

## Georgia Department of Community Affairs Bond Allocation System Multifamily Scoring Template

Category	Description	Points
Bond Rating or Approved Private Placement (choose one)	Rated A or better (S&P, Moody's, Duff & Phelps, Fitch) with or without Credit Enhancement	15
	Approved Private Placement to Institutional Investors	15
Use of State and Federal Housing Tax Credits	Intention to apply for State and Federal Housing Tax Credits	10
Mixed Income	At least 20% of units in proposed development are at market rents	5
Preservation of Existing Housing	Existing project where the bond allocation would maintain existing rental assistance, tax credit units, or other public subsidy	5
Difficult Development Area	Location in a Federally-defined Qualified Census Tract or Difficult Development Area	10
Local Government Support (including housing authorities)	Financial contribution of either (1) at least 7% of total development costs or \$250,000, whichever is less, or (2) 10% of annual operating costs over at least a 10-year period	10
Issuer Allocation History (choose one)	No allocation in applicable local jurisdiction for multifamily rental housing in last 3 years	10
	No allocation in applicable local jurisdiction for multifamily rental housing in last 2 years	5
	Unused allocation(s) not returned in a timely manner in the last 2 years	-10
End-User Allocation History	Unused allocation(s) not returned in a timely manner in the last 2 years	-10
End-User Performance History (for joint ventures, scores will be averaged)	DCA Office of Affordable Housing Compliance Status (-20 to 0)	0
<b>Total Possible Points</b>		<b>65</b>

Tie Breaker: When multiple projects have the same score, the project with the earliest inducement date will be selected first.