



# 2027-2028 Qualified Allocation Plan

Springfield QAP Summit  
March 11, 2026

Chicago QAP Summit  
March 20, 2026



# Introductions

- Emily Mueller Schwartz, Assistant Director of Policy & Research – Strategic Planning and Reporting
- Keith Pryor, Deputy Director – Multifamily Finance

## **IHDA QAP Working Group**

- 12-member interdepartmental group responsible for research and recommendations
- Members from IHDA's Asset Management, Executive, Finance, Legal, Multifamily Finance, and Strategic Planning and Reporting Departments

## **IHDA QAP Task Force**

- 10-member group of IHDA departmental leadership and executive staff responsible for decision-making on QAP recommendations



# Overview of the QAP

- Low-Income Housing Tax Credits (“LIHTCs”) are the primary funding mechanism used to finance affordable housing development across the country
- Each allocating agency publishes a Qualified Allocation Plan (“QAP”) to outline their process for obtaining LIHTC
- IHDA typically updates its QAP every two years
  - 4% LIHTCs are awarded on a rolling basis through a non-competitive issuance of tax-exempt bonds
  - 9% LIHTCs are awarded annually through a competitive scoring process





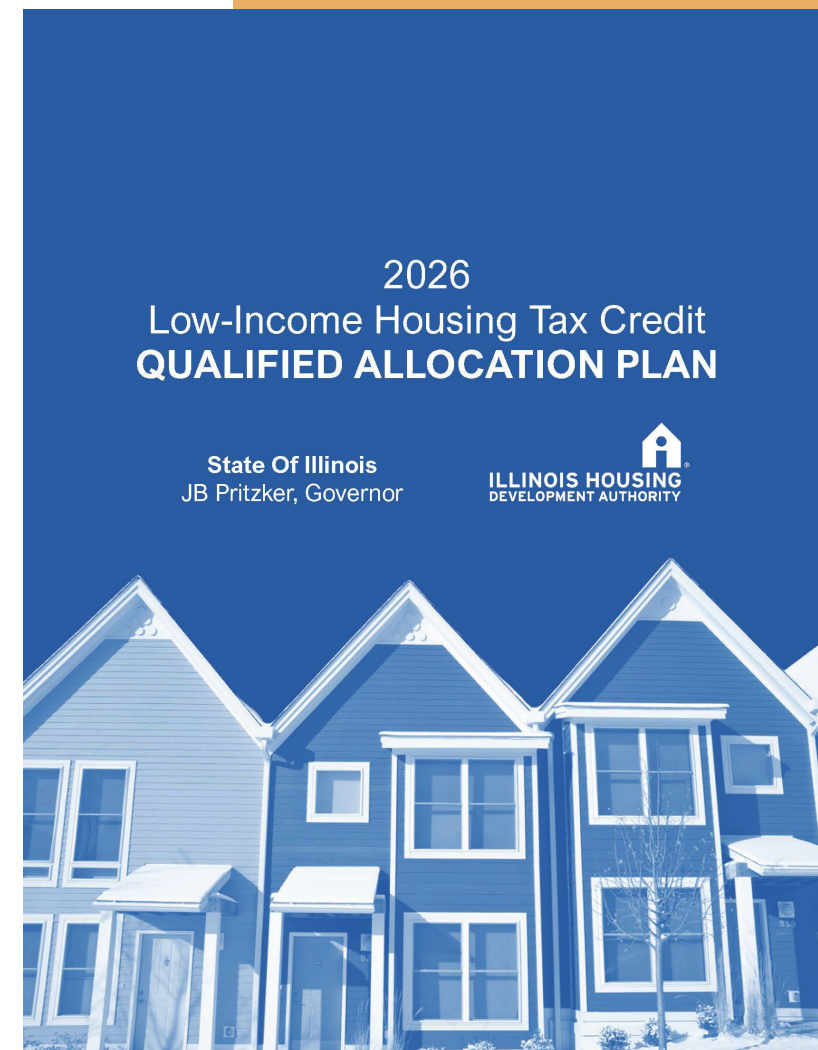
## 2026 QAP Structure

- Extension of the 2024-2025 QAP
- Three primary policy priorities, operationalized via mandatory requirements and point incentives:
  - **Statewide Equity**
  - **Most Vulnerable Populations**
  - **Sustainability and Energy Efficiency**
- Cost containment also noted as an area of importance
- Two competitive scoring tracks that developments can utilize:
  - **General Track**
  - **Permanent Supportive Housing Track**
- Allocations made by geographic set-asides



# Major Changes in 2026 QAP

- Various updates and commitments aimed at cost containment:
  - 1.7 million maximum credit award
  - Universal PPA process
  - Removing the 1.5 bath requirement for two-bedroom units
- Current and anticipated positive impacts from recent changes:
  - Decrease in mandatory failure rates (2025)
  - Increase in average LIHTC request: 1.56 million (2026)
  - Expected reduction in soft fund requests and per unit construction costs





# Development Process of the 2027-2028 QAP

- The QAP's 9-month development process is built upon research, interdepartmental planning, and public feedback
- A primary goal is to establish which policy priorities will guide IHDA's allocation of LIHTC
  - Examine the outcomes & effectiveness of current policy priorities' requirements and incentives
  - Understand other market demands and opportunities that can be integrated within the QAP
- Early research efforts and public feedback received identified areas of particular importance for consideration:
  - IHDA's QAP prioritizes developments that integrate a high number of resources and amenities while simultaneously meeting multiple policy priorities
  - Developers are feeling an increasing need for cost containment measures



# Remaining Timeline & Engagement Opportunities

- The QAP development process includes robust public engagement and opportunities for feedback:
  - **Now open-March 31:** QAP public survey #2
  - **March 11, 2026:** QAP Summit, Springfield, 10:00am
  - **March 20, 2026:** QAP Summit, Chicago, 1:00pm
  - **May 1-31, 2026:** Draft QAP published, public comment period
  - **May 15, 2026:** Presentation of draft 2027-2028 QAP to the IHDA Board followed by Public Hearing, 1:00pm
  - **July 24, 2026:** QAP brought before IHDA's Board for approval
- The 2027-2028 QAP and all supplemental documents expected to be published by first week of August 2026



# Concepts Being Considered by the Working Group

## Overall process and administration:

- Maintain 1.7 million allocation limit
- Increase user access and ease of applying for LIHTC
  - Publish supplemental documents at same time of QAP
  - Create efficiencies/reduce redundancies within supplemental documents where possible
  - Clarify timelines, processes, and requirements of PPA and application submission process
  - Increase usability of Developer Resource Center and organization of documents within the QAP
- Increase opportunities for sponsor/IHDA clarification:
  - Institute a PPA clarification period
  - Provide greater clarification surrounding thresholds for PPA outcomes/denial



## Concepts Being Considered by the Working Group, *continued*

### Mandatory requirements:

- Maintain third party cost estimate
- Increase cost efficiencies where possible
  - Increase use of Average Income Test
  - Implement density bonuses/requirements
- Adjust minimum rehabilitation requirements to allow for flexibility depending on development

### Scoring components:

- Eliminate the “stacked” policy approach
  - Move away from General vs. PSH scoring system (all policy priorities layered as incentives)
  - Provide competitive pathways for developments that meet at least one, not all, of the QAP’s policy priorities



## Concepts Being Considered by the Working Group, *continued*

### Scoring components, continued:

- Decide most salient policy priorities for current market and IHDA/statewide goals
  - PSH, targeted markets, preservation, rehabilitation, etc.
  - Public asked to rank policy areas by completing [QAP public survey](#)
- Provide scoring incentives for cost containment measures across all development types
- Adjust or eliminate energy efficiency incentives (not green building)
- Remove incentives for limited/unavailable IHDA resources (i.e., Section 811) and build in mandatory process requirement if available
- Maintain incentives for development team characteristics, sustainability, and cost containment across all development types



# Audience Feedback & Discussion



## Action Items

1. Complete the public survey and share with your network

<https://tinyurl.com/2027-28-QAP-IHDA>

2. Register for the Public Hearing

<https://www.ihda.org/developers/2027-2028-qap/>

3. Reach out to IHDA with any additional feedback and/or questions

Email [QAPFeedback@ihda.org](mailto:QAPFeedback@ihda.org)

*Link to public survey:*





**Questions?**