

# 4% Bonds Workshop

September 20, 2022



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# 2022 Georgia Bond Allocation Formula

		Share	Allocation
Economic Development		Period #1 (1/1 – 3/31)	\$201,951,884
		Period #2 (4/1 – 6/30)	\$201,951,884
		Period #3 (7/1 – 9/30)	\$100,975,942
Housing Share (1/1 – 9/30)		GHFA Reservation (single-family)	\$313,025,421
		URFA Reservation	\$95,927,145
		Local Reservation	\$95,927,145
Flexible Share (1/1 – 12/31)*			\$178,192,839
*After 9/30, all unused Allocation Becomes Flexible Share.			
			<b>Total:</b>
			<b>\$1,187,952,260</b>

# 2022 Private Activity Bond Update

<b>2022 PAB Allocation</b>	<b>\$1,187,952,260</b>
Multifamily Allocation already reserved in 2022	<b>\$402,210,000</b>
Single Family Allocation already reserved in 2022	<b>83,977,043</b>
Remaining 2020 4% Queue	<b>\$361,000,000</b>
Remaining Single Family 2022 Allocation	<b>\$90,668,386</b>
<b>Remaining for Flexible (as of 8-14-2022)</b>	<b>\$249,396,831</b>
<b>DCA Projection of Remaining Flexible Allocation</b>	<b>\$200,000,000</b>

# Georgia Statute: Policy Guidelines for Making Allocations

“Applications should be compared based upon the geographic distribution of notices of allocation given during the same calendar year.”

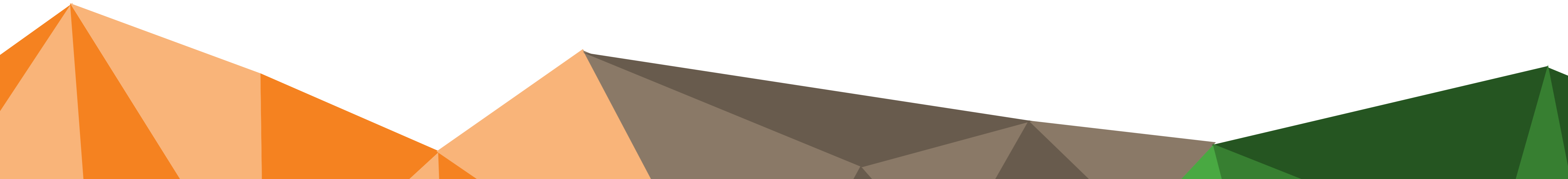
As a result, DCA will not utilize 2022 Flexible Share for Multifamily Development.

Because DCA will not utilize 2022 Flexible Share Allocation, an inducement resolution is **not required** for the 10/14 Deadline.

# DCA Intent

DCA intends to accept new 4% Applications on **an annual basis**.

Therefore, Applicants who would not be ready to close by the end of 2023 should not apply in the upcoming 2022 4% Bonds Competitive Round.



# Private Activity Bond Allocation for 2022 4% Round

**2023 URFA  
Reservation  
(~\$96 MM)**

**2023 Local  
Reservation  
(~\$96 MM)**

**2023 GHFA  
Share**



# Answers to Expected Questions

Q: Why can't DCA utilize 2022 Flexible Share Allocation?

A. Counsel has advised that Georgia Code would disallow comparing Applications receiving 2023 URFA/Local Allocation with Applications receiving 2022 Flexible Share Allocation.

# Answers to Expected Questions

Q: Is the 2022 Flexible Share going to waste?

A. No. GHFA can “Carry Forward” unused Allocation only for future Single-Family Use.



# Answers to Expected Questions

Q: DCA published guidance about what additional documents would be required if an Applicant wanted to qualify for Flexible Share Allocation. Is this guidance still applicable?

A. No, DCA's previously published information related to requirements for Flexible Share consideration is not applicable.

# Answers to Expected Questions

Q: Is the Application Deadline still October 14, 2022?

A. Yes, the Application Deadline remains October 14, 2022.

# Answers to Expected Questions

Q: Since the 4% Applications will be awarded using 2023 Private Activity Bond Allocation, which QAP and Manuals apply?

A. The 2022 QAP will apply, as Applications will still be taken on October 14, 2022.

# DCA Requirements: Intent Survey

Applicants planning to submit a 2022 4%/Bonds Application must complete 4%/Bonds Intent Survey by September 23<sup>rd</sup>.

- Submit [4%/Bonds Intent Survey](#)
- 4%/Bonds Intent Survey will request the following:
  - Development Team
  - Projected Bond Reservation
  - Development Location
  - Projected Closing Timeline

# October 14 Submission Threshold Sections

- Environmental Requirements
- Site Control
- Site Zoning
- Public Water/Sanitary Sewer
- Operating Utilities
- Experience, Capacity, and Performance Requirements for General Partners and Development Entities

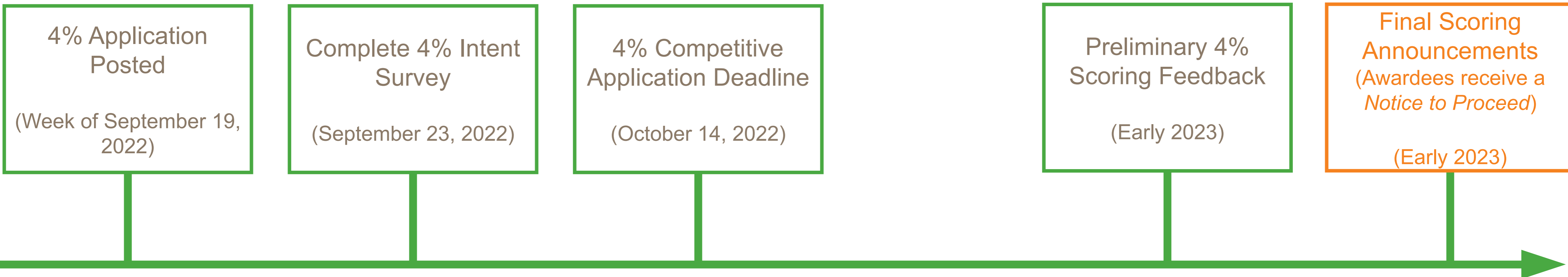
# October 14 Submission Scoring Sections

Scoring Section	New Supply	Preservation
III. Application Completeness	Applicable	Applicable
IV. Deeper Targeting / Rent / Income Restrictions	Applicable	
V. Desirable / Undesirable Activities	Applicable	
VI. Community Transportation Options	Applicable	
VII. Quality Education Areas	Applicable	
VIII. Revitalization/Redevelopment Plans	Applicable	
X. Stable Communities	Applicable	
XII. Community Designations	Applicable	
XV. Extended Affordable Commitment	Applicable	Applicable
XVI. Internet Access	Applicable	Applicable
XVII. Minority and Women-Owned Business Engagement	Applicable	Applicable
Favorable Financing	Applicable	Applicable
Compliance Performance	Applicable	Applicable
Integrated Supportive Housing	Applicable	Applicable
Occupancy		Applicable
Affordability Loss Risk		Applicable
PBRA Contracts		Applicable
Property Restrictions and Age		Applicable

# 4% Bonds Competitive Review Timeline

DCA Staff Reviews\*

\*If necessary, DCA will send clarifications for  
Threshold Sections.





# 4% Bonds Full Application Timeline

DCA staff reviews of full Applications\*

\*Applicants can submit full Applications any time before the deadline. Once the full Application is approved, DCA will provide a Letter of Determination (LOD).

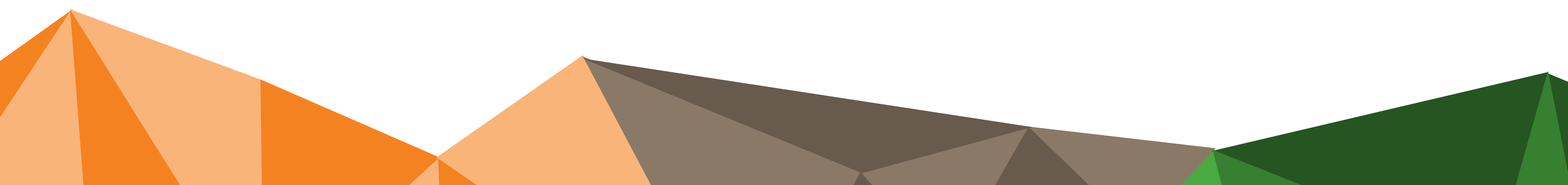


# Applications Not Selected

DCA will publish a list of awardees once final scoring decisions have been made.

The list will also contain applications not selected for funding, in order of who would be funded next. *If* 2023 Flexible Share Allocation becomes available for Multifamily Development use, DCA may provide an option to the next highest scoring Application to submit a full Application.

Applications not awarded 2023 Allocation will not be automatically considered for future Allocation and will have to resubmit a new Application in the 2023 4% Round to be considered.



# Competitive Review Application Intake

- Applications will be accepted through Emphasys.
  - Project Information, Development Team in Emphasys application (same as 9%).
  - Remaining tabs in Excel application (same as 9%).
    - Scoring tab updated to reflect 4% maximum scores, remove geographic pools
- DCA will invoice Applicants for the Application Fee after the submission date.
- Applications not submitted by the deadline will not be reviewed.
  - This includes Emphasys issues.
    - Staff will be readily available the week of October 10<sup>th</sup> to answer any Emphasys or submission questions.
    - Email [Sanjana.Zahin@dca.ga.gov](mailto:Sanjana.Zahin@dca.ga.gov) and [Meagan.Cutler@dca.ga.gov](mailto:Meagan.Cutler@dca.ga.gov) if you experience issues.
- **Reminder: Submission Deadline is 10/14/2022 at 5:00 pm.**

# Award Administration

Awards will be determined by:

1. QAP Scoring in each competition (New Supply & Preservation)
2. Ensure 1-to-1 ratio of awards between New Supply & Preservation
3. At least 1 award in each region with an eligible application

# Geographic Allocation



- Region 1: Northwest Georgia
- Region 2: Georgia Mountains
- Region 3: Atlanta Regional Commission
- Region 4: Three Rivers
- Region 5: Northeast Georgia
- Region 6: Middle Georgia
- Region 7: Central Savannah River Area
- Region 8: River Valley
- Region 9: Heart of Georgia- Altamaha
- Region 10: Southwest Georgia
- Region 11: Southern Georgia
- Region 12: Coastal Georgia



# Answers to Q&A Submissions

Q: What if DCA receives few enough Applications so that all can be awarded?

A. If DCA receives few enough Applications so that all can be awarded, it will award all Applications (as long as minimum Threshold Requirements are met)

# Answers to Q&A Submissions

Q: If selected, when would we be able to reserve our Bond Allocation?

A. Awardees can reserve Bond Allocation after receiving DCA approval of the Full Application. The Letter of Determination (LOD) would serve as this approval.



# Answers to Q&A Submissions

Q: Per the 2022 QAP, there are several Threshold Requirements due on October 14, including Site Zoning and Site Control. Will DCA waive these requirements for the October 14 Deadline?

A. No.

# Answers to Q&A Submissions

Q: Will there be clarifications similar to the 9% Round?

A. During the Scoring Review, DCA will only seek clarifications on Threshold sections. During the Full Application Review, DCA will have a similar clarification process to the past 4% process.

# Answers to Q&A Submissions

Q: We have submitted a 9% Application, but we would prefer a 4% Award. Can I submit for both and return my 9% Credits if awarded both?

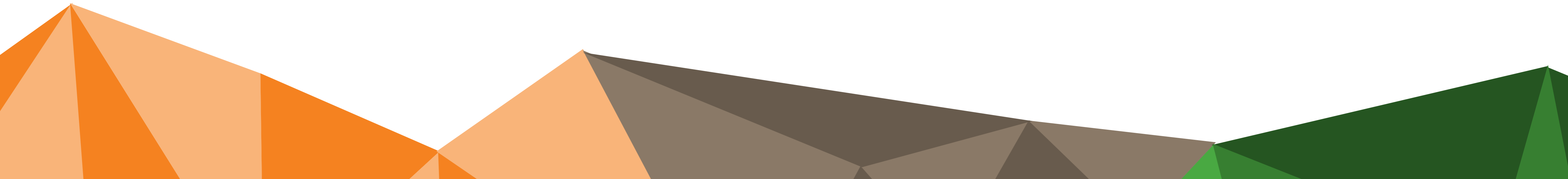
A. Yes, if selected for both 4% and 9% Awards, Applicants can return one of the Awards.

# Answers to Q&A Submissions

Q: What is the maximum bond reservation we can receive?

A. DCA will enforce a maximum reservation of 55% of Basis (see [DCA policy here](#)).

# Other questions submitted through Workshop Chat...





**Thank you!**



Georgia<sup>®</sup> Department of  
**Community Affairs**