

## 2027 Qualified Allocation Plan (QAP) Summary of Proposed Changes

### Eliminated Requirements and Incentives

All points associated with the following incentives will be eliminated:

- Veteran-Owned Small Business ownership
- Veteran-Owned Small Business / Service-Disabled Veteran contracts
- Developments with fewer than 100 units
- Efficient use of resources
- 9%/4% hybrid structures
- Balconies
- USB charging outlets in kitchens, living rooms, and bedrooms
- Exterior shelves in elderly developments
- LED kitchen lighting
- New construction in areas with increasing rent-burdened populations
- Economic Development Areas (EDA)
- Free individual high-speed internet access

### Revisions, Reductions, and Streamlining

1. **Right of First Refusal and Extended Compliance:** Applicants may earn up to 70 total points for entering into Virginia Housing's form Right of First Refusal (30 points) and committing to extended compliance (20 points for 10 additional years; or 40 points for 20 additional years).
2. **Deeper Targeting Requirements:** Units selected for deeper targeting will be required only during the initial 15-year compliance period, not throughout the extended compliance period.
3. **Leasing Preference Threshold Requirement:** The referral process will improve to enable Developers to accept referrals from additional referral partners.
4. **Developer Fee Policy Update:** The artificial cap on the developer fee—both total fee and basis-eligible fee—will be removed. The existing sliding-scale methodology for determining the maximum allowable fee will remain in place.
5. **Project-Based Voucher Incentive:** The incentive for project-based vouchers in Northern Virginia will be expanded to include local project-based assistance.
6. **Low-Poverty Area Scoring Revision:** Fixed points for low-poverty areas will be replaced with a sliding scale awarding points for developments located in census tracts with poverty rates between 0% and 20%.

7. **Accessibility Standard Update:** ANSI A117.1 Type A will replace UFAS as the required standard for accessibility points.
8. **Revitalization Area Documentation:** Will simplify and streamline requirements to claim revitalization points.
9. **Dehumidification Requirements:** Points for dehumidification will be awarded only when each full bathroom includes a bath fan either wired to the primary light with a delayed timer or equipped with a humidistat. ERV/DOAS systems will not qualify for these points.
10. **Exterior Materials Scoring:** Points will be reduced to 10 for incorporating 25% brick. 10 additional points will be awarded to if at least 75% of all facades consist of durable, low-maintenance material.
11. **Green Certifications:** Minimum energy efficiency requirements will be removed. The existing menu of optional green certifications will remain, with an added option for 'other' certifications. The list of certifications that qualify for green building certification points will be expanded to include any green certification with requirements that exceed code performance.
12. **Additional Credit Requests:** Applications will not be accepted for additional credits. To apply for additional credits, the existing allocation must be terminated prior to the application deadline.

**New Provisions:**

1. **Age-Restricted Housing Incentive:** Up to 30 points will be awarded to developments that commit to providing (a) age-restricted housing, and (b) *at least* 20% of their total units as *one*-bedroom units.
2. **Mandatory Average Income Set-Aside:** All applicants will be required to elect the Average Income Test as their minimum set-aside to promote long-term project feasibility (though applicants may still utilize tenant selection plans that reserve 100% of the units for tenants at 60% AMI and below).
3. **Credit Request Cap for 9% Allocations:** Credit requests for 9% developments will be capped at \$3,000,000 per project (existing rules regarding credit availability within pools still apply).