



**2022 Qualified Allocation Plan:
Changes Summary**

Substantive Changes to Core Plan

Section	Proposed Changes
9% Round Set Asides	<ul style="list-style-type: none"> General Set Aside credit limitation increased commensurate with increases under <i>Core Plan, Submission Requirements and Award Limitations</i>. Establish new “HUD Rental Assistance Set Aside” in addition to the pre-existing Housing Tax Credit and RAD set asides. <p>See <i>Financing Resources – HOME Loans</i> for 9% Credit set aside updates outside of the annual 9% Competitive Round.</p>
Tax Credit Administration	<p><u>Tax Credit Pricing:</u></p> <ul style="list-style-type: none"> Establish restrictions on credit pricing adjustments.
4% Federal Credit – Bond Financed Projects	<p><u>Application limitations:</u></p> <ul style="list-style-type: none"> Two applications per qualified Developer. Joint ventures between two fully Qualified Developers may submit three applications. <p><u>Award Limitation:</u></p> <ul style="list-style-type: none"> 2 awards per qualified developer.
Financing Resources – HOME Loans	<p>Establish set aside for a development proposing rehabilitation of Naturally Occurring Affordable Housing funded with both 9% Credits and HOME.</p>
Submission Requirements and Award Limitations	<p><u>Pre-determinations and Waivers:</u></p> <ul style="list-style-type: none"> Require Accessibility waivers at Pre-Application <p><u>9% Round Award Limitations:</u></p> <ul style="list-style-type: none"> Increase project limitations and development interest limitations by 15%. Establish award limits for new preservation set asides.
Evaluation of 9% Tax Credit Competitive Applications	<p>Tiebreaker added for applications qualifying for points under <i>Scoring Criteria, Enriched Property Services</i>, subsection A. <i>Owner-provided Services</i>.</p>
DCA Pre-Application Fees and Deadline Schedules	<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"> Set one overall developer fee limitation (previously, separate limitations for 9% and 4% applications) Increase fee levels to 10% above the 9% limitations set under the 2021 QAP

Substantive Changes to Scoring Criteria

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

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