2025 QAP Vorkshop

Welcome

Agenda

- 8:00-9:00 a.m. Registration & Breakfast
- 9:00-9:30 a.m. Welcome, 2024 in Review
- 9:30-10:30 a.m. Managers' Updates and Q&A
- 10:30-11:00 a.m. Networking break
- 11:00-12:00 p.m. QAP Policy Feedback Session
- 12:00-1:00 p.m. Lunch
- 1:00-2:15 p.m. QAP Policy Feedback Session
- 2:15-2:45 p.m. Networking break
- 2:45-3:30 p.m. Upcoming Opportunities and Q&A
- 3:30-4:00 p.m. Wrap-Up and Dismissal

Manager Updates

Allocation

Meet the Allocation Team







Meagan Cutler

Senior Allocation Manager

Melissa Florkowski

Housing Finance Policy Lead

Bryce Farbstein

Housing Policy Analyst

Meet the Allocation Team cont.







Em Persaud

Allocation Analyst

Jenny Moody

Allocation Analyst

Felicia Speakman

Housing Finance Support Specialist

Allocation Team Responsibilities



2024 9% Credits

- 30 Awards
- \$34,658,174 Credits
- 1,629 LI | 1,764 Total Units
- 28 Cities | 26 Counties





2024 4% Credits/Bonds



- 71 Applications
- \$1,740,787,071
 Combined Request
- 10,006 LI | 10,434
 Total Units
- 50 Cities | 35 Counties
- All 14 Geographic Areas

2025 Project Team Qualifications

Reminder: Project Teams must request a qualification determination <u>each calendar year</u>. 2024 Project Team Qualification determinations will not be accepted for 2025 Competitive Rounds.

- May request qualification for 9%, 4%, or both competitions
- Reviews Conducted Prior to Competitive Round submission
 - 9% Deadline: March 14, 2025
 - 4%/Bonds Deadline: August 1, 2025

For questions regarding the March 14, 2025 submission, please notify <u>Allocation@dca.ga.gov</u> in addition to submitting through the survey to ensure an expedited response (2024-2025 Q&A updates will resume shortly).

Tax Credit Underwriting

Meet the Underwriting Team









Sandy Wyckoff

Senior Tax Credit Manager

Ahsj'a St. George

Tax Credit Underwriter

Trey Melvin

Tax Credit Underwriter



Tax Credit Underwriter

Tax Credit Team Responsibilities



Competitive Review

Site Control Documents

VII. SITE CONTROL

Site control must be in the form of:

- a warranty deed that conveys title to the subject property to the current General Partner or proposed Limited Partnership;
- a legally binding contract to purchase the proposed project site in the name of the General Partner or proposed Limited Partnership and assignment to the General Partner or proposed Limited Partnership if the contract to purchase the site is in the name of an affiliate; or
- a binding long-term ground lease or an option for a binding long-term ground lease, that clearly
 provides the right for the Applicant to execute a binding agreement upon closing, with a
 minimum term of forty-five years.

Competitive Review

All Preliminary Financing Commitments must be submitted to receive one point.

- Must correspond to the core application
- 45L Credits (Equity Commitment)
- Bond Investment Earnings (COI Cost of Issuance) or addressed in lender commitment

Competitive Review Continued

All Preliminary Financing Commitments must be submitted to receive one point.

- Deferred Developer Fee Notes are required
- Income from operations 3 years of audited financials required
- Reimbursements/Rebates (cable, renewable energy, etc.) are not allowed in sources of funds

Full Application Review

- No waivers will be reviewed during underwriting.
 - Submission required before full application submission.
- Supporting documentation and methodology from the service provider for estimates of impact fees, taxes, and property insurance
- Escrow Tax & Insurance allowed in development budget 12 months
- Development must qualify for all points awarded during the competitive review.

Multifamily Lending

Meet the Multifamily Lending Team









Gary Garner

Office Director

Isha Williams

Project Manager

Licelotte Beato

Underwriter

James McGraw

Underwriter

Multifamily Lending Team Responsibilities



2024 Review

Closed Transactions

Program	# of Transactions	\$ Volume
HOME	3	\$13,900,000
NHTF	2	\$4,450,000
SLFRF	13	\$50,025,412
ERA2	8	\$13,920,486
TCAP III	1	\$3,000,000
Total	27	\$85,295,898

Transactions In Process

Status	# of Transactions	\$ Volume
Underwriting	11	\$33,540,000
In Closing	11	\$44,251,000
Total	22	\$77,791,000

Lending Platform Development

- Current Programs
 - HOME, NHTF, TCAP II & III
 - \$ Availability to be determined
- Programs Under Evaluation
 - FHA 542(c) Risk Share
 - Bond Recycling
 - Construction Term Gap Financing
 - Middle Income Financing
- Public discussions coming soon to assess current market needs and identify programs and/or products to address such needs

Development

Meet the Development Team







Ono Uwhubetine

Development Manager

Nelson Bolton

Senior Development Analyst **Phyllis Carr**

Senior Program Assistant

Development Team Responsibilities



Reach Out

You can submit your submission documents for 10% Test or General Questions to <u>Development@dca.ga.gov</u>

Please continue to send Final Allocation Application documents to OhfFinalAllocationAppSubmit OhfFinalAllocationAppSubmit@gadca.onmicrosoft.com

Links to 8609 instructions and documents are here <u>Final Allocation Application | Georgia Department of Community Affairs</u>

Links to PCC instructions and documents are here <u>Post Award: PCCR Documents | Georgia Department of Community</u> <u>Affairs</u>

Construction

Meet the Construction Team









Gary Huggins

Construction Manager

Samoy Mintor

Construction Analyst

Meagan Lawter

Construction Analyst

Dezire Jackson

Construction Coordinator

Reminders

The 2024 construction post-award documents have been uploaded to the DCA website.

Construction Services | Georgia Department of Community Affairs

HOME Investment Partnership Program (HOME)	*	 2016 Construction 2017 Construction
Housing Tax Credit Program	^	 <u>2018 Construction</u> <u>2019 Construction</u>
Frequently Requested Documents	*	 <u>2020 Construction</u> <u>2021 Construction</u> <u>2022 Construction</u>
Housing Tax Credit: Compliance Monitoring	*	 2023 Constructi 2024 Constructi Eligible Workford

- ion Services
- tion Services
- ion Services
- tion Services
- prce-Federal Work Authorization

Reminders

- Ensure the architectural manual is reviewed throughout the project for consistency.
- All projects will need DCA inspections to close out. If you are not receiving the inspection, please Gary.Huggins@dca.ga.gov
- Review the Georgia International Building Code adoptions effective January 1, 2025 <u>Construction Codes | Georgia Department of</u> <u>Community Affairs</u>

Reminders

For Bond/tax credit projects that don't have GHFA loan funds attached

- Changed orders don't need DCA's approval
- Projects will need 4 quarterly inspections at (25%, 50%, 75%, and 100% completion)
- GC companies do not need to submit qualification packages
- All Projects will need a front-in cost review and a cost certification

Construction Document Intake

HFDConstructionServices@dca.ga.gov

Georgia Department of Community Affairs

Office of Portfolio Management

30 days before PIS you will receive:

Welcome Package

- Outlines required documents specific to the property and the timeline for submission: (examples below)
 - Affirmative Fair Housing Marketing Plan (AFHMP)
 - <u>Placed-in-Service Form</u>



30 days before PIS you will receive:

Examples continued:

- 8609(s) with part(s) II complete
- Other necessary material for the project
- Software set-up is initiated at this point (Emphasys credentials)


Documents to submit to OPM 30 Days before its Placed in Service

- Affirmative Fair Housing Marketing Plan (AFHMP)
- Tenant Selection Plan (TSP)
- AIT
 - Grouping of QU for minimum set-aside
 - Grouping of QU for average income test for applicable fraction

ComplianceOnBoarding@DCA.ga.gov

Documents to submit to OPM 30 Days before its Placed in Service

- Emphasys Certification Portal
 - <u>https://DCAQAP.formstack.com/forms/new_project_setup_form</u>
- Georgia Housing Search
- 1st Year Inspection
- Completed in 24 months of last BIN placed-in-service
 - Every 3 years after

ComplianceOnBoarding@DCA.ga.gov

Compliance Updates

HOME Final Rule

• Significant changes – please review here

HOTMA

• Effective 7/1/2025

Emphasys Updates

- Document & information request
- AOC preparation & competitive application submissions

NSPIRE

Notice of Noncompliance (State form 8823)

Upcoming policy

Management Company Change Request

DCA Compliance Inspections

Scheduled every 3 years

- Tenant file audit
- Physical inspection

Noncompliance fees

- \$250 per instance
- <u>Link</u> to fee schedule

Closeout Letter

- Provides a summary of inspection
- IRS 8823s

Reporting Requirements

E	Annual Owner Certifications (AOC)	Frequency: Annual Due: March 1 st
	HOME Rent Reviews (HRRs)	Frequency: Annual Due: July 1 st - Sept 30 th
	Emphasys Tenant Reporting	Frequency: Monthly Due: Tenant transactions need to be entered by the 10 th of every month
	Georgia Housing Search	Frequency: Quarterly Due: Within 30 days from the beginning of the lease- up, and no later than 45 days after assuming management responsibilities
С	Tenant Selection Plans & Affirmative Housing Marketing Plan	Frequency: Updated every 5 years Due: PIS; every 5 years; pre-audit documents

Why it Matters? Significant Adverse Events & Adverse Circumstances

- QAP Compliance Scoring (Performance Workbook)
 - SAE 16

"Has there been any material noncompliance such as; repeated physical findings, a pattern of intermittent non-compliance, poor performance, and/or willful noncompliance, even if currently corrected (5 year look back)

• SAE 17

"Do you currently own, or in the past 3 years have you owned affordable properties for which there are outstanding uncured findings from an 8823 or any DCA notice of a finding of noncompliance on a DCA funded property, in the absence of an approved Workout Plan? (3 year look back)

Why it Matters? Significant Adverse Events & Adverse Circumstances

QAP – Compliance Scoring (Performance Workbook)

• AC 5

"Have you failed to submit the 8609 to DCA with Part I and Part II completed, for any Affordable housing property in the DCA portfolio"

• AC 24

"Are any Georgia affordable housing properties in your portfolio that are <u>not</u> registered on the Georgia Housing Search website?

• AC 26

"Are there any Georgia affordable housing properties that have placed in service in your portfolio that are not correctly registered in Emphasys (DCA's reporting database) as required?"

Resources and Contacts



Asset Management

Asset Managment Team



Portfolio Risk Team



Leonard Newsome Portfolio Risk Manager Leonard.Newsome@dca.ga.gov



Felix Hull Asset Manager Felix.Hull@dca.ga.gov



Teneta Thompson

Asset Manager Teneta.Thompson@dca.ga.gov



Marva Matta Junior Asset Manager Marva.Gilbert@dca.ga.gov



Current Portfolio

- HOME \$347,315,327
- Exchange \$33,615,060
- TCAP \$21,403,493
- NSP \$11,823,873
- CDBG \$8,884,412
- HTF \$4,671,592
- Other \$500,000

Asset Management

AM will reach out to you when:

- Loan has converted to permanent.
- You are approaching Y15/30 (if you have LIHTC).
- Upcoming maturity date or balloon payment.

You reach out to AM when:

- Reserve Request
- Loan pay off
- Ownership change request
- Project Concept Change (PCC)

Financial Operations Team



Mingnyon Melson Financial Operations Mingnyon.Melson@dca.ga.gov

- Loan Servicing
- Pay Offs
- Write Offs
- Emphasys Questions



Yul Fletcher Tax Credit Asset Manager Yul.Fletcher@dca.ga.gov

- Qualified Contracts
- Special Projects
- LIHTC Audits

LIHTC Survey

- Mandatory for all projects.
- Please fill out <u>one for each</u> project.
- Deadline Monday, March 31st, at 8:00am.
- www.dcaqap.formstack.com/forms/lihtc_survey

Reminders

- Audited financials for 2024 are due on May 15th.
 - Subject to a non-compliance fee if submitted after the deadline
- Annual HOME Rent Reviews due July 1st Sept 30th.
- For cashflow loans, the annual payment is due within first 120 days of year.
- Please make sure all new reserve requests fill out the form via our website:
 - www.dcaqap.formstack.com/forms/replacement_reserv e_request

Emergency Housing Policy

- Provide temporary housing in LIHTC properties for individuals displaced by Presidential-declared disasters
- Effective for Major Disasters declared on or after September 29, 2024
- Displaced Individual: A person displaced due to a Major Disaster in an area eligible for FEMA Individual Assistance
- Temporary Housing Period: Begins with the FEMA-declared incident period and lasts up to 12 months.

Property Responsibilities

- Good Standing: Property must meet all compliance requirements
- Voluntary Participation: Owners may provide emergency housing but cannot evict existing tenants for this purpose
- Rent Restrictions: Rent cannot exceed LIHTC maximum gross rent limits
- Recordkeeping & Reporting:
 - Maintain displaced individual records
 - Report start and end of tenancy to DCA/GHFA
 - Upload tenant details to Emphasys database
 - Submit Lease Addendum within one week of tenancy

New Credit Exchange Policy

- The new policy will be in effect July 1, 2025
- Considered on a rolling basis
- Fees will increase
- Projects are eligible for one credit exchange
- Projects that request additional exchanges will be required to sit out the next application round.

Any Questions?

Break

10:30-11:00 AM



2026-2027 QAP Discussion

Melissa Florkowski, Housing Finance Policy Lead Meagan Cutler, Senior Allocation Manager Jessica Worthington, Interim Deputy Division Director

Input Process Overview

Approx. Timeframe	Stage
April – Dec. 2024	Open-ended engagement on policies: stakeholder meetings, resident survey, public input survey
Nov. 2024 – Jan. 2025	Establish list of policy priorities and proposals
Feb. – March 2025	QAP Workshop, public comment period for policy proposals
April 2025	Publish Draft 1 of 2026-2027 QAP
May 2025	Public comment period
June 2025	Publish Draft 2 of 2026-2027 QAP
July 2025	Public comment period
August 2025	Publish final draft of 2026-2027 QAP
Oct. – Nov. 2025	Final approval from DCA Housing Committee and Board

What we'll do today

Overview of priority topic areas for updates in 2026-2027 QAP

Discussion of:

- Problems to solve/goals to accomplish in each topic area
- Potential solutions
- Audience feedback

How to Participate

- Raise your hand to receive a microphone
- Submit responses to Menti survey
- Priority topics are currently posted online for the public
 - Submit responses through public input survey

How to Participate: Menti

• Go to menti.com • Type in code: 9487 9124



Notes on Today's Sessions

- This is not intended to be a comprehensive list of anticipated changes to the 2026-2027 QAP. DCA may add or remove proposals during the QAP drafting process, which will be open for public comment prior to publication of the final draft.
- At the end, we will have time to discuss any priorities not on our current list.
- Today's session is intended to generate feedback please share your thoughts!

C. QAP Priorities

- Produce quality developments that bolster resident health outcomes, encompassing:
 - construction and operational standards that:
 - provide market-rate comparable housing to a broader range of the workforce
 - support resident wellbeing and health
 - o neighborhood and site locations that:
 - increase resident access to opportunities promoting socioeconomic mobility
 - minimize exposure to contaminants harmful to resident health
- Develop units affordable at all income levels eligible under the Housing Credit Program
- Promote housing opportunities for those with barriers beyond income, including integrated housing options for persons with disabilities and those experiencing or at risk of homelessness
- Support redevelopment and rehabilitation of existing federally assisted or restricted housing:
 - o for properties where many people live but physical conditions have deteriorated
 - in rural communities where few alternative rental housing options exist and multifamily development is difficult
 - in strong real estate markets where such properties are at greatest risk of converting to inaccessibly high rents
- Broadly distribute resources across geographies in need of housing, including:
 - o rural communities, urban communities, and all communities in between
 - communities at various stages of revitalization planning
- Allocate resources efficiently by:
 - o balancing quality standards with the need to minimize costs to maximize production
 - aligning the Housing Credit program with other public resources, both within and outside of DCA, to maximize resident and community impact

QAP Priority: Produce quality developments that bolster resident health outcomes

Quality Education Areas Enriched Property Services Compliance Performance

Quality Education Areas

QAP Section	Quality Education Areas
Problem/Goal	Outdated CCRPI data due to COVID
Proposal	1. Incorporate new 2023 and 2024
	CCRPI data (specifics of indicators
	used to be determined)
	2. Remove options B (Beating the Odds)
	and C (Increased scores over time)

Enriched Property Services

QAP Section	Enriched Property Services
Problem/Goal	Resident access to childcare and healthcare
Proposal	1. Add incentive for childcare and
	healthcare facility:
	a. 3 points for co-location of Quality
	Rated childcare or healthcare facility
	b. 2 points for Quality Rated childcare
	proximity and partnership
	(enrollment priority for residents)
	2. Solicit feedback: are adjustments
	needed to underwriting policies?

Enriched Property Services

QAP Section	Enriched Property Services
Problem/Goal	Same points incentive for commitment to accept services if available and for commitment to owner-provided services
Proposal	 Adjust CORES services points: 1. 2 points for owner-provided services or MOU with CORES-certified provider 2. 1 point for commitment to accept services if available

Compliance Performance

QAP Section	Compliance Performance
Problem/Goal	Reliant on self-reporting of Successful
	Properties
Proposal	1. Update "Successful Properties"
	definition to include "no open or
	uncorrected noncompliance"
	2. Require closeout letters as minimum
	documentation for each Successful
	Property

QAP Priority: Broadly distribute resources; Allocate resources efficiently

- Extended Affordability
 Commitment
- Favorable Financing
- DCA Underwriting Policies
- Readiness to
 Proceed/Competitive Rounds
- Desirable/Undesirable Activities
- Revitalization/Redevelopment Plans
- Economic Development Proximity



Extended Affordability Commitment

QAP Section	Extended Affordability Commitment
Problem	Risk of affordability loss of new and existing Housing Tax
	Credit properties
Proposal	1. Move "Waiver of Qualified Contract Right" from
	Scoring to Threshold
	2. Either deduct points for or make ineligible for future
	awards Project Team members who have requested
	a Qualified Contract for a property in Georgia on or
	after 1/31/2025
	3. Solicit feedback: Are incentives or policy
	adjustments needed for purchase of property for
	sale under Qualified Contract?

Favorable Financing

QAP Section	Favorable Financing
Problem/Goal	Factors that reduce operating costs are weighted less heavily than other sources
Proposal	 Increase point for Private Enterprise Agreement from .5 to 1 point Add point for land donation
Favorable Financing

QAP Section	Favorable Financing
Problem/Goal	May be incentivizing low-cost financing that is not
	significant to deal, or that does not increase unit
	count or conserve resources
Proposal	Consider increasing dollar threshold for points
	Solicit feedback: What other adjustments would make this incentive more meaningful?

DCA Underwriting Policies

QAP Section	DCA Underwriting Policies	
Problem/Goal	Need for post-award gap financing due to increased operating costs, insurance, etc.	
Proposal	 Increase maximum developer fee for 4% deals and require any amount over \$4 million to be deferred Maintain policy that a maximum of 50% of developer fee may be deferred 	

Readiness to Proceed / Competitive Rounds

QAP Section	Readiness to Proceed/Competitive
	Rounds
Problem/Goal	Delayed closing times, increase in requests for carry-forwards and credit exchanges
Proposal	 Offer Readiness to Proceed points for building permits and/or schematic designs Solicit feedback: What else is holding up timelines, and how can we help deals move forward quickly?

Readiness to Proceed / Competitive Rounds

QAP Section	Readiness to Proceed/Competitive	
QAP Section	Rounds	
Problem/Goal	Challenges obtaining inducement	
	resolutions	
Proposal	1. Move inducement resolution from	
	Competitive Review requirement to	
	Threshold or Readiness to Proceed	
	2. Solicit feedback: Are there other ways	
	to address this challenge?	

Desirable/Undesirable Activities

QAP Section	Desirable/Undesirable Activities	
Problem/Goal	Limited site options due to site scoring,	
	resulting in increased land costs and	
	environmental mitigation costs	
Proposal	Slightly increase distances to amenities	
	eligible for points	

Distance (miles)	0.5	1.5 (Metro Pool) or 2 (Rural Pool)	2 (Metro Pool) or 3 (Rural Pool)
Points (Group 1)	2.5	2	1.5
Points (Group 2)	2	1.5	1

Desirable/Undesirable Activities

QAP Section	Desirable/Undesirable Activities
Problem/Goal	Require/include higher standards for points for childcare and colleges proximity
Proposal	 Require childcare to be Quality Rated Childcare In addition to existing points for technical college, include schools in the University System of Georgia

Revitalization/Redevelopment Plans

QAP Section	Revitalization/Redevelopment Areas
Problem/Goal	"Targeted area within a Local Government boundary" requirement may not be the best way to capture a concerted Community Revitalization Plan
Proposal	Solicit feedback on better way to capture a targeted area

Revitalization/Redevelopment Plans

QAP Section	Revitalization/Redevelopment Areas
Problem/Goal	Community Transformation requirements are complex
	and prescriptive, and require community members to
	commit to planning before guarantee of a development
Proposal	1. Do not require Community Quarterback Board
	members to be committed at Competitive
	Application:
	1. Require at Threshold, or
	 Combine with post-award responsibilities (60 days prior to PIS)
	Solicit feedback: Should any CQB involvement should be required prior to this timeline?

Economic Development Proximity

QAP Section	Economic Development Proximity
Problem/Goal	1. Improve differentiation between different levels of
	economic investment
	2. Difficult to obtain standard documentation from
	economic development authority
Proposal	1. Tiered point system by number of jobs, and/or
	2. Only award points for major economic
	development projects state-awarded or
	announced by Department of Economic
	Development
	3. Solicit feedback: Any other way to demonstrate
	economic development investment?

QAP Priority: Promote housing opportunities for those with barriers beyond income

Integrated Supportive Housing

Integrated Supportive Housing

QAP Section	Integrated Supportive Housing
Problem/Goal	Challenges obtaining MOUs with referring entities
Proposal	Continue working with referring entities to ensure smoother rollout
Problem/Goal	Language for minimum documentation for Referrals with Project-based Rental Assistance Contract may need clarification
Proposal	Update language to clearly address waitlist management requirements and required documentation

QAP Priority: Support redevelopment and rehabilitation of existing federally assisted or restricted housing

Preservation Scoring Criteria

Preservation Scoring Criteria: Occupancy

QAP Section	Preservation Scoring Criteria
Problem/Goal	May not capture properties most in need
	of funding
Proposal	1. Adjust occupancy lookback period to
	end 2 years prior to application, OR
	2. Replace Occupancy section with
	alternative measure, like housing
	vacancy from Census, as a measure of
	housing need

Audience Feedback:

What topics are we missing?

Thank you!

Melissa Florkowski, <u>melissa.florkowski@dca.ga.gov</u> Meagan Cutler, <u>meagan.cutler@dca.ga.gov</u> Jessica Worthington, j<u>essica.worthington@dca.ga.gov</u>

Upcoming Opportunities

Rental Housing with Service Priorities

Ilona Nagy, HOME-ARP Manager, ilona.nagy@dca.ga.gov

Laura Ann Holland, Director of Policy and Special Projects, laura.holland@dca.ga.gov

Bryce Farbstein, Housing Policy Analyst, bryce.farbstein@dca.ga.gov

NOFO Overview

NOFO for the development of:

- Rental units to serve homeless, at-risk of homeless, those fleeing domestic violence or human trafficking, extremely low income families at risk of homelessness or experiencing severe cost burden
- Single-site supportive housing to serve specialized populations

Applicants can receive:

- A low-interest loan (to be used with tax credit round)
 - \$2-5 million
- A favorable financing letter (to be used with tax credit round)
- An allocation of Project Based Vouchers (PBVs)
- Opportunity for seed funding for on-site services (HOME-ARP Units only)

LIHTC/HOME-ARP Development Example



NOFO Timeline

Timeline: (Launched this week)

- Due March 14, 2025
- Tax credit intention to apply: April 16, 2025

Awards by April 16, 2025

• Tax credit competitive submissions: May 16, 2025

Webinars: Training and Q&A

- February 13, 2025 from 1:00pm 2:30pm
- February 26, 2025 from 11:00am 12:30pm

NOFO Timeline

Webinars: Listening Sessions

Substantial Amendment that will allow us to prioritize serving one HOME ARP population with awards and not all of the populations

- February 6, 2025 from 2:00pm 3:30pm
- February 18, 2025 from 10:00am 11:30am

Webinar Mailings & Registration

HOME-ARP Listserv



https://mailchi.mp/21fc5fb7a628/home-arp-sign-up-form

Set Aside for Single-Site Supportive Housing

DCA intends to select up to two highest scoring Single-Site Supportive Housing General Set-Aside applications, based upon existing and applicable QAP scoring criteria, and subject to the additional requirements outlined in the guidance.

 Exception: sites awarded are exempt from the maximum of 25% of units that prioritize or are correlated with disability status.

Projects will compete against other Single-Site Supportive Housing applications in this pool.

DCA Project-Based Vouchers

Ryan Smith, Director of Program Governance and Client Relations, ryan.smith@dca.ga.gov

Kwandel Grimes, Housing Portfolio Administrator, kwandel.grimes@dca.ga.gov

Laura Ann Holland, Director of Policy and Special Projects, <u>laura.holland@dca.ga.gov</u>

PBV Updates and Timeline

- Thank you for your continued interest and partnership!
- Introducing Kwandel Grimes, Housing Portfolio Administrator
- DCA Jurisdiction and partners
 - Atlanta, Augusta, Albany, Savannah, Dekalb, Cobb, and potentially others

PBV Updates and Timeline

2025 Round:

- Intend to launch in February
- Informational webinar to be hosted the following week
- Anticipated changes:
 - New dates and expected timeframes
 - Updated competitive scoring criteria for existing properties who have not received a housing tax credit award in the last three years
 - Additional PHA partners and increased PHA partner allocation
 - Applicants must now also complete or provide:
 - The Rent Reasonableness/Rent Comparison form
 - Waitlist management preferences (general or referral w/ identified referral partners)

Any Questions?