

Georgia Department of Community Affairs
Office of Affordable Housing
2009 FUNDING ROUND UPDATES LIST

2009 OAH FUNDING ROUND UPDATE NUMBER ONE – 9/18/08

The Office of Affordable Housing has begun formulating policy for the 2009 Qualified Allocation Plan. It is our intention to publish the draft plan by mid October. If you have any comments, suggestions or recommendations for next year's competitive round, please forward them to the attention of Sandy Wyckoff at the following e mail: ahround2009@dca.state.ga.us

2009 OAH FUNDING ROUND UPDATE NUMBER TWO – 10/28/08

NOTICE OF PUBLIC HEARING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
2009 QUALIFIED ALLOCATION PLAN

Public notice is hereby given that the Georgia Department of Community Affairs, the designated state housing credit agency, will hold public hearings on the State of Georgia's Qualified Allocation Plan ("Plan"). The Plan sets forth the process and the criteria to be used in selecting developments to receive tax credits and HOME funds made available through the Department of Community Affairs. The Plan also sets forth a procedure for monitoring and notifying the Internal Revenue Service of noncompliance of tax credit program requirements. The purpose of the hearings is to provide an opportunity for public comment on proposed changes to the Plan.

Public hearings on the 2009 Plan will be held in Dublin, Columbus and Atlanta on the following dates at the specified times and locations shown.

Dublin: **November 6, 2008** – Dublin City Hall / Pre Council Chambers -10:00 a.m.

Columbus: **November 12, 2008** – Columbus State University (Elizabeth Bradley Turner Center, Rm. 211) – 10:00 a.m.

Atlanta: **November 13, 2008** – Cobb Galleria Centre, Ballroom A 10:00 a.m.

All interested parties will be given the opportunity to be heard and express their views at the public hearings. Written comments may be mailed to the Georgia Department of Community Affairs, 60 Executive Park South, NE, Atlanta, Georgia 30329-2231, to the attention of Laurel Hart; or faxed to Laurel Hart at (404)679-0667; or emailed to ahround2009@dca.state.ga.us. Comments must be received by November 30, 2008 for consideration. Copies of the proposed Plan will be available on October 31, 2008 from the Georgia DCA by writing the above address, calling the Office of Affordable Housing at (404) 982-3483 or by accessing our website at www.dca.state.ga.us.

2009 OAH FUNDING ROUND UPDATE NUMBER THREE – 11/1/08

The Draft 2009 Qualified Allocation Plan is available for your review at <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>
We will extend the comment period until December 2.

2009 OAH FUNDING ROUND UPDATE NUMBER FOUR – 11/5/08

The redlined draft 2009 QAP Core and Threshold are now available for your review. A redlined Scoring draft is not planned for posting. Also, a summary of changes to the QAP core is also available. Please go to: <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>.

2009 OAH FUNDING ROUND UPDATE NUMBER FIVE – 11/12/08

- 1.) A revised summary of changes for the 2009 QAP Draft Core has been posted for your review at <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>.
- 2.) The final 2009 QAP Public Hearing will be held tomorrow - Thursday, November 13 - at 10:00 AM at the Cobb Galleria, Ballroom A, in Atlanta.

2009 OAH FUNDING ROUND UPDATE NUMBER SIX – 12/1/08

Questions regarding the points for NSP funding which are set out in the QAP must be directed to the Office of Affordable Housing. While DCA's Office of Economic Development is formulating NSP allocation policy, they are not involved in the draft Qualified Allocation Plan.

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2009 OAH FUNDING ROUND UPDATE NUMBER SEVEN – 12/1/08

The public comment for the 2009 QAP will end tomorrow. DCA has posted a revised draft reflecting comments made during the comment period date. This is not a final draft but has been posted at the request of several Applicants to reflect the incorporation of comments made to date. Additional changes may be made as DCA continues to review comments received today and tomorrow. The revised Core and Threshold should also be posted by the close of business.

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER EIGHT – 12/11/08

The 2009 DCA OAH Application Workshop has been scheduled for Thursday, February 12, 2009 at the Cobb Galleria Center. The registration brochure has been posted for your use on the OAH website at

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>

Please note that the Early Registration Deadline for the discounted registration fee is January 15.

2009 OAH FUNDING ROUND UPDATE NUMBER NINE – 12/19/08

The final Draft of the 2009 QAP has been posted on the web. The QAP will not be final until it is executed by Governor Perdue.

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER TEN – 1/5/09

1.) The 2009 Qualified Allocation Plan has been posted to the DCA website.

2.) The 2009 DCA OAH Application Workshop has been scheduled for Thursday, February 12, 2009 at the Cobb Galleria Center. The registration brochure has been posted for your use on the OAH website at

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>

Please note that the Early Registration Deadline for the discounted registration fee is January 15.

2009 OAH FUNDING ROUND UPDATE NUMBER ELEVEN – 1/9/09

Economic Stimulus Status

I know that many of our industry participants are struggling to find equity to market recent tax credit allocations. The Office of Affordable Housing will be providing you with statuses of what is being done to assist the tax credit industry during this time of national crises. The National Council of State Housing Agencies is working with the White House Transition team as well as Congress to ensure that our priorities are considered. A link is provided at the bottom of this e mail which will take you to the Economic Priorities which have been identified. DCA is participating in "Call to Action" conference calls with NCSHA to exchange information and suggestions on a regular basis. DCA representatives will also be in Washington this week to meet with other State Housing Financing Agencies and NCSHA representatives to discuss the challenges facing our industry. Additional information and updates will be provided at the DCA Application workshop on February 12. Our tax credit underwriters will continue to be in close contact with the development community to monitor the status of our funded 2008 projects. I am pleased to report that with the exception of two projects, all of our 2007 projects did close on their equity commitments with the majority receiving higher prices than originally anticipated in submitted applications. The importance of the state tax credit during these turbulent times is clearly evident. For those of you on our waiting list, all of our 2008 projects have signed their carryover allocations and returned their tax credit allocation fee. I do not anticipate having information on whether additional credits will be available to the waiting list until late February.

Laurel Hart

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>

Or

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAH.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER TWELVE – 1/16/09

The Affordable Housing Tax Credit Coalition released the following press release:

WASHINGTON, D.C. - January 16, 2009 - The House version of an [economic recovery bill](#) was released yesterday and despite initial hopes, the bill as it currently stands contains neither new federal support for the low-income housing tax credit (LIHTC) program nor new incentives to

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help the industry raise new investor capital. The Affordable Housing Tax Credit Coalition is currently reaching out to lawmakers about including the [coalition's proposals](#) in the forthcoming Senate version of the economic recovery package as well as reconsidering the proposals for future inclusion in the House version.

AHTCC is urging those in the LIHTC community to contact their Senators and Representatives immediately and ask that they support AHTCC's proposals. To assist supporters of the program in advocating on behalf of the LIHTC, the coalition has provided a [copy of a joint letter](#) that was written and cosigned by a number of LIHTC stakeholders, including the AHTCC, Enterprise Community Partners, Housing Advisory Group, Local Initiatives Support Corporation and the National Association of State and Local Equity Funds.

2009 OAH FUNDING ROUND UPDATE NUMBER THIRTEEN – 1/23/09

The 2009 QAP provides that each application must contain a market study prepared by a DCA approved market analyst. That market study must meet DCA Market study requirements. It will be the responsibility of the applicant to ensure that the market study is correctly prepared. The 2009 Market study manual will be available by the date of the DCA Application Workshop on February 12. Market analysts were chosen from those that were approved last year and met the experience requirements for 2009. Market analysts not on the list can be added by submitting the required documentation to DCA for approval. The 2009 Analyst Market Analyst List is located at <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER FOURTEEN – 1/23/09

The list of DCA Program Communities for the 2009 Competitive Round has now been posted at the link below. Please note that there may be significant market issues for projects in these areas particularly if DCA has funded projects in 2007 and 2008 and possibly 2006. Next to each community is a number that reflects the number of projects funded by DCA in these areas in 2007 and 2008. 2006 data is also reflected in a separate chart following the list. Before you choose to submit an application in one of these areas, applicants should carefully analyze whether there is sufficient market and whether the proposed application will adversely affect a DCA project which is undergoing lease up. <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER FIFTEEN – 1/23/09

DCA has reviewed the REBA/EDGE Awards for 2008 and 2009. In addition, it reviewed individual data regarding the number of new jobs that would be produced as a result of state investment through these programs. Deteriorating market conditions related to current economic instability as well as occupancy levels at existing tax credit projects were also reviewed. The following counties will be considered for points under Section VI, Economic Growth and Need in the 2009 QAP. Applicants should carefully review market study requirements for each of these areas.

Bibb	Richmond	Burke	Clark
Ware	Lamar	Lowndes	Douglas
Twiggs	Polk	Meriwether	

This list can also be found at:

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER SIXTEEN – 1/26/09

DCA has posted two summaries of the American Recovery and Reinvestment Plan Act which is pending before Congress. The first summary was prepared by NCSHA and summarizes proposed changes which affect housing. The second is a more comprehensive summary of the bill.

2009 OAH FUNDING ROUND UPDATE NUMBER SEVENTEEN – 1/28/09

DCA has posted a press release received from the National Council of State Housing Agency regarding the Stimulus package. Go to

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAH.asp> ,

Scroll down to the "News, Events and Notices" section, then look under the "Economic Recovery Legislation" subheader.

2009 OAH FUNDING ROUND UPDATE NUMBER EIGHTEEN – 1/29/09

The deadline for registering for the 2009 OAH Application Workshop is January 31st. The registration form is available at:

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER NINETEEN – 2/3/09

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DCA has posted a proposed draft of a letter that is being sent by the National Council of State Housing Agencies as well as other industry groups and coalitions urging congressional action on behalf of the low income housing tax credit program. Click on the link below then scroll down to the "Economic Recovery Legislation" subheader under "New, Events, and Notices". See the "Stimulus Sign-On Letter".

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAH.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER TWENTY – 2/6/09

The following items have been added to the OAH 2009 Round web page at <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAP2009docs.asp> under the "Primary OAH Documents" subheader:

- 1.) 2009 Exhibit A Appendix I Building Sustainability Certification.xls
- 2.) 2009 QAP Exhibit Rural Counties.pdf

2009 OAH FUNDING ROUND UPDATE NUMBER TWENTY-ONE – 2/13/09

THE FOLLOWING ITEMS HAVE BEEN POSTED TO THE OAH 2009 ROUND WEB PAGE AT:

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAP2009docs.asp>

- 1.) 2009 Funding Round Question and Answers Nbr 1
- 2.) 2009 Competitive Round Workshops and Application Schedule
- 3.) 2009 Application Workshop presentation
- 4.) 2009 Electronic OAH Core Application
- 5.) A newly updated Projects with DCA Administrative Noncompliance list

2009 OAH FUNDING ROUND UPDATE NUMBER TWENTY-TWO – 2/17/09

The registration brochure for the 2009 OAH Competitive Round Workshops is now available online at

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAP2009docs.asp>.

Please print out, complete and either scan/email to Andria.Williams@dca.ga.gov or mail to DCA to the attention of Andria Williams.

PLEASE NOTE THE FIRST WORKSHOP WILL BE HELD NEXT MONDAY - FEBRUARY 23.

2009 OAH FUNDING ROUND UPDATE NUMBER TWENTY-THREE – 2/18/09

The Pre Application, Performance Workbook, Tier One Entity and Relocation Workshop scheduled for Monday, February 23 is now full.

The remaining workshops are also filling up, so please do not hesitate to sign up for those as soon as possible. The registration brochure is at:

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAP2009docs.asp>

Registration questions may be directed to Andria Williams at Andria.Williams@dca.ga.gov

2009 OAH FUNDING ROUND UPDATE NUMBER TWENTY-FOUR – 2/19/09

1. The RFP for NSP Flexible Pool funds for use with the Permanent Supportive Housing Neighborhood Stabilization Program (PSHNSP) and the Low Income Housing Tax Credit Program (LIHTC) is now available at

http://www.dca.state.ga.us/communities/CDBG/programs/nsp_flex_pool.asp.

All Applications for Flexible Pool funds must be submitted to DCA no later than 5:00 PM on March 27, 2009. Please refer to the RFP for all application requirements and submittal instructions.

2. In addition, OAH will host a workshop for the NSP Program on March 5 from 1pm to 4pm. The registration brochure is at:

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAP2009docs.asp>. Registration questions may be directed to Andria Williams at Andria.Williams@dca.ga.gov.

3. The 2009 OAH Performance Workbook (Experience and Compliance) and the 2009 HOME and NSP Consent Form are now posted at

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAP2009docs.asp> for your use.

2009 OAH FUNDING ROUND UPDATE NUMBER TWENTY-FIVE – 2/20/09

1.) The OAH 2009 Funding Round web page has been revamped with more sections to help you find what you need. Please go check out the new look at

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAP2009docs.asp>.

2.) The "Pre-approval Waiver Submission Instruction and TOC" has been posted to the above website under the new "2009 Pre-Application Instructions and Forms" section subheader for your use.

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2009 OAH FUNDING ROUND UPDATE NUMBER TWENTY-SIX – 2/24/09

The remaining 2009 OAH Funding Round Winter Workshops have reached capacity and registration for them is now closed. Thank you for your interest and participation.

2009 OAH FUNDING ROUND UPDATE NUMBER TWENTY-SEVEN - 2/24/09

The 2009 OAH Funding Round Questions and Answers Number 2 document is now available on the DCA OAH 2009 Round web page at <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/QAP2009docs.asp> for your reference.

2009 OAH FUNDING ROUND UPDATE NUMBER TWENTY-EIGHT - 2/26/09

Public Forum For

The American Recovery and Reinvestment Act of 2009

DCA will be sponsoring a Public Forum to provide an overview of the American Recovery and Reinvestment Act of 2009 as it relates to DCA's Office of Affordable Housing Tax Credit Program. Possible Strategies for implementation of The Act and its impact on DCA projects will also be discussed. The Forum will be held at 9AM, March 18, 2009 at The Loudermilk Center in downtown Atlanta. Continental Breakfast will be available at 8:30.

Registration is not required for this event. However, space is limited to 100 participants. For more information contact Sandy Wyckoff at 404-679-0670 or Sandy.Wyckoff@dca.ga.gov.

2009 OAH FUNDING ROUND UPDATE NUMBER TWENTY-NINE – 3/5/09

1.)

DCA Reschedules Time for Public Forum

Due to overwhelming interest, DCA has rescheduled the starting time of the Public Forum to discuss the American Recovery and Reinvestment Act of 2009 in order to accommodate the maximum amount of participants. The Forum will be held at **2PM, March 18, 2009** at The Loudermilk Center Ballroom in downtown Atlanta. The Ballroom should be able to accommodate all interested participants. The Loudermilk Center is located at:

40 Courtland St SE
Atlanta, GA 30303
(404) 507-1690

Registration is not required for this event. Seating is on a first come first serve basis. For more information contact Sandy Wyckoff at 404-679-0670 or Sandy.Wyckoff@dca.ga.gov.

2.) For those tax credit applicants interested in NSP funding, please note that DCA has updated its Q&As for NSP funds. Please see the NSP page at: http://www.dca.ga.gov/communities/CDBG/programs/nsp_flex_pool.asp and the latest Q&A at: http://www.dca.ga.gov/communities/CDBG/programs/downloads/NSP/Flex_Pool/NSP_Flex_Pool_QA.pdf.

2009 OAH FUNDING ROUND UPDATE NUMBER THIRTY – 3/5/09

1.) DCA has posted a status on our formulation of programs under the American Recovery and Reinvestment Act for your reference at <http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2009docs.asp> under the "Important Notices, Tips and Updates" section.

2.) The 2009 Market Analyst list has been updated and is located at <http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2009docs.asp> under the "Other Documents" section.

3.) A compilation of 2009 Funding Round email updates has been made for those who may have missed some early updates. It is located at <http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2009docs.asp> under the "Important Notices, Tips and Updates" section

4.) The 2009 OAH Core Application Instructions have been posted to the directory tree located at <http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2009docs.asp> under the "2009 Core Application, Core Instructions, Manuals and Forms" section.

5.) Have you received excellent service from an Office of Affordable Housing Team Member? Consider Nominating them at: <http://www.dca.state.ga.us/main/News/index.asp#Exceeding%20Excellence>. Just scroll down to the "Exceeding Excellence Program Overview" section at the bottom and click on the "Click Here" link in the last paragraph. Or, go directly to <https://www.dca.ga.gov/secured/csr/>

2009 OAH FUNDING ROUND UPDATE NUMBER THIRTY-ONE – 3/10/09

For those applicants interested in applying for NSP and have questions concerning Eligible Uses, OAH directs you to the guidance HUD issued on 2/12/09 and updated on 3/4/09 which provides a chart on the possible combination of eligible uses. Please find the guidance here: http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/pdf/nsp_terminology.pdf.

Please note that new housing construction is allowed only Under Eligible Use E. However, eligible uses may be coupled with other eligible uses as long as the most restrictive classification and requirements rule. Please see the chart on page 6 of 6 of the guidance. Therefore, if you are

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contemplating new housing construction, please make sure that you check Eligible Use E and, if necessary, any other Eligible Use necessary to support your request.

In regards to the Consent Application that was discussed at the NSP Workshop, there were some concerns and questions concerning the ability to provide the requested information, particularly the proforma. DCA recognizes that the pro forma is an estimate at this stage of project formulation. DCA will allow some changes at full LIHTC application. However, DCA will evaluate any changes to ensure that the project is essentially the same. As a basic rule, project location can not change. Therefore, when completing the Consent Application, Applicant's are encouraged to provide the most detailed information that is available at the time of application. The Consent Application must be provided, along with the NSP Flexible Pool Eligibility Form, Pictures of the Proposed Project Site, Site Control documentation to support eligible use, the HOME and NSP Environmental / Relocation Notice, the HOME and the Performance Workbook.

Lastly, please make sure that you review the additional guidance that is posted on the HUD website, as detailed in the NSP Workshop presentation. The workshop presentation will be posted on the website later this week.

Any NSP questions should be directed to nsp.flexpool@dca.ga.gov. All other questions should be sent to oahround2009@dca.ga.gov.

2009 OAH FUNDING ROUND UPDATE NUMBER THIRTY-TWO – 3/10/09

2009 OAH Funding Round "Questions and Answers" Numbers 3 and 4 are now available for your reference at <http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2009docs.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER THIRTY-THREE – 3/12/09

1.) The NSP Workshop PowerPoint has been posted to the OAH 2009 Round web page at <http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2009docs.asp>.

It is also posted to the Flexible Pool web page (http://www.dca.ga.gov/communities/CDBG/programs/nsp_flex_pool.asp).

In addition, an updated Q&A posting (3/11/09) is now available on the Flex Pool web page.

2.) The 2009 Accessibility Workshop registration brochure is now posted for your use at

<http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2009docs.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER THIRTY-FOUR – 3/16/09

1.) This is a reminder that the DCA Office of Affordable Housing will be holding a public forum to distribute information regarding affordable housing programs assisted in the American Reinvestment and Recovery Act. The forum will take place on

Wednesday, March 18

2:00 p.m.

Loudermilk Center

40 Courtland St SE

Atlanta, GA 30303

(404) 507-1690

DCA will be answering questions and listening to feedback and suggestions on this new legislation.

Our office has received numerous requests for meetings and documentation from members of the affordable housing community seeking information on this legislation. Until we receive guidance on program regulations from HUD and Treasury and until we receive authorization from Governor Perdue to proceed with acceptance of appropriations authorized under ARRA, DCA's Office of Affordable Housing will not be scheduling specific meetings with Applicants regarding potential applications. DCA has published information on its website regarding actions that applicants can take to ensure they can meet specific statutory requirements regarding "shovel ready" preference requirements. Until we have specific program guidance, DCA would not recommend that you begin restructuring projects. Additional information will be provided at the forum.

Our office is cognizant that these are very challenging times for our development partners and that there is an urgency for many projects to begin construction. These funds will have unprecedented oversight, accountability and transparency associated with their use. It is therefore critical, that DCA carefully evaluate the implementation and administration of these funds before definitive decisions are announced.

Thank you for your cooperation.

2.) The 2009 OAH HOME Workshop presentation has been posted to the OAH 2009 Round web page at

<http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2009docs.asp> for your reference.

2009 OAH FUNDING ROUND UPDATE NUMBER THIRTY-FIVE – 3/19/09

The 2009 Accessibility Workshop registration brochure is now posted for your use at

<http://www.dca.ga.gov/housing/HousingDevelopment/programs/QAP2009docs.asp>

2009 OAH FUNDING ROUND UPDATE NUMBER THIRTY-SIX – 3/19/09

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ARRA Update

DCA thanks all of the participants that attended the public forum on the American Reinvestment and Recovery Act (ARRA). As we discussed, DCA has published a survey which all potential applicants for ARRA funds should complete. This survey is primarily for projects that were previously allocated credits and have been unable to find a syndicator or need gap financing. Projects that are currently on the 2008 waiting list are also encouraged to answer this survey. If you have a tax exempt bond project which you believe will be ready to start construction by July 1st, DCA encourages you to also answer the survey. Please send survey responses by April 3rd to Stephen Barrett at Stephen.Barrett@dca.ga.gov. Thank you again for your participation in this challenging new process. You can access the survey by clicking on the link below. [OAH ARRA Survey](#)

Neighborhood Stabilization Program (NSP) Update

A new NSP Q&A posting (dated 3/18/09) has been added to the NSP Flex Pool Website. Click on the link below to view the most current information: [NSP Flex Pool Website](#)

2009 Important Dates

March 19th - Feasibility Workshop (DCA)

March 26th - Architectural & Sustainability Workshop (DCA)

April 16th - Pre-Application Intake Day

May 21st - Application Intake Day

July 31st - Notification of Award Letter

August 15th - Alternate Financing Deadline

2009 OAH FUNDING ROUND UPDATE NUMBER THIRTY-SEVEN - 3/19/09

2009 OAH Federal Compliance Workshop

OAH will be hosting a 2009 OAH Federal Compliance Workshop at DCA. Two sessions have been schedule for April 2nd and April 8th.

2009 OAH FUNDING ROUND UPDATE NUMBER THIRTY-EIGHT – 3/23/09

2009 OAH Accessibility Workshop

Ace your application by attending Accessibility Training hosted by OAH on April 9th, 9AM-4PM. It will be held at:

Atlanta Community Food Bank
732 Joseph E. Lowery Blvd.
Atlanta, GA 30318
404-892-3333

Registration is limited to the first 50 paid registrants.

2009 OAH Federal Compliance Workshop

OAH will be hosting a 2009 OAH Federal Compliance Workshop at DCA. Two sessions have been schedule for April 2nd and April 8th. These sessions will cover compliance with Davis-Bacon, Section 3 and MBE/WBE federal laws and regulations.

2009 Important Dates

March 26th - Architectural & Sustainability Workshop (DCA)

April 2nd - Federal Compliance Workshop (DCA)

April 8th - Federal Compliance Workshop (DCA)

April 9th - Accessibility Workshop (ATL Community Food Bank)

April 16th - Pre-Application Intake Day

May 21st - Application Intake Day

July 31st - Notification of Award Letter

August 15th - Alternate Financing Deadline

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Neighborhood Stabilization Program (NSP)

For NSP submissions under the LIHTC program, Tab F, Performance Workbook, you only need to submit the portions related to Owner and Developer experience for NSP. A complete Performance Workbook that includes compliance and Tier One, if applicable, is due April 16th, the deadline for pre-application submissions.

In addition, as stated in the DCA Funding Round Update #31 on 3/1/09, in regards to the Consent Application, there were some concerns and questions concerning the ability to provide the requested information, particularly the proforma. DCA recognizes that the pro forma is an estimate at this stage of project formulation. DCA will allow some changes at full LIHTC application. However, DCA will evaluate any changes to ensure that the project is essentially the same. As a basic rule, project location can not change. Therefore, when completing the Consent Application, Applicant's are encouraged to provide the most detailed information that is available at the time of application. The Consent Application must be provided, along with the NSP Flexible Pool Eligibility Form, Pictures of the Proposed Project Site, Site Control documentation to support eligible use, the HOME and NSP Environmental / Relocation Notice, the HOME and the Performance Workbook.

Click on the link below to view the most current information: [NSP Flex Pool Website](#)

2009 OAH FUNDING ROUND UPDATE NUMBER FORTY - 3/26/09

Important Announcement Regarding Equity Commitment Letters for the Upcoming 2009 Funding Round

In light of the volatility of the equity market, during the 2009 competitive round, DCA will not require a written LIHTC equity commitment in the Application Submission. Click on the link below to view the full announcement.

[Notice on Financing Commitments During 2009 Round](#)

Neighborhood Stabilization Program (NSP)

TO ALL NSP FLEXIBLE POOL APPLICANTS:

DCA is in review of its affordable rent standards for the flexible pool and is seeking guidance as to whether FMRs can be exceeded. DCA has decided to allow applications to be submitted with rents exceeding FMR for those units above 60% AMI. The rent burden can not exceed 30% of the applicable AMI (NSP is capped at 120% AMI). However, this policy is subject to change pending HUD guidance.

Therefore, the application submission deadline for the flexible pool has been changed to Tuesday, March 31, 2009 at 5PM. If you have any questions, please email them to nsp.flexpool@dca.ga.gov.

The LIHTC/NSP term sheet has been updated to clarify the Funding Terms: Each project will be capped at a maximum \$2.5 million NSP allocation. Minimum Loan amount is \$1 million. Loans will be structured as 0% interest loans with payments from cash flow. The payment terms will be set by DCA by DCA's underwriting projections with a balloon payment due at maturity.

Please note that DCA will review each deal on its merits to ensure that the deal is not over-subsidized. Over-subsidy can be in many forms and will need to be looked at on a deal by deal basis.

[NSP Flex Pool Website](#)

2009 OAH FUNDING ROUND UPDATE NUMBER FORTY-ONE – 3/30/09

Important Announcement Regarding Equity Commitment Letters for the Upcoming 2009 Funding Round

In light of the volatility of the equity market, during the 2009 competitive round, DCA will not require a written LIHTC equity commitment in the Application Submission. Click on the link below to view the full announcement.

[Notice on Financing Commitments During 2009 Round](#)

Neighborhood Stabilization Program (NSP)

TO ALL NSP FLEXIBLE POOL APPLICANTS:

DCA is in review of its affordable rent standards for the flexible pool and is seeking guidance as to whether FMRs can be exceeded. DCA has decided to allow applications to be submitted with rents exceeding FMR for those units above 60% AMI. The rent burden can not exceed 30% of the applicable AMI (NSP is capped at 120% AMI). However, this policy is subject to change pending HUD guidance.

Therefore, the application submission deadline for the flexible pool has been changed to Tuesday, March 31, 2009 at 5PM. If you have any questions, please email them to nsp.flexpool@dca.ga.gov.

The LIHTC/NSP term sheet has been updated to clarify the Funding Terms: Each project will be capped at a maximum \$2.5 million NSP allocation. Minimum Loan amount is \$1 million. Loans will be structured as 0% interest loans with payments from cash flow. The payment terms will be set by DCA by DCA's underwriting projections with a balloon payment due at maturity.

Please note that DCA will review each deal on its merits to ensure that the deal is not over-subsidized. Over-subsidy can be in many forms and will need to be looked at on a deal by deal basis. [NSP Flex Pool Website](#)

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2009 FUNDING ROUND UPDATES LIST

2009 OAH FUNDING ROUND UPDATE NUMBER FORTY-TWO – 3/31/09

2009 OAH Federal Compliance Workshop

OAH has cancelled Thursday's, April 2nd, 2009 OAH Federal Compliance Workshop at DCA.

The April 8th session is still scheduled. The session will cover compliance with Davis-Bacon, Section 3 and MBE/WBE federal laws and regulations.

Important Announcement Regarding Equity Commitment Letters for the Upcoming 2009 Funding Round

In light of the volatility of the equity market, during the 2009 competitive round, DCA will not require a written LIHTC equity commitment in the Application Submission. Click on the link below to view the full announcement.

Notice on Financing Commitments During 2009 Round

Neighborhood Stabilization Program (NSP)

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2009 OAH FUNDING ROUND UPDATE NUMBER FORTY-THREE – 4/3/09

Update on ARRA Policy

DCA understands the anxiety that the current economic situation places on selected applicants, waiting list applicants and prospective applicants. Our staff is diligently working through multiple levels of approvals to provide guidance as soon as possible. Please do not contact staff requesting meetings or send us pro formas, commitment letters or letters of support until we have finalized and published our guidance. Please note that recently published guidance indicates that DCA can only have contact with lobbyists in writing and all such written contact must be published on our website. It is not possible for us to really provide you with accurate information until our plan is formalized. Specifically, DCA cannot tell applicants whether or not credits will be available for projects on the 2008 waiting list. At this time, no one has turned back their credits. DCA allocated all 2008 credits and forwarded committed some of its 2009 credits during the normal round. No project will not be eligible for TCAP funds unless credits have been allocated. DCA cannot give guidance as to whether or not a particular project would be selected until our ARRA plan is approved. Plans related to the stimulus funds have multiple levels of approvals all the way up through the federal GAO office. At this time, HUD has not published guidance for Recovery plans so we have no ability to finalize our program. If you intend to submit a project on the waiting list for funding in the 2009 round, you need to proceed as if you have not been selected from the waiting list. There are no guarantees that anyone will be selected from the waiting list at this time. If credits do become available, we will proceed through the waiting list in the order of your score. Unless sufficient credits are returned, no projects on the waiting list can be selected. The chances of credits becoming available are obviously much less because of the Exchange program in the recently passed legislation. If you are at the top of the wait list with an equity provider in the wings and the ability to start construction very quickly your chances of selection is probably greater. 2008 Projects that have a syndicator but need gap financing should review the guidance that DCA has provided on its website. Revised applications will be submitted as soon as our plan is approved. I would add that projects that are selected from the waiting list will probably not be eligible for an Exchange which is why having a syndicator is extremely important. The equity price DCA is seeing for 2008 projects with a syndicator is generally between 70-75 for federal credits and 23-25 for state credits.

Performance Workbook

A few instances of locked cells have been reported in the 2009 Performance Workbook. A corrected version has been posted using the link below: [Corrected Performance Workbook](#) If you have not started completing this document (or have not gotten far enough to mind starting over), please download this corrected version before beginning. If you have already entered a considerable amount of data in the existing version, please email your version to Stephen.Barrett@dca.ga.gov for correction to avoid having to re-enter your data. Please allow up to 3 business days for response. If you have already submitted your document for correction at some point in the past 2 weeks, you do not need to take any action.

ARRA Surveys

All ARRA Surveys are due today. Any attachments referenced in the survey are not due at this time.

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2009 OAH FUNDING ROUND UPDATE NUMBER FORTY-FOUR – 4/6/09

LIHTC Projects to Complete HUD HOME Environmental Questionnaire

Due to the shovel ready issues associated with the stimulus funds and the long process it takes to clear environmental matters, DCA is requiring that ALL 2009 competitive round deals, including TAX CREDIT ONLY DEALS, submit the HOME and HUD Environmental Questionnaire with the Phase I report at tax credit application. Traditionally, this form is used for HOME and HUD federal resources. However, requiring completion of this form for all applications at this time is an effort to ensure that DCA has all of the information it needs to quickly process any 2009 applications that may have to use one of the stimulus funding sources due to the lack of market activity. DCA will hold a training session via teleconference to assist applicants and their environmental professionals with questions concerning the form and environmental review process. The date of the teleconference will be provided in the days to come.

A few instances of locked cells have been reported in the new Tier One tabs of the 2009 Performance Workbook. A corrected version has been posted using the link below: [Corrected Performance Workbook](#). If you have not started completing this document (or have not gotten far enough to mind starting over), please download this corrected version before beginning. If you have already entered a considerable amount of data in the existing version, and intend to submit for Tier One consideration, please email your version to Stephen.Barrett@dca.ga.gov for correction to avoid having to re-enter your data. Please allow up to 3 business days for response. If you have already submitted your document for correction at some point in the past 2 weeks, you do not need to take any action.

2009 OAH FUNDING ROUND UPDATE NUMBER FORTY-FIVE – 4/7/09

Upcoming ARRA Q&A Sessions

DCA will be holding the first of a series of informal Q&A on the American Reinvestment and Recovery Act provisions relating specifically to the tax credit program on Wednesday, April 15 at 2:00 p.m. This session will be held at the DCA board room so seating will be limited. Please RSVP by emailing Andria Williams at Andria.Williams@dca.ga.gov. Until we determine that we have sufficient seating, only one representative from each entity will be eligible to attend. Additional representatives may put their name on a mailing list. DCA's written Implementation Plan on ARRA should be posted on the DCA website by the end of this week.

General Questions & Answers

New general questions and answers have been posted to the DCA Website. Click on the link below to view the most recent posting.
[General Q&A Posting #5](#)

2009 OAH FUNDING ROUND UPDATE NUMBER FORTY-SIX – 4/7/09

DCA Proposed ARRA Implementation Plan

DCA has posted its proposed Implementation Plan for the American Reinvestment and Recovery Act. Please be advised that we have elected to post this proposed plan to allow potential applicants to take affirmative actions to ensure that projects selected for funding can be "shovel ready" as quickly as possible. Please note that we will have a Q&A meeting on this plan on Wednesday, April 15. Applicants need to be advised that neither HUD nor Treasury have provided written guidance on this program as of this date. Therefore, this plan will be subject to change.

[DCA Proposed ARRA Implementation Plan](#)

2009 OAH FUNDING ROUND UPDATE NUMBER FORTY-SEVEN – 4/10/09

DCA ARRA Updates

Please be advised that DCA has posted the following documents related to ARRA:

[Environmental Review Notice for ARRA Applicants - April 9, 2009](#)

[2008 OAH Round LIHTC Credit Return Template](#)

[OAH General Contractor Approval Request and List of Required Documents Form](#)

These documents and more may be found at the new [OAH ARRA Info for LIHTC Program](#) web page.

Corrected 2009 OAH Electronic Core Application

A few instances of locked cells and errant references in formulas have been reported in the 2009 Electronic Core Application. A corrected version has been posted at the link below:

[2009 Electronic Core Application](#)

If you have not begun completing this document (or have not gotten far enough to mind starting over - please note that the contiguous unlocked cells in the "Development Team" tab may be copied over in one block), please download this corrected version before proceeding. If you have already entered a considerable amount of data in the existing version, please email your version to Stephen.Barrett@dca.ga.gov for correction to avoid having to re-enter your data. Requests will be handled on a first-come, first-served basis. Please allow up to 4 business days for turnaround due to the potentially high number of requests.

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2009 OAH FUNDING ROUND UPDATE NUMBER FORTY-EIGHT -

Not yet released.

2009 OAH FUNDING ROUND UPDATE NUMBER FORTY-NINE -

Not yet released.

2009 OAH FUNDING ROUND UPDATE NUMBER FIFTY- -

Not yet released.

2009 OAH FUNDING ROUND UPDATE NUMBER FIFTY- -

Not yet released.