

Qualified Allocation Plan (QAP)

Low Income Housing Tax Credits

Amendments to 2020-2021 QAP

April 2021

The Department of Housing and Community Development (DHCD) is amending the current Qualified Allocation Plan (QAP) for the Low Income Housing Tax Credit Program (LIHTC) as follows:

I. Funding Competitions During 2021

During calendar year 2021, DHCD will hold three rental competitions featuring federal and/or state LIHTC as a source. The Department also will issue a NOFA in August-September 2021 related to a full rental competition likely to take place in January 2022.

The first 2021 competition, as noted in the 2020-2021 QAP, is underway. The Department issued and posted a NOFA for the current competition in September 2020. Pre-applications were due in October 2020, and full OneStop+ funding applications were due in January 2021. DHCD anticipates that awards from this round will be made in May or June 2021.

The second 2021 funding competition also is underway. The Department issued a NOFA in March 2021 for the Rental Housing Rapid Production (RHRP) competition. The NOFA, as posted to the state COMMBUYS system and to DHCD's website, includes eligibility criteria and submission deadlines for the RHRP initiative.

The third 2021 competition will be available to sponsors of certain OneStop+ applications that are not awarded credits and subsidy at the conclusion of the January 2021 competition. The third competition -- the "mini-round" competition -- will be available to sponsors whose projects are well advanced and highly ready to proceed, with specific criteria to be set forth in the NOFA. During the third competition, DHCD will prioritize highly ready family production projects. The Department anticipates issuing a mini-round NOFA in May or June 2021, with pre-applications due early in August 2021 and OneStop+ applications due in September or October 2021. The submission deadlines, as well as the eligibility criteria, will be contained in the NOFA describing the mini-round.

Finally, consistent with long-standing practice, the Department expects to hold a winter rental competition, likely in January 2022. DHCD expects to issue a NOFA for the winter 2022 competition in September 2021, with pre-applications due late in October or early in November. The deadline for full OneStop+ applications will be set forth in the NOFA describing the winter 2022 competition.

II. Development Team Scoring Criteria: MWBE

The current QAP (2020-2021) contains competitive scoring requirements related to development teams and MWBE policies, practices, and procurement. The development team scoring criteria for MWBE is amended as follows:

- Sponsor and team must have a satisfactory history of diverse supplier contracting and a demonstrated commitment to full participation of minority and women-owned business enterprises (MBEs/WBEs), as well as other diverse businesses certified by the Massachusetts Supplier Diversity Office (SDO) in all areas of contracting, including contracts for construction, design, goods, and services. Sponsor must submit with the pre-application a current plan for outreach, recruitment, and utilization of MBEs/WBEs and other diverse business enterprises.

Sponsors should anticipate that further changes related to MWBE are likely to be incorporated into the 2022-2023 QAP.