



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

Georgia Housing and Finance Authority
Notice of Funding Opportunity (“NOFO”)
Community Development Block Grant-
Disaster Recovery
Financing Loans

Published January 26, 2026

**Applications and all required documentation
must be submitted by: March 12, 2026**



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Part A: NOFO OVERVIEW

I. Purpose

The Department of Community Affairs (“DCA”) and the Georgia Housing Finance Authority (the “Authority” or “GHFA”) is issuing this Notice of Funding Opportunity (“NOFO”) to solicit applications for low-interest loan financing for the new construction or acquisition/ rehabilitation of affordable multifamily rental housing with 2026 Housing Tax Credits in Georgia, within communities which experienced impacts arising from applicable natural disasters. This NOFO is administered by the Georgia Department of Community Affairs (“DCA”), a legislatively created executive branch of State government.

II. Funding and Awards Available

Subject to fund applicability and availability, this NOFO intends to allocate funding available from two Community Development Block Grant- Disaster Relief (“CDBG-DR”) programs, per the below table:

| Fund Source | Amount Available | Applicable NOFO Parts |
|--|----------------------------|-----------------------|
| 2023-2024 Community Development Block Grant- Disaster Relief | approximately \$20 Million | A, B, and D |
| 2017 Community Development Block Grant- Disaster Relief | approximately \$2 Million | A, C, and D |

Pursuant to the 2026-2027 QAP (*Scoring*), Section V (*Favorable Financing*) Section A (*Qualifying Sources for Favorable Financing*), CDBG funding is a qualifying source of favorable financing for LIHTC applications. Awardees under this NOFO will receive an executed letter of preliminary commitment of funding that can be used to document the favorable financing in the awardees’ associated 2026 LIHTC application(s). Final commitment and disbursement of funding remains contingent upon the successful selection of an associated LIHTC application and associated underwriting requirements. Please note that the 2026-2027 QAP reserves and sets aside up to three awards, under each 2026 tax credit round, for developments utilizing CDBG-DR funding.

III. NOFO Requirements

Eligible Applicants

Eligible applicants are eligible and committed 2026 applicants for 9% or 4% Housing Tax Credits for affordable multifamily rental developments in Georgia within communities that are experiencing a serious unmet housing need due to impacts from the respective applicable natural disasters.

Eligible Uses

Eligible uses of the funding sources include:

- The construction, acquisition, or rehabilitation of affordable housing;

- Each funding source has additional associated eligible uses. See Parts B and C below for additional fund-specific eligible uses.

Ineligible Uses/Characteristics

The following activities or characteristics will be ineligible for funding under this NOFO:

- Mixed-Use developments;
- Uses of funds that may adversely impact a multifamily development funded by DCA;
- Use of funds related to delinquent taxes, fees, other property and tenancy charges, or other property operations expenses;
- Participants must be compliant with all DCA's development and management requirements and not have received a temporary suspension from receiving federal funds.

IV. NOFO Application Timeline

| | |
|--|-------------------|
| NOFO Published: | January 26, 2026 |
| NOFO Webinar and Q&A: | February 10, 2026 |
| 9% LIHTC Pre-Application Documentation for (Threshold) <i>Occupied Developments</i> and for (Threshold) <i>Project Team Qualifications</i> | February 27, 2026 |
| NOFO Application Deadline: | March 12, 2026 |
| NOFO Award Announcements(anticipated): | April 6, 2026 |

Participants should review the above timeline when submitting an application under this NOFO. The above NOFO timeline is subject to change, and DCA may impose additional deadlines. DCA will maintain regular communication with applicants or awardees about projected timelines. Participants should review additional federal expenditure deadlines for specific funding sources.

PART B: 2023-2024 Community Development Block Grant- Disaster Recovery (2023-24 CDBG-DR)

V. Loan Availability and Terms

| | 2023-2024 CDBG-DR |
|------------------------------------|--|
| Total Loan Funds Available: | Approx. \$20,000,000 |
| Minimum Loan Principal: | \$2,000,000 |
| Maximum Loan Principal: | \$5,000,000 |
| Period of Affordability: | Greater of 20 years or loan term |
| Loan Term: | 15 to 30 years |
| Construction Interest Rate: | 0% to 5% (determined through underwriting) |
| Permanent Interest Rate: | 0% to 5% (determined through underwriting) |
| Repayment Structure: | Determined through underwriting |

VI. Loan Requirements

Eligible Applicants

Eligible applicants are eligible and committed 2026 applicants for 9% or 4% Housing Tax Credits in Georgia which properties are in communities experiencing a serious unmet housing need due to impacts arising from Hurricane Idalia (FEMA Disaster Identification Number 4738), Tropical Storm Debby (FEMA Disaster Identification Number 4821), or Hurricane Helene (FEMA Disaster Identification Number 4830).

Eligible developments must be within the following forty-four (44) counties, including any municipalities and rural areas therein: Appling, Atkinson, Bacon, Ben Hill, Berrien, Brooks, Bryan, Bulloch, Burke, Candler, Chatham, Clinch, Coffee, Colquitt, Columbia, Cook, Effingham, Emanuel, Evans, Glynn, Jeff Davis, Jefferson, Jenkins, Johnson, Lanier, Laurens, Liberty, Lincoln, Long, Lowndes, McDuffie, Pierce, Richmond, Screven, Tattnall, Telfair, Tift, Toombs, Treutlen, Ware, Washington, Wayne, Wheeler, and Wilkes.

Part C: 2017 Community Development Block Grant-Disaster Recovery (2017 CDBG-DR)

VII. Loan Availability and Terms

| | 2017 CDBG-DR |
|------------------------------------|--|
| Total Loan Funds Available: | Approx. \$2,000,000 |
| Maximum Loan Principal: | \$2,000,000, subject to below geographic limitations |
| Loan Term: | 20 to 30 years |
| Period of Affordability: | Greater of 20 years or loan term |
| Level of Affordability: | Maximum Rents at 80% AMI |
| Construction Interest Rate: | 0% to 5% (determined through underwriting) |
| Permanent Interest Rate: | 0% to 5% (determined through underwriting) |
| Repayment Structure: | Determined through underwriting |

VIII. Loan Requirements

Eligible Applicants

Eligible applicants are eligible and committed 2026 applicants for 9% or 4% Housing Tax Credits in Georgia which properties are in communities experiencing a serious unmet housing need due to impacts arising from 2017 tornadoes (FEMA Disaster Identification Numbers 4294 & 4297) or Hurricane Irma (FEMA Disaster Identification Number 4338).

Eligible developments must be within the following geographic areas. Total available loans for the respective geographic areas are indicated in the Table below.

| | |
|--|---|
| Available Loan Allocation to the Most Impacted and Distressed Areas: <i>Within zip codes: 31701, 31705, 31707, 31548, and 31520</i> | <i>Minimum of Approximately \$1.4 Million</i> |
| Available Loan Allocation to properties within the following Counties: Berrien, Camden, Charlton, Chatham, Coffee, Cook, Crisp, Dougherty, Glynn, Liberty, McIntosh, Thomas, Turner, Wilcox | <i>Maximum of Approximately \$600,000</i> |

Part D: Application and Award Requirements

IX. Application Limitations and Submissions

Application Limitations

Applicants are limited to one application per property and two applications per applicant. DCA reserves the right to allow additional applications and/or awards for each Applicant. Eligible applicants to this NOFO must be committed to apply for a 2026 award of either 9% or 4% Housing Tax Credits in Georgia using any award under this NOFO. DCA may limit the number of awards or provide no awards under this NOFO, including for those applicant or project participants exhibiting significant capacity concerns or an inability to meet DCA development and compliance requirements. Applicants must either have no uncorrected IRS Form 8823 findings for any tax credit property associated with a Project Team member, or be working with the Special Projects Team to address any such findings. Please see the Housing Tax Credit Compliance Manual or contact compliance@dca.ga.gov for additional information.

Application Submission Requirements

Applications should reflect the intent to apply for one of the above loan fund sources, the amount of loan award being requested, the purpose(s) for the loan, and propose loan repayment terms. Applications must indicate acceptance of the Loan Terms and Requirements stated in this NOFO and all applicable federal regulations and requirements associated with funding sources.

Emphasys Application

Every application is required to be submitted through the Emphasys portal located [here](#), and available [here](#). All required fields must be completed, and all narratives and attachments must be uploaded through the Emphasys portal. Further submission instructions are below.

Narratives

Every application is required to include a narrative with supporting documentation and attachments as outlined below. The completeness of supporting documentation will be considered during application evaluation and award processes. The following items must be included as part of the application narrative:

- A 3-page Executive Summary, including:
 - A brief overview of the project;
 - A description of the serious unmet housing need in the community arising from the applicable natural disaster impacts;
 - The serious unmet community housing need as evidenced with data. The data must relate to the housing impact from the natural disaster. Possible data analysis and presentation can focus on topics including but not limited to: loss of rental stock, increase in homelessness due to loss of rental housing, forced or voluntary resident displacement, and changes in housing needs due to economic and industry changes following the disaster.

Documentation Evidencing Rating Factors

Applications should include documentation necessary to evidence any and all rating factors listed in the *Evaluation Process and Prioritization* section below. All documentation should be submitted as attachments along with the application.

DCA Core Application

Applicants must submit a 2025 DCA Core Application, available [here](#). Applicant does not need to complete the Threshold and Scoring tabs within the Core App, except for the Scoring section indicated in the Priorities below, as documentation of those applicable priorities.

X. Evaluation Process and Prioritization

Applications will be evaluated for completeness and in accordance with the requirements set forth in this NOFO and the priorities listed below. Applications will undergo a DCA underwriting review for completeness and feasibility, including feasibility concerns related to funding source applicability and availability, cost reasonableness, and completeness concerns related to the information and documentation submitted to evidence the priorities and characteristics stated below, and other requirements stated in this NOFO. DCA will attempt to fund as many feasible and complete applications as possible, either in full or in partial amount.

Priorities

In addition to requirements stated elsewhere in this NOFO, applications will be evaluated based on the following priorities and characteristics, and the quality and completeness of the supporting documentation submitted for the priorities below, which are listed in alphabetical order only:

- Data evidencing the community's serious unmet housing need
 - Possible points of data analysis are listed, but not limited to, those noted in the Executive Summary section above; data quality and data analysis is evaluated;
- Leveraged or Matching Fund Commitments (from non-interested Third Party, not including LIHTC equity);
 - Include such fund commitments within the Narrative and in the *Sources* tab within the Core App;
- Project Concept and Design, including elements intended to mitigate future disasters; (possible features include but are not limited to: fortified roofing, drainage, windows, or others)
 - Please include the proposed design elements in the application Narrative; site plans do not have to be submitted;
- Resident health or safety concerns;
- Score anticipated for the QAP (Scoring) *Deeper Targeting/Rent/Income Restrictions*; and
- Underwriting Feasibility Review

DCA's underwriting review includes a cost reasonableness assessment. After its initial underwriting review, DCA may contact each Applicant to discuss concerns of feasibility and completeness. Applications which cannot address and meet DCA's concerns of feasibility and completeness at that time may not be selected for loan awards under this NOFO. Applicants must accept and promptly respond to any DCA request for communications, meetings,

documentation, or information requested in conjunction with the application and DCA's underwriting review. Applicants will not be able to submit additional materials after initial application unless specifically requested by the Authority.

All Applications must be approved by the DCA Project Loan Committee ("Committee") prior to final commitment of funds.

XI. Loan Structure, DCA Discretion

For any loans awarded under this NOFO, final loan terms and feasibility will be ultimately determined by DCA during underwriting review. Applications may not be selected for funding if they set forth incomplete or infeasible Applications, including feasibility based upon programmatic funding source applicability and availability. The Authority reserves the right to not select any application, and award any number of loans, including no loans, under this NOFO. DCA is not required to adjust any requirements, deadlines, or conditions associated with a prior award.

Non-Binding NOFO; Reservation of Rights

The intent of this NOFO is to fund as many applications identified as complete and feasible based upon, among other things, funding source applicability and availability. However, the expectations, plans, or processes expressed in this NOFO are not to be considered a commitment or contract in any way. The Authority reserves the right to not select any application, and award any number of loans, including no loans, under this NOFO.

In connection with this NOFO, GHFA/DCA reserves the right to:

1. Cancel this NOFO solicitation at any time;
2. Reject any or all applications;
3. Waive minor deficiencies and informalities;
4. Request additional information from individuals or firms prior to final selection;
5. Make adjustments to applications based upon feasibility and funding availability;
6. Change the schedule of events or cancel any funding program without any financial obligation for services provided or out-of-pocket expenses incurred, or any other obligation to the underwriters;
7. Reject any application or cancel any commitment of funds if it is determined that the disbursement of funds poses an undue risk to DCA or GHFA;
8. Reject applications that will likely have a negative impact on existing residents.

XII. Post-Award Requirements

DCA Fees

If DCA awards funds under this NOFO, awardees will be required to pay the following:

- *Loan Underwriting Fee* of \$15,000 per loan and will be invoiced to the participant;
- *Asset Management Fee* of \$1,500 per development per year;
- *DCA Legal Fee* is based on legal costs incurred by DCA for the respective loan and will be included in the initial loan principal amount;
- *DCA-Commissioned Appraisal Fee* is based on appraisal fees incurred by DCA for the respective loan and will be invoiced to the participant. DCA will commission an

appraisal for every application awarded under this NOFO. Appraisals and appraisal fees may be addressed through the 2026 tax credit application;

- Fees for 2026 LIHTC applications are subject to the applicable QAP requirements, and the Office of Portfolio Management fee schedule as published on DCA's website.

Underwriting and Application Updates

If DCA awards funds under this NOFO, the Applicant must update its 2026 Tax Credit application to reflect any award under this NOFO as a funding source, including any changes to financial commitments, construction bids, or other information since the NOFO application was submitted.

Construction Submissions

An awardee must provide a third-party front-end analysis of construction costs with any 2026 Tax Credit application that includes, as a funding source, an award under this NOFO, in accordance with the Tax Credit application and applicable QAP requirements.

If an applicant is awarded 2026 Tax Credits for an application that includes as a funding source an award under this NOFO, the awardee must submit the DCA Construction Loan Closing Review Submission and the Executed Contract Submission to DCA's Construction Services Department prior to any loan closing. Applicable Construction Services submission forms are available [here](#).

No Final Award Until Tax Credit Award

If the applicant's associated 2026 LIHTC application is selected, loans awarded under this NOFO will be binding and unconditional and must be utilized. Loans and other financing must meet all other terms and conditions specified in the QAP, including those contained in (Scoring) Section V. *Favorable Financing* and (Threshold), Section I. *Project Feasibility, Viability Analysis & Conformance with Plan*.

Should an awardee under this NOFO fail to apply for a 2026 Housing Tax Credit award, or if no associated 2026 LIHTC application is selected for a 2026 tax credit award, then any award under this NOFO will be nullified and DCA will withdraw the award and any commitment, and not finalize any award or allocation. Awardees who exhibit an inability to satisfy underwriting or closing requirements in a timely manner are subject to DCA withdrawing its award.

Additional Post-Award Requirements

DCA will require the following for all awardees:

- Additional information pursuant to DCA requests;
- Accepting DCA requests for meetings, participation in closing calls, site visits, or other engagements in association with the application;
- A payment and performance bond, in conjunction with any Housing Tax Credit award which includes as a Fund Source an award under this NOFO;
- Execution of all applicable documentation necessary to effectuate any awarded loan, including the Land Use Restriction Agreement ("LURA") for the period of affordability, service commitments as applicable, and other requirements not covered by covenants established with the tax credit award;

- Assurances to DCA that the awardee will comply with the requirements of the applicable funding program(s) during the entire period between selection and conclusion of all associated development activities, and throughout the entire period of affordability;
- Compliance with all applicable federal and state and local laws, regulations, and other requirements now or hereafter in effect. The Project Team, as defined in the 2026-2027 QAP, is responsible for ensuring the proposed program, activities, goals, and timetables comply with all federal or state or local laws, regulations and other requirements;
- Areas covered by the applicable laws and regulations include, but are not limited to, Non-Discrimination and Equal Access, Fair Housing and Equal Opportunity, Accessibility, Contracting and Procurement; Environmental, Lead Based Paint, Acquisition and Relocation, Financial Management, Labor Standards and Immigration, Title VI of the Civil Rights Act of 1964, as amended, Age Discrimination Act of 1975, as Amended, Title VIII of Civil Rights Act of 1968, Affirmative marketing in accordance with 24 CFR 92.351, Section 3 of the Housing and Urban Development Act of 1968, Georgia Fair Lending Act, Section 504 of the Rehabilitation Act of 1973, and Procurement Standards at 24 CFR 85.36, 24 CFR Part 84, and OMB Circular A-110.

XIII. Federal Cross-Cutting Compliance

Applicants and awardees must comply with all applicable federal, state, and DCA laws, regulations, and other requirements in effect at the time of development, including any amendments, revisions, or replacements adopted after the issuance of this NOFO. This includes, but is not limited to, all requirements contained in or referenced by this NOFO, including those stated below and in Section XII. The Project Team is responsible for ensuring that the proposed project complies with all applicable federal, state, and DCA requirements. Depending on the funding source, federal cross-cutting requirements and compliance obligations may include:

- National Environmental Policy Act (“NEPA”) Environmental Reviews: Applicants must refrain from taking any choice limiting actions including acquiring, rehabilitating, demolishing, converting, leasing, repairing, or constructing property until DCA permits project activities pursuant to a LIHTC application or award. Please review the most current Environmental Manual and Forms for details, including requirements related to Historic Preservation, [here](#).
- Uniform Relocation Act (“URA”): URA compliance is required. Details about the URA can be found in the Federal Compliance and Relocation Manual found [here](#).
- Davis Bacon Act: Compliance with labor laws and equal opportunity requirements according to the Davis Bacon Act must be followed when there are 12 or more federally funded units on the property. Further information may be found [here](#).
- Section 3. HUD’s Section 3 program is to provide employment, training and contracting opportunities to low-income individuals, particularly those who are recipients of government assistance for housing or other public assistance programs. Further information may be found [here](#).
- MBE/WBE. DCA has established procedures to encourage the use of minority and women's business enterprises (“MBE/WBE”). Further information may be found [here](#).
- SAVE. The PHA or property owner will have to verify that tenants in the property are U.S. Citizens or has eligible immigration status.

- Minimum Compliance Period: Greater of 20 years or length of term or loan. Compliance period requirements can be found in the Compliance Manual [here](#).

Federal Compliance Submissions

If DCA's award includes funds that trigger the URA, NEPA, the Davis Bacon Act, HOME's MBE/WBE Outreach Plan, and/or Section 3 of the Housing and Urban Development Act of 1968, documentation including but not limited to, the following must be submitted:

- URA documentation that may be required if applicable:
 - Relocation Plan;
 - Relocation Budget;
 - Relocation workbook-federal funding;
 - Signed Certification;
 - General Information Notice ("GIN");
 - DCA may request additional documentation such as household data forms, rent rolls, and relevant HUD documentation if necessary to complete the relocation reviews.
- NEPA documentation:
 - Environmental report;
 - HOME HUD Environmental Questionnaire;
 - 8-step process supporting documentation (if applicable);
 - HOME Site and Neighborhood Standards Certification and Supporting documentation.
- MBE/WBE outreach plan.
- Section 3
 - Solicitation Package
 - Labor Hours Report
- SAVE Compliance and Certification

All requirements shall be satisfied in accordance with the most current federal, state, and DCA regulations applicable at the time of development, including any amendments, revisions, or replacements to such regulations adopted after issuance of this NOFO.

XIV. Fund Disbursement, Monitoring, and Reporting

If DCA awards funds under this NOFO, funds will be disbursed in four installments during the construction period, corresponding to each quarter of construction completion. Unless an alternative disbursement schedule is approved, GHFA will disburse funds upon completion of approximately 25 percent, 50 percent, 75 percent, and 100 percent of the construction contract. Except in limited circumstances, disbursements will be made only for eligible hard costs that have been incurred and are supported by an AIA Pay Application and a third-party inspection report.

GHFA will contract with third-party construction and accessibility inspectors for each awarded Application. GHFA will require monthly monitoring and submissions, including a construction inspection report.

Awards that trigger MBE and WBE Outreach or Section 3 requirements must provide monthly submissions to the DCA Federal Compliance Team. In addition, participants must submit any other information requested by DCA to comply with applicable federal reporting requirements, including any new, revised, or additional requirements adopted by the federal government during the term of the award.

XV. Georgia Open Records Act and Program Accessibility

Georgia Open Records Act

The Georgia Open Records Act (O.C.G.A. §§ 50-18-70 et. seq.) requires that public records be open and available for inspection by any member of the public. As such, any Application submitted in response to this NOFO is subject to the Georgia Open Records Act. By submitting a response to this NOFO, proposing entities acknowledge that this NOFO is subject to the Georgia Open Records Act. Any participant submitting an application must hold DCA and GHFA harmless for any actions taken resulting from the release of public records associated with this NOFO.

Accessibility

DCA is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Please contact SupportiveHousing@dca.ga.gov if any reasonable accommodation(s) are required.