



## 2023 Qualified Allocation Plan: Summary of Changes from First to Second Draft

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This document provides a high-level overview of substantive changes made between the first and second drafts of the 2023 Qualified Allocation Plan. Minor changes (e.g., clarifications) are not covered in this document.

### Core Plan

Section	Changes from Draft 1 to Draft 2
<b>Definitions</b>	“Preservation” definition expanded to encompass demolition and reconstruction on the same site.
<b>4% Federal Credit – Bond Financed Projects</b>	<p>A. 4% Credits/Bonds Competitive Round Timeline</p> <ul style="list-style-type: none"><li>Competitive Review Application changed to at least 120 days prior to deadline (reverting to the timeline in the 2022 QAP).</li><li>Removed “Expected Awards Announcement” row, as deadline is no longer a specific date.</li></ul> <p>C. Application Requirements</p> <ul style="list-style-type: none"><li>Applications under the USDA “portfolio” set aside have the option to meet Environmental Requirements at Full Application (previously required at Competitive Review Submission).</li></ul> <p>D. Minimum Bond Allocations by Priority</p> <ul style="list-style-type: none"><li>Broad Geographic Distribution of Bonds based on Congressional Districts (previously DCA Regional Commissions).</li></ul>
<b>DCA Experience Award Limitations</b>	<ul style="list-style-type: none"><li>Minimal Experience<ul style="list-style-type: none"><li>Expanded condition related to compliance: if the property has not yet been inspected, the awards limitation applies if the owner receives a Significant Adverse Event point deduction.</li></ul></li><li>Adjustment to Maximum Allowed Awards<ul style="list-style-type: none"><li>Moved this provision from the 9% Competitive Round section to apply this to the 4%/Bonds Competitive Round, as well.</li></ul></li></ul>

### Threshold Criteria

DCA did not make changes to Threshold Criteria from the first to second draft.

## Scoring Criteria

Section	Changes from Draft 1 to Draft 2
<b>Deeper Targeting/Rent/Income Restrictions</b>	4%/Bonds applications eligible to claim points under both A and B.
<b>Stable Communities</b>	<p>A. Low-Poverty Communities</p> <ul style="list-style-type: none"> <li>• For option 5 (for 3 points), lowered rural income threshold from 20% to 30% below Poverty Level.</li> </ul> <p>B. Local Health and Economic Indicators</p> <ul style="list-style-type: none"> <li>• Removed Life Expectancy metric</li> <li>• Clarified that sites qualify based only on data that is considered the most “up to date” at any point between November 1, 2022 and the application deadline.</li> </ul>
<b>Internet Access</b>	<ul style="list-style-type: none"> <li>• Removed points tiers (now only one points option).</li> <li>• Removed Wi-Fi reference to focus language on the policy intent, not specific technology.</li> </ul>
<b>Favorable Financing</b>	<p>A. Qualifying Sources</p> <ul style="list-style-type: none"> <li>• Maximum points returned to 3 (same maximum as 2022 QAP).</li> <li>• Applicants can claim points on a per-unit basis or total amount.</li> </ul>