



## 2026-2027 Qualified Allocation Plan

### Draft 1 Listening Session Supplement

6/10/25

This document provides:

- A high-level overview of substantive changes in Draft 1 of the 2026-2027 Qualified Allocation Plan (QAP).
- A non-exhaustive list of topics on which DCA solicits feedback following Draft 1 updates to the 2026-2027 QAP (**priority topics listed in red**)
- A non-exhaustive list of topics under consideration for updates under Draft 2 (**listed in red**)

Listening session participants, as well as members of the public who are unable to attend the listening session, are **encouraged to provide feedback on these topics and any others not listed**, either during the listening session or through the QAP Outreach Survey.

## Core Plan

### Definitions

- “Successful Projects” or “Successful Tax Credit Projects” definition updated to include “no open 8823s listing uncorrected noncompliance”

## Competitive Rounds

### Requirements and Timeline

- Submission Requirements and Timeline table updated with 2026-2027 dates
- Intent to Apply submission removed
- **Project Team Qualifications submission deadlines moved up, separated from General Information Notice submission deadlines**
- Applicants applying for Preservation Set Asides and/or Non-Profit Set Asides must submit relevant minimum documentation at Competitive Application

### Set Asides and Allocation Targets

- Disaster Rebuilding Set Aside: “DCA may select up to three Applications under **each** Competitive Round...” (updated from “either” Competitive Round)

### Application and Award Limitations

- **Each Developer may submit no more than five (updated from four) Applications per Competitive Round in which they have direct or indirect interests**
- **Applicant may have direct or indirect Ownership/Development interest in a maximum of three (updated from two) selected projects per Competitive Round, capped at a maximum of four selected projects per Competitive Round year**



- **Intent:**
  - **Closer to a level playing field for developers who only do 9% or 4% deals rather than both**
  - **Encourage application submissions for both New Affordability and Preservation if uncertain of likelihood of award**
- 9% Credits Award Limitations: Credit Award Limit updated to MWBE Points Credit Award Limit (removed eligibility for higher credit award limit for Applicants claiming points under **(Scoring) Minority- and Women-owned Business Engagement**)

### Evaluation of Competitive Applications

- **Tiebreaker added for both 9% Credits and 4% Credits/Bonds: “for ties between New Construction, Family tenancy Applications, 20% or more units are three or four bedrooms”**
  - **Intent: prioritize developments which can serve families with children**
- Removed two tiebreakers for 4% Credits/Bonds:
  - “the Bonds Geographic Distribution Area(s) that have not yet received a selected Application...” (already covered through Broad Geographic Distribution of 4% Credits/Bonds in Set Asides and Allocation Targets)
  - “Readiness to Proceed” narrative

### Project Reconfiguration/Application Modification

#### After Award

- **“Subsequent to awards...number of units may not be reduced” (updated from “number of units...cannot change”)**
  - **Any change after award will not be accepted if the change would have reduced the Application score**

## Threshold

### Feasibility

- **(Draft 2 consideration): DCA is considering increasing operating expense minimums**
  - **Soliciting feedback: anything we should take into consideration?**
- **(Draft 2 consideration): DCA is considering increasing maximum per-unit developer fee**

### Project Team Qualifications

- **(Draft 2 consideration): DCA is considering changes for Draft 2**
  - **Soliciting feedback: How can we simplify/clarify this process?**

### Site Control

- Minimum documentation updated

### Waiver of Qualified Contract Right

- **New Threshold section added, which requires Applicants to waive right to Qualified Contract**

## Scoring

### Applicability of Scoring Criteria

- **Favorable Financing no longer applicable to 4% Credits/Bonds Applications**
- Housing Needs Characteristics now applicable to 4% Credits/Bonds New Affordability Applications
- Economic Development Proximity now applicable to 4% Credits/Bonds New Affordability Applications

- **Soliciting feedback: After multiple 4% Competitive Rounds, anything else that should/should not be applicable to 4% vs 9%?**

### Extended Affordability Commitment

- Waiver of Qualified Contract points removed (moved to Threshold)
- **New subsection: Previous Qualified Contract Requests**
  - **Applicant receives points if Application is submitted by a Project Team that does not contain a Principal who has been a Principal in an ownership entity that has requested a Qualified Contract in Georgia on or after May 20, 2025**

### Favorable Financing

- **No longer applicable to 4% Credits/Bonds Applications**

### Qualifying Sources

- Removed: TCAP loans passed through a Qualified CDFI revolving loan fund
- **Soliciting feedback: should amount of funding eligible for points be increased?**

### Property Cost Reduction

- Private Enterprise Agreement point option raised from 0.5 points to 1 point
- Long-term Ground Lease point option expanded to include land donations

### Compliance Performance

- **DCA will notify Certifying Entities and Project Team members participating in the applicable Competitive Round of uncorrected noncompliance subject to point deductions by the end of the month following Project Team Qualifications deadline**
- Applicants will not receive point additions for properties which have open 8823s listing uncorrected noncompliance

### Integrated Supportive Housing

- **(Draft 2 consideration): DCA is considering requiring a letter of support from an approved referral entity at Competitive Application in order to receive points under Subsection A**

### Readiness to Proceed

- Removed Readiness to Proceed Narrative

### Desirable/Undesirable Activities

- Distances eligible for points extended
- Colleges/Universities part of University System of Georgia eligible for points
- Supermarkets/grocery stores language updated
- **Added to requirements: Desirable characteristics that are proposed to be completed as part of the proposed development may be eligible for points in this section**
  - If claiming points under this option, minimum documentation under **(Threshold) Site Information and Conceptual Site Development Plan** and **(Threshold) Site Zoning** is required at Competitive Application

### Quality Education Areas

- Section updated with new years of CCRPI data
- Option A methodology updated:

- Allows for applicants to use any one year of CCRPI data from 2023 (2026 Competitive rounds) or 2024 (2027 Competitive Rounds) onward rather than an average of all available years of data
- Schools eligible for points if CCRPI score is at or above 50<sup>th</sup> percentile posted on DCA's website (updated from "above the average")
- Beating the Odds data years updated
- Option C removed

## Revitalization/Redevelopment Plans

### Revitalization Plan/Qualified Census Tract

- Subsection changed from 6 to 7 total available points
  - **Maximum points in section may be achieved by obtaining maximum points in subsection A. and either B. or C. (or a combination of the three)**
- Qualifying Community Revitalization Plan (CRP) changed from 2 to 4 points
- Planning Best Practices changed from 3 points to 2 points
- Assessment of the targeted area's existing infrastructure and designation of implementation measures moved to CRP requirements
- Comprehensive plan meeting CRP requirements may be eligible for consideration

### Community Transformation

- **Community Quarterback Board (CQB) requirements moved to Scoring Exhibit B. Community Transformation Post-Award Responsibilities**
- GICH Support for CQB changed to GICH Support for Community Transformation

## Stable Communities

- Indicators used for points updated from indices from the Georgia Housing Needs Assessment to:
  - Environmental Index (Agency for Toxic Substances and Disease Registry of the U.S. Dept. Of Health and Human Services)
  - Travel Time and Employment Rate
- Poverty Rate and Median Income indicators (Census Bureau) remain in section

## Economic Development Proximity

- **(Draft 2 consideration): DCA is considering raising the threshold on economic development projects that qualify for points**

## Enriched Property Services

- **3<sup>rd</sup> Party Contractor points lowered from 2 to 1**
- **Soliciting feedback: DCA is considering two points for Applications which submit an agreement with a CORES-certified third-party contractor at Competitive Application**

## Preservation Scoring Criteria

- Occupancy lookback period ends within **two years** prior to Application Submission deadline (updated from two months)
- Housing Needs Characteristics added to eligible site characteristics sections for which Preservation applicants may receive a maximum of 20 points total
- **Soliciting feedback: Additional Preservation concerns?**

## Exhibits to Scoring Criteria

### Community Transformation Post-Award Responsibilities

- Community Quarterback Board (CQB) requirements moved to post-award responsibilities
- Resident members of CQB do not have to self-certify income below 80% AMI