of 29) properties in rural
- ❑ 25 (of 29) properties new construction
- ❑ 12 new and rehabilitated senior properties funded





Overview

Highlighted Changes in 2017 QAP



- Education
- Health
- Community Transportation Options
- Transformational Communities
- GICH
- Limited English Proficiency (LEP) Individuals

Local Government Support/Community Engagement

- ❑ This Scoring Section has been removed from the 2017 QAP.
- ❑ The 2017 QAP still encourages local government support and community engagement in other Scoring Sections:
 - ❑ VIII. Transformational Communities
 - ❑ XIV. DCA Community Initiatives
 - ❑ XVI. Innovative Project Concept



Education



Education

- XVI. Innovative Project Concept is now focused only on addressing barriers to quality education outcomes for tenants in multifamily affordable housing.
 - 2016 included three categories (Integration of Health and Housing, Emerging Sustainable Building Design or Techniques, Community-Driven Housing Strategies); the 2017 QAP reflects that innovation is now baseline for GA.
 - Criteria for comparing Applicants has not changed, and still only 3 selected
- XX. Quality Education Areas
 - In 2016, all QEA points only available to Family. In 2017, Senior applicants eligible for maximum of 2 out of 3 QEA points.
 - Now awards points based on 2013-2016 CCRPI data; DCA will review only the three-year average submitted by the Applicant.
 - Points increased from 2 to 3



Health

Health

- DCA has added an additional priority for the allocation of resources:
Health Outcomes for Residents
- XIX. Preservation Priority is now XIX. Healthy Housing Priority,
rewarding Applicants for:
 - Creating a Health-Oriented Physical Environment;
 - Setting aside dedicated staff or volunteer time; and
 - Creating partnerships to provide enhanced services.



Community Transportation Options

Community Transportation Options

- ❑ The 2017 QAP splits the Section into two Sub-Sections: A. “Transit-Oriented Development” (open only to Flexible Pool Applicants, worth a maximum of 6 points) and B. “Access to Public Transportation” (open to both Flexible and Rural, worth a maximum of 3 points).
- ❑ Applicants serving that qualify for Sub-Section A. “Transit-Oriented Development” points are now eligible to receive an additional point if serving a Family tenancy.

CTO: Paved Pedestrian Walkways (PPWs)

□ 2016:

- If the off-site Paved Pedestrian Walkway is not in existence by Application Submission, Applicant must submit documents showing a construction timeline, commitment of funds, and approval from ownership entity of the land on which the Walkway will be built.

□ 2017

- **Paved Pedestrian Walkway must be in existence at Application Submission, with the exception of Walkways immediately adjacent to the Applicant site, such as site easements.** The Applicant must submit documents showing a construction timeline, commitment of funds, and approval from ownership entity of the land on which these Walkways will be built.

A. Transit-Oriented Development (Flexible Pool)

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Flexible Pool Applications proposing a site:

- Owned by a local transit agency which has been strategically targeted by the agency to create housing with **on-site or adjacent access** to public transportation.
- Resting along a transit line that follows a fixed route and fixed daily schedule available to the public **every day of the week**.

OR

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Flexible Pool Applications proposing a site:

- **Within one (1) mile of a transit hub** [a station that has three (3) or more bus routes, rail options, and/or other affordable mass transit options].
- Resting along a transit line that follows a fixed route and daily schedule serving the public **no less than 5 days per week**.

AND

Flexible Pool
Applicants serving a
Family tenancy

1

B. Access to Public Transportation (Flexible & Rural)

Flexible Pool

Stop must rest along a transit line that follows a fixed route and fixed daily schedule serving the public no less than 5 days per week

Within $\frac{1}{4}$ mile
of an established
public
transportation stop

3

Within $\frac{1}{2}$ mile
of an established
public
transportation stop

2

Within 1 mile
of an established
public
transportation stop

1

Rural Pool

Publicly operated/sponsored & established transit service
available at least 5 days per week

Fixed-Route Service

OR

On-Call

Stop must be within
 $\frac{1}{2}$ mile of a
pedestrian site
entrance

Service must be
available on site.

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GICH

GI CH Advantages in the QAP: DCA Community Initiatives

- One (1) point will be awarded for projects that have a letter from an eligible GI CH team which clearly:
 - Identifies the project as located within their GI CH community
 - Is indicative of the community's affordable housing goals
 - Identifies that the project meets one of the objectives of the GI CH plan
 - Is executed by the GI CH community's primary or secondary contact on record with the UGA Housing and Demographic Research Center as of May 1, 2017
 - Has not received a tax credit award in the last three years
- Each GI CH team may only issue one (1) letter for one project in this year's competitive round. If more than one (1) letter is issued, no project in that community shall be awarded this point.



Transformational Communities

Transformation: Coordinated service delivery

- Contains strategies for the coordination and provision of local services and resources to those most in need in a Defined Neighborhood around the development.
- A holistic, placed-based strategy to transform the Defined Neighborhood by addressing critical problems and challenges identified by the citizens as well as public and private community partners.
 - The solutions proposed may be existing or newly planned but each must represent an intentional community strategy targeting both the future residents and surrounding community within the Defined Neighborhood as a whole.
 - The Community Transformation Plan may include initiatives highlighted elsewhere in the Application, such as Scoring Sections XVI. Innovative Project Concept and XIX. Healthy Housing Initiatives and Threshold Section IV. Required Services, if the initiatives were collaboratively reached as outlined below.

Transformation Team (2 points)

Who is driving this change? Who is ensuring its sustainability?



Who is a Community-Based Developer? (1 pt)

A Project Team member...that demonstrates an ongoing commitment to developing collaborative, holistic solutions in the Defined Neighborhood the proposed development is located. A CBD will be identified by meeting:

At least two of these requirements:

- i) Proof of successful partnership with at least 2 established community organizations that serve the area in which the proposed property will be located in.
- ii) In the last three years, CBD has participated or led philanthropic activities benefitting either:
 - a) Defined Neighborhood
 - b) Targeted area surrounding their development in another Georgia community
- iii) CBD has been selected through local government's community-driven initiative in response to an RFP or other public bid process

OR

Meeting this requirement

- iv) Project Team received a HOME consent for proposed property and was designated as a CHDO.

Who is a Community Quarterback? (1 pt)

An external partner not part of the Project Team

- ❑ The Community Quarterback is a local community-based organization or a public entity that performs the following:
 - ❑ Drives the revitalization initiative to make sure the housing, education, and community wellness components are successful and sustainable;
 - ❑ Ensures the people in the Defined Neighborhood are engaged, included, and served; and
 - ❑ Serves as a single point of accountability for partners and funders.
- ❑ The Community Quarterback must also have a demonstrated record of serving the Defined Neighborhood, as delineated by the Community Transformation Plan, to increase residents' access to local resources such as employment, education, transportation, and health.

Community Engagement and Outreach

Public and Private Engagement

- Family Applicants must engage at least two of the following Transformation Partners, while Senior Applicants must engage at least one:
 - a local K-12 school district representative,
 - a local health provider,
 - an employment services provider,
 - and/or a transportation services provider.
- The Transformation Team may engage additional community partners beyond this list after meeting the stated minimum requirement. The Transformation Team must show documentation that at least one (1) meeting between Transformation Partners open to the public were held to identify challenges to transformation.

Citizen Outreach

- The Transformation Team must make substantial efforts to record feedback from the low-income population to be served on what challenges prevent this community from accessing local resources such as education, health services, employment, and transportation.
- This requirement for Community Outreach may be met through one (1) survey or two (2) public meetings. The requirement for one of the public meetings may be satisfied by the one required public meeting between Transformation Partners.

Any Transformation Plan must include:

- ❑ Assessment of the existing Community Revitalization Plan and any other past strategies directly affecting the Defined Neighborhood.
- ❑ Data from Community Engagement and Outreach that demonstrates the level to which the local population to be served (low-income families or seniors) currently accesses community resources (e.g., education, health services, employment, and transportation).
- ❑ Input from Community Engagement and Outreach that identifies the challenges the local population to be served face in accessing those community resources.
- ❑ For each prioritized challenge, the Transformation Team and Partners identify at least one measurable goal for 1) increasing future residents' access to these resources and 2) catalyzing improved access to such resources for the Defined Neighborhood as a whole. For each goal, the Community Transformation Plan names at least one solution to be implemented by one or more Transformation Partners and/or Team members.

Limited English Proficiency (LEP) Outreach

Limited English Proficient (LEP) Individuals

- LEP individuals are those who:
 - Do not speak English as their primary language as a result of national origin
 - Have a limited ability to speak, read, write, or understand English
- XXV. “Affirmatively Furthering Fair Housing” now requires that the Affirmatively Furthering Fair Housing Marketing Plan also include “Outreach to Limited English Proficiency groups for languages identified as being prevalent in the surrounding market area.

Map: “Limited English Proficiency by Jurisdiction”

- Contains U.S. Census data for LEP populations and prevalent languages (Spanish, Korean, Vietnamese, Chinese)
- Initial view shows county- and city-level data. User is able to zoom into their specific area and see the U.S. Census language data mapped by Census tract
- Following a "Safe Harbor Threshold" identified by HUD, this map shows when either 1,000 people or 5% or more of the population in a delineated area are LEP. These thresholds are used to identify specific focus languages.

Find it on DCA's “Interactive Maps Home Page”

Click the right-facing arrow on the home page until the map entitled “Limited English Proficiency by Jurisdiction” appears.

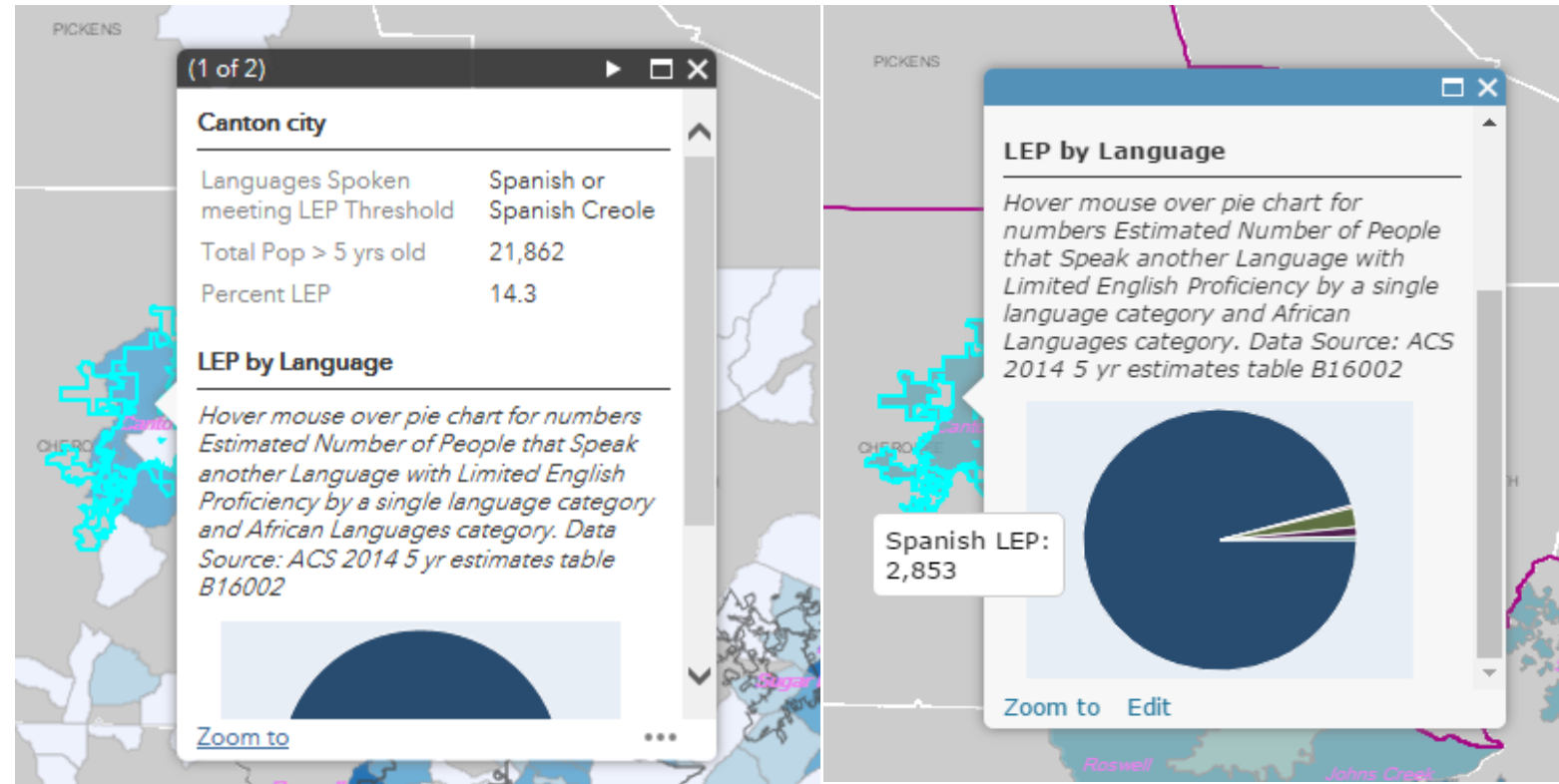


<http://georgia-dca.maps.arcgis.com/home/index.html>

Map Example: Assessing LEP Population of Canton

In this example, we've selected the city of Canton.

- Zooming in to allow us to click it, a text box opens up to identify:
 - which languages meet the LEP Threshold (Spanish/Spanish Creole)
 - how many people live in Canton (21,862), and
 - what percent of these individuals are LEP (14.3%).
- Hovering over the pie chart allows us to see that Canton is home to 2,853 Spanish LEP individuals.





Wrap Up

Thank you!

- ❑ To receive information on trainings, workshops, and general program updates, sign up to our email list at:
<http://www.dca.ga.gov/housing/HousingDevelopment/programs/OAH.asp>
- ❑ Contact Grace Baranowski (grace.baranowski@dca.ga.gov) or Philip Gilman (philip.gilman@dca.ga.gov) with any questions