

**Georgia Housing and Finance Authority
2018 (FFY17) National Housing Trust Fund
Notice of Funding Availability (NOFA)**

The Georgia Housing and Finance Authority (GHFA) hereby notifies interested Applicants of the availability of funds to be allocated from Georgia’s National Housing Trust Fund (NHTF) program for the construction or acquisition/rehabilitation of multifamily rental properties.

All recipients of NHTF funding must comply with the provisions of the approved National Housing Trust Fund Allocation Plan and federal requirements (24 CFR 93). Georgia’s NHTF Allocation Plan and other related materials are available on the GHFA website:

<https://dca.ga.gov/safe-affordable-housing/rental-housing-development/national-housing-trust-fund-nhtf>

GHFA will post program updates and Frequently Asked Questions. Direct all inquiries to nhtf@dca.ga.gov.

I. Specific NOFA Requirements

A. Amount of Funds Available

Approximately \$6,300,000.

B. Application Requirements and Important Dates

NOFA Release	November 1, 2018
NOFA Update	November 15, 2018
Non-LIHTC Application Deadline	December 15, 2018, 4pm EST
With LIHTC Application Deadline	See 2019 QAP
Applications Selected	early April, 2019

1. Applicants seeking NHTF funds without low-income housing tax credits (LIHTC) must show the ability to finish underwriting by April 26, 2019 and close no later than October 7, 2019 and otherwise will comply with DCA’s Multifamily Grant/Loan Program (includes HOME, NHTF and TCAP funds).
2. Applicants seeking 4% or 9% LIHTCs in addition to NHTF will submit during the Pre-application period for the 2019 9% Competitive Scoring Round and otherwise comply with all applicable provisions of the 2019 Qualified Allocation Plan (QAP), including the HOME Loan closing dates.
3. The maximum loan is \$3 million
4. The Application fee is Seven Hundred and Fifty Dollars (\$750).

II. Eligible Applicants

The following are eligible to apply: pass-through entities (e.g., partnerships), corporations, tax-exempt organizations (501(C)(3) and 501(C)(4)), and public entities (such as public housing authorities).

Each applicant must:

- Make acceptable assurances to GHFA that it will comply with the requirements of the NHTF program during the entire period between selection and conclusion of all NHTF-funded activities.
- Demonstrate sufficient experience and capacity to develop, own and operate the property for the Period of Affordability.
- Demonstrate it meets experience and capacity requirements required for other federal, state, or local housing programs that may be used in conjunction with NHTF funds to ensure compliance with all applicable requirements and regulations of such programs.

Applicants will need to submit a Performance Workbook.

III. Eligible Activities

Georgia NHTF funds may be used for the production (new construction), preservation, and rehabilitation of affordable rental housing, including:

- Acquisition
- Site improvements
- Development hard costs
- Related soft costs
- Demolition
- Finalizing costs
- Operating costs
- Eligible reserves
- Approved developer fee

All NHTF units must be affordable to and occupied by extremely low-income (ELI) households with incomes at or below 30% of Area Median Income (AMI).

IV. Terms of Loan

NHTF funds will be take the form of a 30-year 0% interest permanent loan.

V. Ineligible Activities

Georgia NHTF funds may not be used for the following:

- A project previously assisted with NHTF funds during the period of affordability.
- The acquisition of property owned by GHFA.
- Delinquent taxes, fees, or charges on properties to be assisted with NHTF funds.
- Political activities, advocacy, lobbying (whether directly or through other parties), counseling services, travel expenses (other than those eligible under 93.202 (b)), or preparing or providing advice on tax returns.
- Any other cost not eligible under 93.201 and 93.202.

GHFA will not fund the new constructions of congregate housing for persons with a disability. See Section VIII for more specifics.

VI. Project Requirements

The period of affordability for NHTF funds is a minimum of 30 years. Davis-Bacon federal labor standards do not apply.

The maximum per unit subsidy limits are HUD's applicable limits for the HOME Program, currently

- \$144,050 for OBRs,
- \$165,134 for 1BRs,
- \$200,801 for 2BRs,
- \$259,774 for 3BRs and
- \$285,149 for 4BRs+

Operating cost assistance and operating reserves do not count towards the maximums.

GHFA also will ensure:

- the NHTF subsidy does not exceed the actual NHTF eligible development costs,
- the costs are reasonable and in line with similar projects across the state,
- the developer is not receiving excessive profit, and
- NHTF funding does not exceed the amount necessary for 30-years.

VII. Selection Criteria

Applications must meet each of the Threshold requirements in the NHTF Allocation Plan. GHFA will award NHTF based on the highest score.

GHFA may deny NHTF funds to any Applicant or development. The scoring does not vest in an Applicant or development any right to NHTF funds in any amount.

A. Geographic Diversity (15 points)

GHFA will limit each county to one NHTF award (unless no feasible alternative exists). Scoring is as follows:

- Properties that do not fall within a food desert as defined by USDA. **4 points**
- Properties near a traditional town square which include an operational anchor institution (e.g. county courthouse, city hall) and which serve as a hub for both commercial activity and community events. **2 points**
- Properties near grocery stores with meat, dairy, and produce (high end specialty stores and convenience stores not eligible). **4 points**
- Properties near a community or Recreational Center (e.g. YMCA, Boys & Girls Club, Public Pool, Senior Community or Multipurpose Facility). **2 points**
- Properties zoned for elementary, middle, or high schools with corresponding average CCRPI scores: **3 points**
 - Primary or Elementary (K-5) Schools 73.4 or greater
 - Middle or Junior High (6-8) Schools 72.1 or greater
 - High (9-12) Schools 73.3 or greater

Minimum Documentation:

Site map(s) indicating the specific locations of each activity/characteristic, their addresses, and the following:

- site location
- major access roads and site entrance(s)
- distances in 1/4 mile increments
- School District map showing attendance zone(s)

- CCRPI report for each school year (2015, 2016, and 2017): <http://ccrpi.gadoe.org/2014/ccrpi2014.aspx>; <http://ccrpi.gadoe.org/2015/ccrpi2015.aspx>; <http://ccrpi.gadoe.org/2016/ccrpi2016.aspx>
- USDA Food Desert Map <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>

B. Obligate funds and undertake eligible activities in a timely manner (20 points)

1. Capacity:
 - Project team has developed **two (2) 2 points** OR **four (4) 4 points** affordable housing developments using federal, state, or local funds.
 - Applicant has demonstrated a history of serving tenants that are extremely low income. **5 points**
 - Applicant has developed at least one development using HOME funds. **1 point**
2. Project Readiness:

Applicant has the ability to show that the land was acquired by November 1, 2018. **5 points**
3. Compliance History:

No history of outstanding non-compliance for a federally funded development. **5 points**

Minimum Documentation:

- Organizational Chart
- Proposed Project Narrative Form
- Resumes and GHFA Compliance History Summary for all principals and key staff
- Performance Workbook

C. Project-Based Rental Assistance (15 points)

The applicant will receive points based on documenting a commitment of project-based subsidies with a term of:

- five (5) years **9 points**
- ten (10) years **12 points**
- fifteen (15) years **15 points**

The contract must have a renewal provision.

Minimum Documentation:

Commitment letter specifying PBRA term.

D. Period of Affordability (15 points)

Budget demonstrates positive or breakeven cash flow through:

- year 20 **5 points**
- year 25 **10 points**
- year 30 **15 points**

Minimum Documentation:

Budget demonstrating positive or breakeven cash flow.

E. Priority Housing Needs (15 points)

Applications identifying one or more of the populations below and describing what services will be provided receive fifteen (15) points. Applications only identifying one or more populations receive ten (10) points, and all others receive five (5) points.

- Families with children
- Large Families
- Elderly
- Frail Elderly
- Chronic Homelessness
- Persons with Disabilities
- Persons with Alcohol or Other Addictions
- Veterans
- Persons with HIV/AIDs and their families
- Victims of Domestic Violence

GHFA’s Supportive Housing Policy reflects HUD’s and the DOJ’s mandate that public entities administer services, programs, and activities in the most integrated setting appropriate to the needs of qualified individuals with disabilities. See Section VIII for more specifics.

Minimum Documentation:

- Narrative stating how the population(s) will be served
- A commitment of services

F. Leveraging (20 points):

New loans and/or grants will qualify for points according to the following point scale.

Federal Funding Point Scale	At least 10% of Total Development Cost (TDC) of ELI units 20 Points
	At least 5% but less than 10% of TDC of ELI units 15 Points
	At least 2% but less than 5% of TDC of ELI units 10 Points

Qualifying Sources:

- Community Development Block Grant (CDBG) program funds
- Federal Home Loan Bank Affordable Housing Program (AHP)
- HOME/TCAP funds
- Beltline Grant/Loan
- Foundation grants (must be a private foundation as defined in the US Tax Code 26USCA 509 or a community foundation accredited by the National Standards for U.S. Community Foundations, have a history of making grants to affordable housing developments, and not be related to any entity or person in the developer team)
- Government grant funds or loans with interest rates below AFR
- Other non-federal sources approved by GHFA

The NHTF funds qualify for favorable financing points in the 9% LIHTC competition but not as a set-aside.

Minimum Documentation:

Commitment letter(s) for new loan(s) and/or grant(s)

G. Tiebreaker Criteria:

1. The applicant and/or developer are community-based organizations with the ability to demonstrate a local commitment to developing collaborative, holistic solutions in the community.
2. The applicant and/or developer are a part of a transformational community plan such as Choice Neighborhood or Purpose Built Community.

VIII. Housing Targeting Persons with Disabilities

For purposes of this NOFA, GHFA will not consider applications

- that propose housing targeting more than 20% of the units to individuals with a disability,
- are geographically isolated or distant from transportation and community activities, or
- located in a campus or institution like setting.

Owners will not give a preference based on disability type (actual or perceived) or being a client of a particular provider. Owners will:

- expressly include reasonable accommodation in the application for tenancy;
- not ask applicants/residents for medical or other protected information unless and only to the extent legally necessary (e.g., processing reasonable accommodations);
- use standard leases with the same rights available to, and responsibilities expected of, all households, including duration of tenancy (cannot be transitional); and
- ensure participation in any supportive services is entirely voluntary (not a formal or implied condition of occupancy).

Neither the project owner's partners/members nor the property management company(ies) may engage in medical, therapeutic, or other activities regulated by the U.S. Centers for Medicare & Medicaid Services with respect to the residents.

IX. Compliance with Other Federal Requirements

Applicants must comply with all applicable federal or state laws, regulations and other requirements now or hereafter in effect, including:

- Title VI of the Civil Rights Act of 1964, as amended
- The Fair Housing Act
- Section 104(b) (2) of the Fair Housing Act
- Fair Housing Act implementing regulations for HUD programs
- Equal Opportunity in Housing (Executive Order 11063, as amended by Executive Order 12259)
- Equal Opportunity in Housing Regulations
- Age Discrimination Act of 1975, As Amended
- Title VIII of Civil Rights Act of 1968
- Affirmative marketing in accordance with 24 CFR 92.351
- Section 3 of the Housing and Urban Development Act of 1968
- Georgia Fair Lending Act
- Accessibility for Individuals with Disabilities
- Section 504 of the Rehabilitation Act of 1973
- Equal Opportunity
- Equal Employment Opportunity Executive Order 11246, as amended, and implementing regulations

- Procurement Standards at 24 CFR 85.36, 24 CFR Part 84, and OMB Circular A-110
- HOME Program Conflict of Interest Provisions
- Debarred, Suspended or Ineligible Contractors