2026-2027 Qualified Allocation Plan Policy Proposals

This document shows a list of policy topic areas and proposals that DCA plans to prioritize for the 2026-2027 Qualified Allocation Plan (QAP) update. Each topic is shown aligned with a current QAP Priority, as seen on page 12 of the 2024-2025 QAP. This list has been developed through extensive public input and policy evaluation. DCA encourages the public to provide feedback on these proposals, including whether additional topic areas should be considered, through the 2026-2027 QAP Outreach Survey.

This is not a comprehensive list of anticipated changes to the 2026-2027 QAP. DCA may add or remove proposals during the QAP drafting process, which will be open for public comment before publication of the final draft.

QAP Priority	Produce quality developments that bolster resident health outcomes
QAP Section	Quality Education Areas
Problem/Goal	Outdated CCRPI data due to COVID
Proposal	1. Incorporate new 2023 and 2024 CCRPI data (specifics of indicators used to be determined) 2. Remove options B (Beating the Odds) and C (Increased scores over time)
QAP Section	Enriched Property Services
Problem/Goal	Resident access to childcare and healthcare

Proposal	1. Add incentive for childcare and healthcare facility:
	    a. 3 points for co-location of Quality Rated childcare or healthcare facility
	    b. 2 points for Quality Rated childcare proximity and partnership (enrollment priority for residents)
	2. Solicit feedback: are adjustments needed to underwriting policies?

Problem/Goal	Same points incentive for commitment to accept services if available and for commitment to owner-provided services
Proposal	Adjust CORES services points: 1. 2 points for owner-provided services or MOU with CORES-certified provider 2. 1 point for commitment to accept services if available
QAP Section	Compliance Performance
Problem/Goal	Reliant on self-reporting of Successful Properties
Proposal	1. Update "Successful Properties" definition to include "no open or uncorrected noncompliance" 2. Require closeout letters as minimum documentation for each Successful Property

QAP Priority	Broadly distribute resources; allocate resources efficiently
QAP Section	Extended Affordability Commitment
Problem/Goal	Risk of affordability loss of new and existing Housing Tax Credit properties
Proposal	1. Move "Waiver of Qualified Contract Right" from Scoring to Threshold 2. Either deduct points for or make ineligible for future awards Project Team members who have requested a Qualified Contract for a property in Georgia on or after 1/31/2025 3. Solicit feedback: Are incentives or policy adjustments needed for purchase of property for sale under Qualified Contract?
QAP Section	Favorable Financing
Problem/Goal	Factors that reduce operating costs are weighted less heavily than other sources
Proposal	1. Increase point for Private Enterprise Agreement from .5 to 1 point 2. Add point for land donation
Problem/Goal	May be incentivizing low-cost financing that is not significant to deal, or that does not increase unit count or conserve resources
Proposal	1. Consider increasing dollar threshold for points 2. Solicit feedback: What other adjustments would make this incentive more meaningful?
QAP Section	DCA Underwriting Policies
Problem/Goal	Need for post-award gap financing due to increased operating costs, insurance, etc.
Proposal	Increase maximum developer fee for 4% deals and require any amount over $4 million to be deferred Maintain policy that a maximum of 50% of developer fee may be deferred
QAP Section	Readiness to Proceed/Competitive Rounds
Problem/Goal	Delayed closing times, increase in requests for carry-forwards and credit exchanges
Proposal	1. Offer Readiness to Proceed points for building permits and/or schematic designs 2. Solicit feedback: What else is holding up timelines, and how can we help deals move forward quickly?
Problem/Goal	Challenges obtaining inducement resolutions
Proposal	1. Move inducement resolution from Competitive Review requirement to Threshold or Readiness to Proceed 2. Solicit feedback: Are there other ways to address this challenge?
QAP Section	Desirable/Undesirable Activities
Problem/Goal	Limited site options due to site scoring, resulting in increased land costs and environmental mitigation costs
Proposal	Slightly increase distances to amenities eligible for points
Problem/Goal	Require/include higher standards for points for childcare and colleges proximity
Proposal	1. Require childcare to be Quality Rated Childcare

	2. In addition to existing points for technical college, include schools in the University System of Georgia
QAP Section	Revitalization/Redevelopment Areas
Problem/Goal	"Targeted area within a Local Government boundary" requirement may not be the best way to capture a concerted Community Revitalization Plan
Proposal	Solicit feedback on better way to capture a targeted area
Problem/Goal	Community Transformation requirements are complex and prescriptive, and require community members to commit to planning before guarantee of a development

Proposal	1. Do not require Community Quarterback Board members to be committed at Competitive Application:
	    a. Require at Threshold, or
	    b. Combine with post-award responsibilities (60 days prior to PIS)
	2. Solicit feedback: Should any CQB involvement should be required prior to this timeline?

QAP Section	Economic Development Proximity
Problem/Goal	1. Improve differentiation between different levels of economic investment 2. Difficult to obtain standard documentation from economic development authority
Proposal	1. Tiered point system by number of jobs, and/or 2. Only award points for major economic development projects state-awarded or announced by Department of Economic Development 3. Solicit feedback: Any other way to demonstrate economic development investment?
QAP Priority	**Promote housing opportunities for those with barriers beyond income**
QAP Section	Integrated Supportive Housing
Problem/Goal	Challenges obtaining MOUs with referring entities
Proposal	Continue working with referring entities to ensure smoother rollout
Problem/Goal	Language for minimum documentation for Referrals with Project-based Rental Assistance Contract may need clarification
Proposal	Update language to clearly address waitlist management requirements and required documentation
QAP Priority	**Support redevelopment and rehabilitation of existing federally assisted or restricted housing**
QAP Section	Preservation Scoring Criteria
Problem/Goal	May not capture properties most in need of funding
Proposal	1. Adjust occupancy lookback period to end 2 years prior to application, OR

	2. Replace Occupancy section with alternative measure, like housing vacancy from Census, as a measure of housing need