



Q&A Regarding DCA Georgia TCAP Program Funds

Updated 2-9-15

1. Is TCAP still for capital only, or could it be used for program and operations?
 - As stated in the TCAP Grant Agreement and Notice, “all TCAP program income earned after the grant period must be used for the development or operation of housing that remains affordable, for a period of not less than 15 years, to households whose annual incomes does not exceed 80 percent of the median family income for the area.”
Program income cannot be used for programmatic operations.
2. Can funds be used for both single-family and multi-family housing?
 - TCAP program income must be used for the development or operation of housing that remains affordable for a period of not less than 15 years, to households whose annual incomes does not exceed 80 percent of the median family income for the area. HUD does not distinguish between single- and multi-family.
3. Does the affordability requirement affect all units in a project or just those tied to TCAP?
 - The TCAP program income requirements are applicable to housing/units that are funded with TCAP program income.
4. If funds are used to buy land, what is the period of time before building must start?
 - There is an inherent expectation that development will begin in a reasonable amount of time, no more than 12 months from the time of purchase is a safe harbor. TCAP program income is not meant to purchase land for land banking but rather the immediate development of affordable housing.
5. Is federal reporting required for the use of TCAP program income earned after the grant period?
 - Federal reporting requirements do not apply to TCAP program income received and expended after the grant period ends. However, DCA will maintain records to ensure distinction between first- and second-use of program income as well as the period of affordability.