

Executive Summary
2027 Qualified Allocation Plan (QAP)
Proposed Revisions

1. **Page 5, Introduction**

Updated paragraph to reflect the proposed date and location of the Public Hearing

On **November 4, 2026**, MHC, acting pursuant to statutory requirements, will hold a public hearing at **The Westin Jackson, Jackson, MS** for the purpose of receiving comments on a draft of Mississippi's **2026 2027** Qualified Allocation Plan (QAP).

2. **Page 18, Chart 2: Important Dates**

Updated deadlines for the cycle

EVENT	DEADLINE DATE
Technical Assistance Period Opens	~~January 2, 2026~~ January 4, 2027
Request for Compliance Verification	~~January 16, 2026~~ January 22, 2027
Waiver Requests / Prior Approval Deadline	~~February 13, 2026~~ February 19, 2027
MHC's Written Response to Waiver Requests	~~February 27, 2026~~ March 5, 2027
Evidence of Compliance with Community Notification due to MHC	~~March 16, 2026~~ March 19, 2027
Technical Assistance Period Closes	~~March 23, 2026~~ March 26, 2027
Application Cycle Opens	~~March 30, 2026~~ March 29, 2027
Application Cycle Closes	~~April 3, 2026~~ April 2, 2027
Tax-Exempt Bond (4%) Application Submissions	Anytime outside of 9% cycle
Tax-Exempt Bond (4%) Waiver Requests	30 days prior to application submission
Tax-Exempt Bond (4%) Evidence of Community Notification	10 days prior to application submission
Appeal Deadline	5:00 PM on the 15 th day following notice
10% Certification Test	One (1) year from Carryover date
Initial Status Report	90 days after Reservation Letter
Quarterly Construction Status Report	Within 15 days following each Quarter
15-Month (50% Completion) Certification	15 Months after Reservation Letter
IRS Form 8609 Request Package	Within 180 days of Placed in Service
Development Experience (number of developments PIS)	~~2015-2025~~ 2016-2026
Management Experience	~~2022-2025~~ 2023-2026

3. **Page 64, Development Amenities**

Revised scoring and modified available amenities

Developments will be awarded points (as stated below) for each development amenity up to a maximum of ~~six (6)~~ **twelve (12)** points. Amenities must be appropriate to the proposed tenant population.

◆ ~~Furnished Clubhouse or Community Building (2 pts. 6 pts.)~~

The Clubhouse/Community Building must have a designated room for tenant activities and meetings. Also, it must meet the requirements of MHC's Minimum Design Quality Standards

4. **Page 67, Unit Amenities**

Revised scoring and modified available amenities

Developments will be awarded up to a maximum of ~~ten (10)~~ **seven (7)** points for providing a combination of any of the unit amenities listed below. Amenities must be appropriate to the proposed tenant population.

Two-point Amenities:

- ◆ ~~A washer and dryer provided in each unit. Stackable units are acceptable for elderly and rehabilitation developments.~~
- ◆ Tankless water heaters
- ◆ **Walk-in Closet in each unit (2 pts.)**
- ◆ **A washer and dryer connections provided in each unit. Stackable units are acceptable for elderly and rehabilitation developments. (2 pts.)**

Three-point Amenities:

- ◆ Security System with an alarm on all entry doors and windows
- ◆ ~~Storm Doors~~
~~These doors must be installed on all exterior doors that are exposed to the elements.~~
- ◆ Storm Shelter
- ◆ **A washer and dryer provided in each unit. Stackable units are acceptable for elderly and rehabilitation developments.**

5. **Page 75-76, Tiebreakers**

Revised soft cost percentage calculation

In the event of a tie in the scores, the Tiebreaking System will be used in the following order:

1. Priority funding will be given to the development with the lowest soft cost percentage. The soft cost percentage calculation will appear on Financial Feasibility Form FF-1.

MHC is proposing to change the formula for calculating the soft cost and hard cost ratio by removing Land and Acquisition from the equation. Public comment is being requested for this item.

6. **Page 74, Management Experience**

Added new language regarding management joint ventures to gain experience

MHC will consider requests for Joint Ventures (experienced management entities partnering with inexperienced management entities) after the management entity has completed a minimum of three successful years in operation from the development's placed in service date. **Approval for a joint venture must be approved by MHC. Requests must be sent to taxcredits@mshc.com for consideration.**

7. **Page 74, Over Concentration**

Updated zip code(s) for over concentration

The following chart indicates the areas which are subject to this point deduction:

Zip Code(s) with 3+ Developments Allocated HTC in Previous Two Years of current tax credit cycle			
COUNTY	ZIP	2022	2023
	38771	TBD	

8. **Page 75, Maximum Construction Costs (MCC) Limits Assessment**
Modified current limits

MCC Limits listed on Attachment FF-1 will all be increased by twenty percent (20%)

9. **Page 74, Management Experience**
Removed HTC Certifications as a point item and reclassified it as a required document

~~HTC Certification (5 pts)~~ **Required Document**

~~Five points will be awarded to a development if it has an~~ **The** HTC Certified contact person listed on the application form (under "Management Entity") ~~must have~~ **has** at least one of the following HTC Certifications: *Housing Credit Certified Professional (HCCP), Certified Credit Compliance Professional (C3P), and/or Specialist in Housing Credit Management (SHCM)*. The experience must be documented on the Management Performance Form (Attachment 7).