2022 Housing Tax Credit Program
Questions and Answers

The pages that follow contain DCA responses to questions pertaining to the Housing Tax Credit program.

Part I: Overview

Submitting Questions

Questions must be submitted through the online 2022 Housing Tax Credit program Q&A survey hosted on the "2022 QAP and Related Documents" webpage of the DCA website (click here).

- **Having issues using the online survey?** Please email hfdround@dca.ga.gov.
- **Concerned about the timing of DCA's response?**
  - At this time, DCA is prioritizing questions pertaining to the Pre-Application deadline and site selection. For all other questions, please expect at least two weeks to see a posted response.
  - If you have concerns related to response timing, please email hfdround@dca.ga.gov
- **Have a project-specific question?** There is no separate option for "project-specific" questions. Currently, all questions go through the same approval and publication process.
- **Want to add context to a previously-submitted question?** DCA updates the Q&A postings based on what has been submitted through the online survey. To ensure your comment is considered, please do not email individual DCA staff. Instead, please submit your additional context through the online survey and reference the previously-submitted question.

Deadline to Submit Questions

The deadline to submit questions is the later of the following two dates:

- Monday, April 25, 2022
- One week following the posting of the Emphasys application for 9% Credit application preparation

This deadline is to ensure that all applicants have sufficient time to react to posted DCA responses before the May 20 application submission deadline.

After this deadline, DCA will only respond to questions pertaining to the mechanics of application submission (e.g., issues accessing the online application portal, Emphasys).

Q&A Document Update Process

DCA will update the Q&A document in small, incremental response sets. As this will increase the number of updates to the document relative to prior years, DCA will not send an email notification each time the Q&A document is updated.

Please monitor the "Updated" date by the Q&A document on the DCA website to track when DCA has released additional responses. By default, the table below will be sorted such that the most recent responses are at the top.

Navigating the Q&A Table

The below table, as posted to the DCA website, is sorted in descending order by date posted. If preferred, the document can also be sorted by category (in Microsoft Word, select the full table, select "Home" → "Sort", under the Paragraph section).

In the window that pops up, select the following:

- The **Date Posted** column should be sorted by "Type: Date"
- The **Category** column should be sorted by "Type: Number"

Question categories are assigned a number for purposes of table sorting. Below are the category breakdowns in the Q&A table:

- 1-Core Plan
- 2-Threshold
- 3-Scoring
- 4-Compliance Appendix
- 5-Manuals
- 6-Emphasys Application Portal
- 7-Application Materials (Forms, etc.)

- 8-Post-Award Clarifications (for developments that have not yet received 8609s)
- 9-Other

Category numbers take the following form:

[Category number] **.** *[subsection #]*

For example, the 6th section of *Core Plan* is *9% Round Set Asides*. This section is numbered as "1.06" in the Q&A table.

Log of Updates to this Q&A Document

This section provides a high-level description of changes made to the document from one version to the next.

Update	Changes
2/25/22	- Initial document publication - Posted first Q&A set

Part II: Question and Answer Table

Date Posted	Category	Question and Answer
2/25/22	1.19 DCA Pre-Application Fees and Deadline Schedules	**Question**: Q0201_05 When is the 9% Credits Pre-Application deadline? **Answer**: DCA has extended the 9% Credits Pre-Application deadline to Friday, March 11th, 2022. This extension applies to all 9% Credit deadlines previously listed as "3/4/22" in *Core Plan, Exhibit A: DCA Pre-Application Fees and Deadline Schedules*.
2/25/22	1.19 DCA Pre-Application Fees and Deadline Schedules	**Question**: Q0201_06 When is the deadline for submitting a Full Application for consideration under the 2022 9% Credits Competitive Round? **Answer**: The "Application Submission" deadline for 9% Credit applications is May 20th, 2022. The term "Application Submission," used throughout the QAP, refers to this date for purposes of the 9% Credits Competitive Round. See the "9% Deadline" column in *Core Plan, DCA Pre-Application Fees and Deadline Schedules* for all deadlines associated with the 9% Credits Competitive Round.
2/25/22	2.20 Threshold; Experience, Capacity and Performance Requirements for General Partner and Developer Entities	**Question**: Q0218_02 We were pre-qualified last year. Do we need to submit another pre-application for qualifications review this year or could we rely on last year's qualified determination? If the latter, do we just submit last year's qualifications approval with our Full Application? **Answer**: The 2022 QAP states in *Threshold Criteria, Experience, Capacity and Performance Requirements for General Partner and Developer Entities:* • *Overview*: "DCA reviews the following four areas of the proposed Project Team: Experience, Capacity, Performance, Compliance History…" • *C. Requirements for Experience (Certifying Entity)*: "A certifying entity that was deemed to meet experience requirements in 2021 is only exempt from submitting documentation of experience for the 2022 round. All other sections…of the performance workbook must be completed. Only those certifying entities

		that have received a determination letter of "Qualified" in the 2021 round will be deemed to qualify under grandfathering." Applicants seeking Experience approval under "grandfathering," as described above, can submit the letter received from DCA confirming qualifications approval for the 2021 Competitive Round. All other parts of the qualifications review must be submitted in full for the 2022 Competitive Round.
2/25/22	7.00 Application Materials (Forms, etc.)	**Question**: Q0221_02 For certain Pre-Application waiver requests, we have to submit a draft Core Application. When does DCA anticipate posting the Core Application? Or can we use the most recent Core Application version available? **Answer**: Where a draft Core Application is needed for a Pre-Application submission, please utilize the most recent available, which at this time is the 2021 Core Application (click here to view posted Application Manuals and Forms by year).
2/25/22	9.00 Other; 2021 QAP requirement	**Question:** Q0218_01 Do we still need to submit a Cost Limit waiver at the Pre-Application stage? **Answer:** *Threshold Criteria, Cost Limits* was dropped from the 2021 QAP. Therefore, there is no cost limit requirement to waive under the 2022 QAP.