

November 16, 2023

MEMO

To: Interested Parties and Development Partners
From: Tommy Lowmon, Housing Finance Development Division Director
Re: Private Activity Bond (PAB) Allocation Program Updates

In accordance with 26 U.S. Code § 42, as long as 50 percent or more of a residential rental property's aggregate basis of land and buildings is financed through tax-exempt Private Activity Bonds (PAB), the building owner is generally eligible to claim tax credits without receiving an allocation from the allocating agency's Low-income Housing Tax Credits (LIHTC) volume cap.

In an effort to responsibly manage and preserve this limited resource in future funding years, the Georgia Department of Community Affairs (DCA) will institute program updates as follows:

To ensure the efficient utilization of the PAB Allocation in the same calendar year in which they were awarded, DCA will accept a Notice to Book in lieu of a Letter of Determination (LOD) if the application has not already received its Letter of Determination from the Office of Housing Finance. Applications with either a Notice to Book or Letter of Determination (LOD) are to be considered complete and officially booked against available funds.

Questions about these changes, or inquiries for additional information can be submitted to the Bond Allocation Program.