



Public Hearing for IHDA's Draft 2027-2028 Qualified Allocation Plan

June 8, 2026

*Multifamily Finance Department
Strategic Planning and Reporting Department*



Developing the 2027-2028 Qualified Allocation Plan

**March
2025**

Research, outreach, and peer state conversations

March 2025 – April 2026

Public engagement

October 2025 – April 2026

Interdepartmental working groups

November 2025 – Present

Policy selection & document drafting

February 2026 – May 2026

**May
2026**

Public Comment

May 2026 – June 2026

Publication

August 1, 2026



2027-2028 QAP Policy Priorities

- The 2027-2028 QAP's policy priorities are enacted through administrative processes, mandatory requirements, and point incentives:
 - **Cost Containment and Creative Solutions to Affordable Housing Development**
 - **Serving Vulnerable Populations**
 - **Statewide Equity**
- Sustainability remains a strong objective of IHDA's LIHTC program, though not a named policy priority of the draft 2027-2028 QAP



Major Administrative Updates

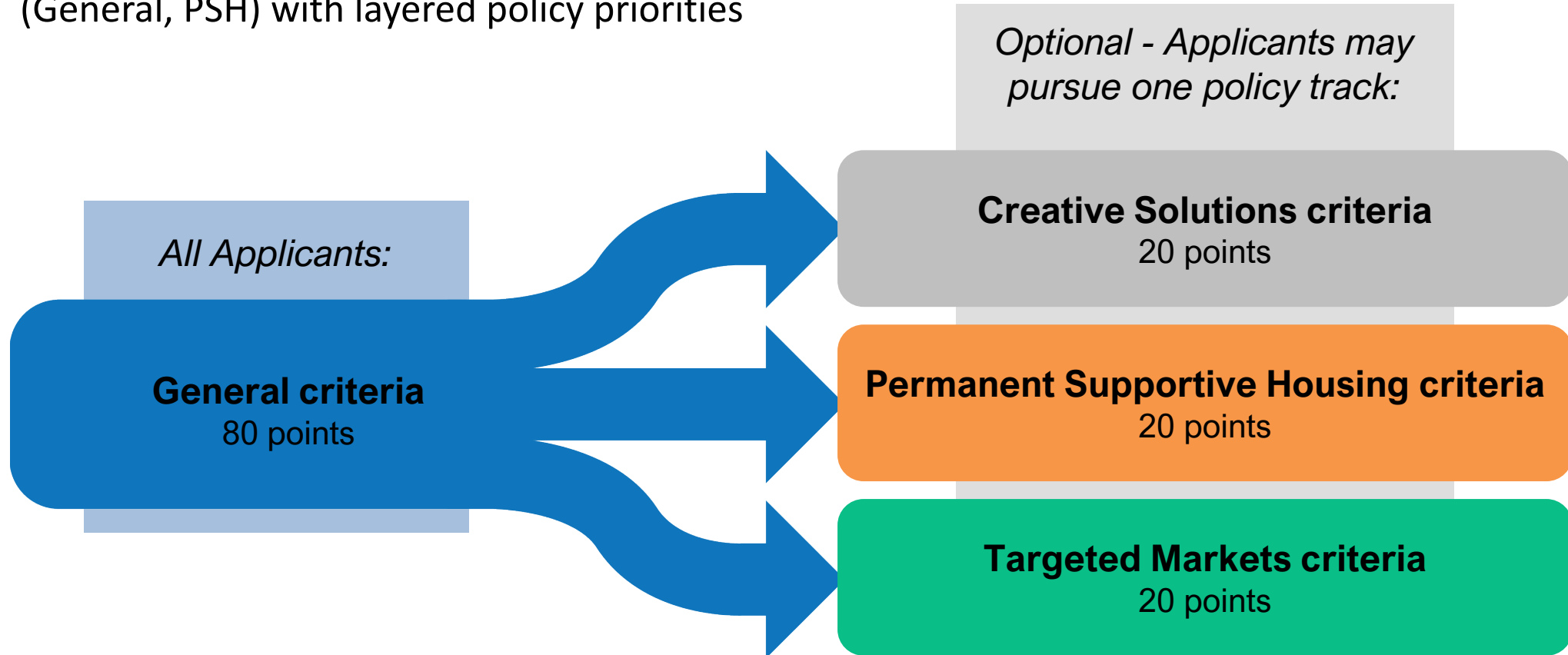
- Maintain 1.7 million credit limit (9%)
- PPA clarification process added
- Unmet PPA conditions will result in mandatory failure of application
- Updated 9% allocation goal:

Set-Aside	2026 Allocation Goal	Draft 2027-2028 Allocation Goal
Chicago Metro	35%	40%
City of Chicago	12%	10%
Non-Metro	20%	20%
Other Metro	18%	18%
Statewide	15%	12%



Updated Scoring Structure

- Transition away from two-scoring track system (General, PSH) with layered policy priorities





General Scoring Criteria Updates

General Scoring Category	Point Comparison		Select Changes from 2026 QAP
	2026	2027-2028	
Development Team Characteristics	15	17	<ul style="list-style-type: none"> New category: Building Development Experience
Financial Characteristics	18	20	<ul style="list-style-type: none"> Cost Containment points increased, tiered Feasibility requirements added to Deeper Income Targeting
Community Characteristics	27	16	<ul style="list-style-type: none"> Multiple categories moved to Targeted Markets track Access to Transportation points increased, divided
Project Design and Construction	15	12	<ul style="list-style-type: none"> Additional Accessible Units points increased, tiered Universal Design points decreased, thresholds increased
Priority Population Referrals*	12	5	<ul style="list-style-type: none"> Statewide Referral Network points decreased Section 811 moved from scoring to mandatory
Sustainability	13	10	<ul style="list-style-type: none"> Green Building Design points decreased Energy Efficiency Certification eliminated

*Most Vulnerable Populations in 2026 QAP



Summary of Policy Track Criteria

Creative Solutions Criteria

Six new criteria/sub-criteria added to QAP

Incentives include:

- Innovative models
- Unit density
- Cost efficiencies
- Strategically preserving affordable units

Permanent Supportive Housing Criteria

Reduction in required PSH unit share from 30% to **15% of total units** - higher shares (to 100%) incentivized

New incentive for **low-barrier tenant screening**

Additional incentives carried over from current “PSH Track Scoring”

Targeted Markets Criteria

New incentive for locating in a designated **Opportunity Zone 2.0** census tract

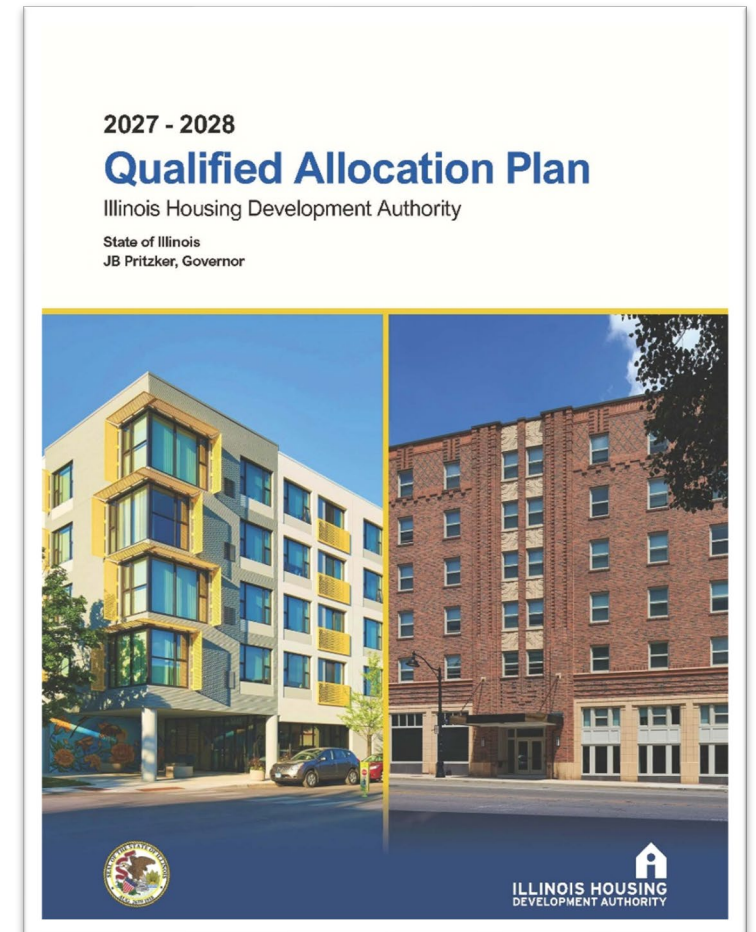
Incentives expanded for locating in **communities lacking affordability** (AHPAA)

Community Revitalization Strategies reduced to five points, removed combination option with Quality of Life Index



Final Publication Timeline

- **May 15 – June 15, 2026:** Public comment period
Submit all comments to QAPFeedback@IHDA.org
- **July 24, 2026:** QAP brought before IHDA's Board for approval
- **August 1, 2026:** Final QAP and all supplemental documents published to IHDA's website





Public Comments Received

- Requested **changes to administrative processes**

Move to an electronic fee payment system

Ensure IHDA Connect checklists are mirrored to QAP requirements

Raise the property management fee to 7%

- Requested changes to **standards and/or addition of clarifying language** to various criteria

Transition to point system for PPA reviews

*Allow for greater flexibility in demonstrating **food access***

*Simplify the **development team certifications** requirements*

*Clarify **Enterprise Green Communities** mandatory requirement*

*Align **30% AMI/SRN unit requirements** with the Chicago Department of Housing and Chicago Housing Authority*

*Provide greater clarity to **Market Characteristics** criteria standards*

Set rent limits equal to county limits (not 95%)



Public Comments Received, continued

- Request to **add new scoring criteria**
Incentivize scattered site developments (non-senior developments)
- Request to **change or remove scoring criteria**
*Remove **Building Development Experience***
*Remove **Illinois Based Participants***
*Reduce **Cost Containment** from 6 to 3 points*
*Include capital solar investments as eligible **Cost Containment** resources*
*Include additional certification pathways under **Green Building Design***
*Further clarify Net Zero Pathway requirements under **Green Building Design***
*Broaden **Innovative Models** to include energy equity*
*Remove **Communities Lacking Affordability**, or reduce from 5 to 2 points*
- **Affirmation** of a scoring criteria change
Inclusion of income averaging requirement (or rental assistance) within Deeper Income Targeting criteria



Additional Comments and Questions