



NEW HAMPSHIRE
HOUSING

2027-2028 Qualified Allocation Plan Information Session

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Agenda

- Introduction
- Significant Updates
 - Set-Aside, program policies, & Scoring
- Reminders & Updates:
 - Waiver Authority
 - Progress Phase Requirements
 - Final Allocation Requirements
 - Service Coordination Updates

2027-2028 Qualified Allocation Plan

Introduction

- The QAP outlines housing priorities, program and project eligibility and process for awarding LIHTCs and capital subsidy
- Five public forums were hosted in 2025 to solicit comments and feedback
- A formal public hearing was held – January 2026
- Approved by Board of Directors – January 2026
- Approved by Governor – March 2026
- Applicable to all applications received on or after March 16, 2026
- Includes both 9% and tax-exempt bonds paired with 4% LIHTCs

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Significant Updates

- Supplemental Set-Aside
- Maximum amount of LIHTCs that can be requested
- Per-Unit Cost Standards & Investment Limits
- Threshold Criteria
 - Site Plan Approval
 - Minimum Scores
- Scoring
 - New Points Categories
 - Average Income Set-aside
 - HUD Rental Assistance Demonstration Program
 - Universal Design
 - Revised Points Categories
 - Community Amenities
 - Energy Efficiency & Renewable Energy

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Significant Updates – Set-Aside & Program Policies

- Supplemental Set-Aside
 - ❑ Total set-aside increased from \$60,000 to \$90,000
 - ❑ Requests remain limited to \$30,000 per project
 - ❑ Requirements for eligibility remain the same
- Maximum amount of LIHTCs that can be requested (LIHTC allocation)
 - ❑ General occupancy increased from \$880,000 to \$942,000
 - ❑ Age-Restricted increased from \$660,000 to \$706,000
 - ❑ Preservation increased from \$450,000 to \$470,000

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Significant Updates – Program Policies

- Per-Unit Cost Standards
 - ❑ TDC Weighted Average increased from \$375,000 to \$397,000
 - ❑ TDC Weighted Average – High Cost increased from \$400,000 to \$425,000
 - ❑ TDC Not Weighted increased from \$437,500 to \$464,000
- Investment Limit Per Unit
 - ❑ Investment limit = NH Housing capital subsidy plus LIHTC equity
 - ❑ Increased from \$300,000 to \$315,000

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Significant Updates – Threshold Criteria

- Threshold Criteria - to be accepted for scoring, projects must meet all applicable threshold criteria
 - ❑ Site Plan Approval: planning, zoning, historical and/or any other applicable local approvals must be in place as evidenced by copies of local approval decisions, along with a permit status letter from engineer or attorney
 - ❑ Minimum Scores:
 - General occupancy (GO) must score at least 106 points
 - Age-restricted must score at least 80 points – 100 points if selected over a higher scoring GO project
 - Preservation must score at least 110 points, with 8 points from the Preservation Scoring Matrix

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Significant Updates - Scoring

- NEW:
 - Average Income Set-aside – 8 Points
 - At least 40% of units must be LIHTC, and average of LIHTC units must be at or below 60% of AMI
 - Utilizing HUD’s Rental Assistance Demonstration (RAD) Program – 3 Points
 - Convert existing public housing into LIHTC with long-term rental assistance
 - Universal Design – 2 Points
 - Choose three design elements from the list

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Significant Updates - Scoring

- REVISED:
 - Supportive Housing – Increase from 8 to 10 Points
 - 10% to 25% of units reserved
 - Community Amenities – expanded from community room to several features to choose from – up to 12 Points
 - Accessible to all residents and provided at no cost, choose from list
 - Energy Efficiency – 2 Points
 - Passive House design and certification or HERS rating thresholds incentives return
 - Renewable Energy – 2 Points
 - Solar and geothermal incentives return

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Significant Updates – Reminders

- Waiver Authority
 - Authority to waive rules – including HFA 109 QAP – contained in HFA 117 and Waiver Request Procedures Standards
- Progress Phase Requirements (Appendix A) – 9% LIHTC Only
 - 120-day requirements – language clarified and added requirement related to availability of utilities
- Final Allocation Requirements (Appendix C) – 4% and 9% LIHTC
 - Updated to provide clarity, timeframe for issuing form 8609 provided, update to required cost certification (standard and IOI) coming soon.
- Service Coordination (Appendix G)
 - Time commitment updated: one hour per month for every 5 units
 - See additional updates to requirements – resident notices and surveys,



QUESTIONS?

**Questions about the QAP and LIHTC program – contact:
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