



**2022 Qualified Allocation Plan:  
Changes Summary**

Substantive Changes to Core Plan

Section	Proposed Changes
<b>9% Round Set Asides</b>	<ul style="list-style-type: none"> <li>• General Set Aside credit limitation increased commensurate with increases under <i>Core Plan, Submission Requirements and Award Limitations</i>.</li> <li>• Establish new “HUD Rental Assistance Set Aside” in addition to the pre-existing Housing Tax Credit and RAD set asides.</li> </ul> <p>See <i>Financing Resources – HOME Loans</i> for 9% Credit set aside updates outside of the annual 9% Competitive Round.</p>
<b>Tax Credit Administration</b>	<p><u>Tax Credit Pricing:</u></p> <ul style="list-style-type: none"> <li>• Establish restrictions on credit pricing adjustments.</li> </ul>
<b>4% Federal Credit – Bond Financed Projects</b>	<p><u>Application limitations:</u></p> <ul style="list-style-type: none"> <li>• Two applications per qualified Developer.</li> <li>• Joint ventures between two fully Qualified Developers may submit three applications.</li> </ul> <p><u>Award Limitation:</u></p> <ul style="list-style-type: none"> <li>• 2 awards per qualified developer.</li> </ul>
<b>Financing Resources – HOME Loans</b>	<p>Establish set aside for a development proposing rehabilitation of Naturally Occurring Affordable Housing funded with both 9% Credits and HOME.</p>
<b>Submission Requirements and Award Limitations</b>	<p><u>Pre-determinations and Waivers:</u></p> <ul style="list-style-type: none"> <li>• Require Accessibility waivers at Pre-Application</li> </ul> <p><u>9% Round Award Limitations:</u></p> <ul style="list-style-type: none"> <li>• Increase project limitations and development interest limitations by 15%.</li> <li>• Establish award limits for new preservation set asides.</li> </ul>
<b>Evaluation of 9% Tax Credit Competitive Applications</b>	<p>Tiebreaker added for applications qualifying for points under <i>Scoring Criteria, Enriched Property Services</i>, subsection A. <i>Owner-provided Services</i>.</p>
<b>DCA Pre-Application Fees and Deadline Schedules</b>	<p>Require separate Qualification Determination fee for any changes in Project Team.</p>

## Substantive Changes to Threshold Criteria

Section	Proposed Changes
<i>Applicability of Threshold Criteria</i>	Denote Threshold submission requirements based on application type (9% or 4%).
<i>Cost Limits</i>	Proposal to remove this section in response to pandemic-induced market fluctuations.
<i>Environmental Requirements</i>	Require submitted Phase I Report to be issued no more than 60 days after site reconnaissance.
<i>Building Sustainability</i>	Add Green Building Initiative's <i>Green Globes</i> program as additional option under subsection B. Sustainable Building Certification.
<i>Eligibility for Credit Under the Preservation Set Asides</i>	Establish eligibility criteria and submission requirements for the Preservation Set Asides.
<i>DCA Underwriting Policies</i>	<ul style="list-style-type: none"> <li>• Set one overall developer fee limitation (previously, separate limitations for 9% and 4% applications)</li> <li>• Increase fee levels to 10% above the 9% limitations set under the 2021 QAP</li> </ul>

## Substantive Changes to Scoring Criteria

Section	Proposed Changes
<i>Desirable/Undesirable Activity</i>	<ul style="list-style-type: none"> <li>• Rural eligibility distance increased to 2.5 miles.</li> </ul>
<i>Quality Education Areas</i>	<ul style="list-style-type: none"> <li>• Add third performance indicator option for schools: average annual CCRPI improvement for schools in the top 75% of CCRPI scores.</li> <li>• Allow recently established schools to utilize cluster-level data.</li> </ul>
<i>Revitalization/Redevelopment Plans</i>	<ul style="list-style-type: none"> <li>• For 4% credits competition, only subsection A applies.</li> </ul>
<i>Community Transformation</i>	<ul style="list-style-type: none"> <li>• Allow community-based developers to demonstrate qualifications with partnerships outside of Georgia.</li> <li>• Add new tiebreakers, a subset of those outlined in <i>Core Plan</i>.</li> </ul>
<i>Stable Communities</i>	<ul style="list-style-type: none"> <li>• Allow applications in a census tract without data for a metric to use the value of the nearest census tract with data.</li> </ul>

	<ul style="list-style-type: none"> <li>• Allow applications impacted by data updates to utilize data from both before and after an update.</li> </ul>
<b>Internet Access</b>	Award points to Atlanta Metro Pool applications based on commitment to provide free high-speed internet/broadband service for each unit.
<b>Minority and Women-Owned Business Engagement</b>	<p>Award points based on engagement with certified minority- or women-owned businesses in the Housing Tax Credit industry. Options cover:</p> <ul style="list-style-type: none"> <li>• Engage and report on such efforts for the development</li> <li>• Qualifying member of the project team</li> </ul>
<b>Enriched Property Services</b>	<p>Award points based on either of the following:</p> <ul style="list-style-type: none"> <li>• Sponsor has received a CORES certification for resident services coordination and delivery</li> <li>• Agreement to contract with a CORES-certified entity</li> </ul>
<b>Favorable Financing</b>	<ul style="list-style-type: none"> <li>• 4% application points capped at 2.</li> <li>• Allow community land trusts as eligible lessors for subsection B. Long-term Ground Lease.</li> </ul>
<b>Historic Preservation</b>	<p><u>Historic Tax Credit Proceeds:</u></p> <ul style="list-style-type: none"> <li>• If awarded, require “certified rehabilitation” status as condition of funding.</li> </ul>
<p><b>Integrated Supportive Housing</b></p> <p><i>(replaces Underserved Populations)</i></p>	<p>Awards points based on one of the following options:</p> <ul style="list-style-type: none"> <li>• Agreement to accept DCA PBRA for family properties</li> <li>• Application has secured non-DCA supportive housing PBRA</li> <li>• Tenant Selection Preference</li> </ul> <p>Additionally, all applicants are eligible to claim points through a fourth option:</p> <ul style="list-style-type: none"> <li>• No adverse history in contracting with DCA Section 811 PBRA</li> </ul>
<b>Affordability Loss Risk</b>	Award points based on risk that residents at an existing property will face rent increases or displacement absent a Housing Tax Credit award.
<b>PBRA Contracts</b>	Award points based on the number of units assisted by federally-funded project-based rental assistance.
<b>Property Size</b>	Removed section to expand scoring opportunities for properties of varying sizes.
<b>Readiness to Proceed for 4% Credit Applications</b>	Removed section. Replaced by 4% application specifications in “Applicability of Threshold Criteria.”