



Amendment to 2024-2025 Qualified Allocation Plan

Published February 6, 2025

DCA has released an amendment to the 2024-2025 Qualified Allocation Plan (QAP). The amended 2024-2025 QAP is posted to the DCA website.

QAP Approval and Amendment Process

The 2024-2025 QAP was approved by the DCA Board of Directors on November 15, 2023, and by the Governor of the State of Georgia on January 3, 2024. Since its approval, DCA staff have determined the need to update certain selection criteria.

Core Plan, Modification/Waiver of Plan (page 28-29 of the 2024-2025 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...”

The section further details the process for amendments that are considered minor modifications:

“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. Generally, DCA will not waive QAP requirements unless there is a specific process for a waiver described in a QAP requirement.”

Minor Modification: Preservation Scoring Criteria

The amendment adjusts the eligible date ranges for the 2025 Competitive Rounds to ensure alignment with the original intent of the QAP. In three subsections of *Scoring Criteria, Preservation Scoring Criteria – Property Age, Tax Credit Restrictions, and USDA Additional Criteria: Mortgage Maturity Risk* – the year ranges tied to point allocations did not distinguish between the 2024 and 2025 rounds, as they do in other Scoring sections. The changes expand the eligibility range by one year in each subsection for 2025 rounds.

Amended Subsections: Redlined Version

The 2024-2025 QAP posted to the DCA website has been updated to reflect the amendment described above. The below pages show the only changes between the QAP as signed by the Governor and the QAP as amended. Amendments are reflected here as redlined text.

Original version:



C. Property Age – Up to 4 points

Applicants may only claim points in either **Tax Credit Restrictions** or **Property Age**.

Application provides evidence that the property's placed in service (PIS) date was within the time frames below.

PIS Year	Points
2003 or earlier	4
2004 to 2008	2

Amended version:

✓ C. Property Age – Up to 4 points

Applicants may only claim points in either **Tax Credit Restrictions** or **Property Age**.

Application provides evidence that the property's placed in service (PIS) date was within the time frames below.

<u>Competitive Round Year</u>	<u>PIS Year</u>	<u>Points</u>
<u>2024</u>	<u>2003 or earlier</u>	4
<u>2025</u>	2004 to 2008 <u>2004 or earlier</u>	2
<u>2024</u>	<u>2004 to 2008</u>	2
<u>2025</u>	<u>2005 to 2009</u>	

Original version:

D. Tax Credit Restrictions – Up to 4 points

Applicants may only claim points in either **Tax Credit Restrictions** or **Property Age**.

Current Federal Tax Credit restrictions were applied to the property during the calendar year ranges below, as determined by the date the LURC was executed by all parties.

LURC Execution Calendar Year	Points
1993 to 1997	4
1998 to 2003	2

Amended version:

D. Tax Credit Restrictions – Up to 4 points

Applicants may only claim points in either **Tax Credit Restrictions** or **Property Age**.

Current Federal Tax Credit restrictions were applied to the property during the calendar year ranges below, as determined by the date the LURC was executed by all parties.

<u>Competitive Round Year</u>	<u>LURC Execution Calendar Year</u>	<u>Points</u>
<u>2024</u>	<u>1993 to 1997</u>	4
<u>2025</u>	1998 to 2003 <u>1993 to 1998</u>	2
<u>2024</u>	<u>1998 to 2003</u>	2
<u>2025</u>	<u>1999 to 2004</u>	

Original version:

Mortgage Maturity Risk

Up to three (3) points based on the year of the last maturing 515 loan.

Year of Last Maturing 515 Loan	Points
2025 to 2029	3
2030 to 2034	2

Amended version:

Mortgage Maturity Risk

Up to three (3) points based on the year of the last maturing 515 loan.

Competitive Round Year	Year of Last Maturing 515 Loan	Points
<u>2024</u>	2025 to 2029	3
<u>2025</u>	2030 to 2034 2025 to 2030	2
<u>2024</u>	2030 to 2034	2
<u>2025</u>	2031 to 2035	