



### Summary of Changes for 2026-2027 Qualified Allocation Plan \*Final Draft\*

This summary reflects changes made between the 2<sup>nd</sup> and final drafts of the 2026-2027 QAP. Minor formatting, wording, grammatical changes, and clarifications are not identified in this list.

#### **Section 2.2: Housing Goals**

- Added “contribute to workforce development and are located in areas with employment growth and opportunities.”

#### **Section 4: Set-Aside Categories**

- **4.1: Qualified Nonprofit-** limitation changed from “Officers or employees of the nonprofit may not be officers or employees of a for-profit development or property management entity” to “Employees of the nonprofit may not be employees of a for-profit development or property management entity.”

#### **Section 5: Threshold**

- **5.1(H)(5): Zoning-** zoning letter language changed from “zoning allows for the construction, reuse, and/or rehabilitation and the operation of the proposed Development without the need for additional variance” to “zoning allows for the construction, reuse, and/or rehabilitation and the operation of the proposed Development without the need for additional variance base on the initial site plans.”
- **5.1(K): Phase I Environmental Site Assessment-** clarified language about 100-year vs. 500-year floodplains and zones
- **5.1(V): Minimum 35 Year Extended Use Period-** removed threshold category and restored to scoring only as was the case in the previous QAP
- **5.4(C): Other Minimum Design Requirements-** removed threshold requirements for energy efficiency certification and moved to scoring
- **5.4(E): Accessibility Requirements for Age-Restricted and Supportive Housing-** condensed rehab standard to be the same for rehab of existing housing with or without existing elevator
- **5.6: Affirmative Fair Housing Marketing Plan-** applies only if requesting IHCD HOME or HTF award

#### **Section 6: Scoring Criteria**

- **6-** Reordered some scoring categories
- **6-** Swapped tie breakers #2 and #3
- **6.1(A): Rent Restrictions-** reduced from 20 possible points to 16. Maximum percentage of units incentivized at 30% AMI reduced from 30% to 20%.
- **6.1(C): Additional Years of Affordability-** moved two-point option back to scoring instead of including as a threshold requirement. Policy now mirrors prior QAP.
- **6.2(B): Accessible or Adaptable Units-** updated scoring chart to align with threshold changes in 5.4(E)
- **6.2(I): Internet Access-** added option to receive points by including internet in utility allowance instead of providing owner-paid internet

- **6.2(K): Building Certification-** moved options that were previously a threshold requirement from Part 5.4(E) here as a one-point scoring option
- **6.4(D): Tax Credit Per Unit / Bond Volume Per Unit-** updated scoring category to include an analysis of bond volume per unit for competitive 4% applications
- **6.3(F): 10-Year Projected Job Growth by Economic Growth Region-** new scoring category
- **6.3(G): Five-Year Actual Job Growth Percentage by County-** new scoring category
- **6.3(H): Ratio of New Jobs to Housing Permits-** new scoring category
- **6.5(I): Readiness to proceed-** new scoring category
- **6.6: Bond Experience-** existing scoring category from Schedule D1 moved into QAP for clarity. No changes to policy.

**Forms:** Draft forms will be released at a future date after the QAP policy is finalized, and a separate opportunity will be provided to test and provide feedback on forms.