



## Amendment to Georgia Housing and Finance Authority's 2021 Qualified Allocation Plan

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The Georgia Housing and Finance Authority (GHFA) and the Department of Community Affairs (DCA) have released an amendment to the 2021 Qualified Allocation Plan (QAP). The amendment details are posted to the DCA website ([click here](#)).

### QAP Approval and Amendment Process

GHFA approved the 2021 Qualified Allocation Plan (QAP) after extensive public consultation, including three online public hearings and a thirty-day public comment period. The final 2021 QAP was approved by the Board of Directors of GHFA on November 18, 2020 and by the Governor of the State of Georgia on December 28, 2020. Since its approval, DCA staff have determined the need to update certain selection criteria.

*Core Plan, Section 21* in the 2021 QAP details the process by which DCA may amend the QAP:

*“The Governor recognizes and acknowledges that DCA will encounter situations which have not been foreseen or provided for in the Plan and expressly delegates to DCA the right to amend the Plan, after the public has had the opportunity to comment through the public hearing process...”*

*Section 21* further details the approval process for amendments that are administrative in nature:

*“The Commissioner of DCA, acting as Executive Director of GHFA, is also granted the authority to make minor modifications to the Plan to clarify provisions and correct inconsistencies. Such modifications include but are not limited to changes in Application Submission date or any other deadline listed in this document.”*

### Administrative Amendment: Scoring Criteria, Quality Education Areas

The language in *Appendix II: Scoring Criteria, Quality Education Areas* as approved by the GHFA Board was written with the expectation that the Georgia Department of Education would publish its annual update to the “Beating the Odds” report in the fall. However, due to the COVID-19 pandemic, the standardized tests underlying the Beating the Odds report were not conducted, thus there will not be a 2020 publication.

Appended to this memo is the relevant 2021 QAP excerpt with amended language. The changes allow applicants to qualify for Beating the Odds points using data from 2018 or 2019.

## Amended Pages from QAP

The 2021 QAP posted to the DCA website ([click here](#)) has been updated to reflect the amendments described above. The page that follows is the only page that differs between the QAP as signed by the Governor and the QAP as amended. All amendments are reflected as redlined text.

- Schools that only have one year of published CCRPI scores may use 1-year data.
- Schools serving grades that span multiple Grade Clusters as defined by Georgia Department of Education (Elementary, Middle, and High School) must have a CCRPI score greater than the lowest score of the multiple clusters.

b) School receives 2018 or more recent ~~2019 or 2020~~ “Beating the Odds” designation

Many Georgia schools have fewer grades than a full Grade Cluster (e.g., a Middle School with only grades 7 and 8). Points will be awarded based on the number of grades within schools that meet the requirements of (a) or (b) and property tenancy.

<i>Tenancy</i>	All tenancies		HFOP, Elderly, Other	Family
<i>Grades in schools meeting (a) or (b)</i>	3	7	All K-12	All K-12
<i>Points</i>	1	1.5	2	3

If two or more qualifying schools overlap in grades, an individual grade will only be counted once.

**Minimum Documentation:**

- School district map(s) showing the property is in the attendance zone of school(s). Both the site location and full attendance zone boundaries must be clearly indicated on the school district map(s). If the school district map is unavailable or unobtainable for any reason, a letter from a school district representative must be submitted evidencing that the proposed site is within the school district boundaries. Letter must include the project name and location.
- For each charter school, a letter from charter school system representative not more than six (6) months old confirming that admissions is not conducted on a selective basis, that residents in the attendance zone are able to attend as of right.
- The Applicant must submit applicable CCRPI data for each school. Scores are available at <http://ccrpi.gadoe.org>.
- The Applicant must submit each school name highlighted in a copy of each associated “Beating the Odds Designations” report. Reports are available at file “2019 or 2020 BTO-Designations” found at <https://gosa.georgia.gov/beating-odds-analysis>.

**VIII. REVITALIZATION/REDEVELOPMENT PLANS**

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***Up to 7 Points***

Applicants are ineligible to claim points in *Revitalization/Redevelopment Plans* if claiming points in *Stable Communities* or *Community Designations*.

Applicants may claim points in A and/or B.

**A. Revitalization Plan/Qualified Census Tract**

**5 Points**

Submitted revitalization/redevelopment plans must meet the following requirements to be considered Community Revitalization Plans (CRPs):