

Capital Bill Limited Rehabilitation Preservation Program (the “Program”) Frequently Asked Questions

Version: 2/22/2022

1. **What is the deadline to apply?** **5:00 pm CST on March 31, 2022.**
2. **Will IHDA provide a list of preferred/acceptable vendors to prepare the Physical Needs Assessment (PNA)?** No - IHDA does not maintain a list of vendors. IHDA encourages engagement strategies that promote supplier diversity, equity, and inclusion.
3. **What firms can perform a PNA?** The PNA will need to be prepared by a licensed professional. In addition to standard PNA providers, any licensed architect or engineer is typically qualified to provide a PNA.
4. **Does the PNA need to be in a certain form?** Yes - in the required format as outlined in the Request for Applications (RFA), specifically Section 2, paragraph A. The license ID# of the PNA preparer should be provided on all reports submitted. The link to the RFA is at the end of this document.

In addition, you can also review the PNA parameters outlined in the 2022 QAP: Architectural, Environmental and Construction Review at

<https://www.ihda.org/developers/architectural-environmental-and-construction-review/>

Note: Any deviation in the number of years will follow the RFA (Request for Application) guidelines. The link to the RFA is at the end of this document.

5. **If I obtained a PNA from a licensed provider before applying to this Program, do I have to get a new one?** The PNA must have been issued no earlier than January 1, 2020.
6. **Does the PNA need to cover every unit at my development?** Yes.
7. **Will IHDA reimburse me for the cost of obtaining a PNA?** If your application is approved for funding, reasonable costs for the PNA within the maximum award amount may be eligible for reimbursement via the transaction closing. IHDA encourages engagement strategies that promote supplier diversity, equity, and inclusion.
8. **Do Cook County “Class 9 Properties” qualify for funding under this Program?** Any affordable housing development that has an equivalent, or comparable regulatory and/or extended use agreement with affordable housing restrictions in place is eligible to apply. Please make sure to provide copies of all regulatory and extended use agreements along with your application.

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9. **If my application is approved will IHDA provide a grant, loan, or forgivable grant?** Funds will be made available in the form of a grant subject to the approval of IHDA's Board.
10. **Do "Section 8 Properties" qualify?** Same answer as for question #8 above.
11. **Can I apply for funding under this this Program for rehabilitation of one owner-occupied single-family home?** No.
12. **Can I apply for funding under this Program if I own one or more single-family homes that are part of a scattered site development rental property portfolio?** Yes, if it meets all other program criteria.
13. **Can an organization apply for funding under this Program for more than one project or development?** Yes, but each such request should be submitted as a separate application for funding. Please note that IHDA reserves the right to limit the number of applications approved for funding from any one applicant/affiliate of any one applicant.
14. **Is there a cumulative dollar limit for how many applications can be approved?** Each grant award is subject to the \$475,000 cap and any other guidelines and requirements as outlined in the RFA. Please note that IHDA reserves the right to limit the number of applications approved for funding from any one applicant/affiliate of any one applicant.
15. **Is my application eligible for funding under this Program if the recorded affordability restrictions expire in 2022?** If the project has an active use restriction, then the project will be eligible to apply for this program as long as it still has an active existing use restriction by the time of closing which can be several months post-application.
16. **What if the development needs more than \$475,000 to address the matters in the PNA? Can we use Program grant funds in combination with other funds to finance the rehabilitation of the development?** Using additional funding sources is not prohibited. However, it is recommended that developments in need of funding over \$475,000 to address the needs in the PNA, or otherwise in need of recapitalization, contact our Multifamily Financing team at Multifamilyfin@ihda.org for other sources that may have less restrictions on dollar amount or timing for use.
17. **If my application is approved for Program funding, can I use the funds to offset expenses incurred before the date of my grant award?** No.
18. **Are developments previously financed with Federal Low Income Housing Tax Credits (LIHTC) eligible to apply for funding under this Program?** Yes. However, if the LIHTC was issued by IHDA, you will be required to waive the right to a Qualified Contract (QC) if you receive these Program funds. See this link for the QC process details.

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19. **Are there any improvements that are not eligible to be covered by Program funds?** Yes. For example, costs incurred in connection with solar panels or other energy efficiency enhancements are ineligible expenses. Please review the RFA, particularly Section 1, Paragraph A for more details.
20. **Am I required to use a certain percentage of MBE or WBE qualified professionals to be eligible to apply for Program funds?** IHDA has not established any such mandate for this Program. IHDA encourages engagement strategies that promote supplier diversity, equity, and inclusion.
21. **On the request for release of information should I send this to all my lenders or funders including IHDA?** You need to send them to all primary lenders or primary funders. However, if IHDA is a funder you do not need to send the release to IHDA.
22. **IHDA does not hold my LIHTC, should I provide my regulatory and extended use agreements?** Yes, please provide them with your application.
23. **Can I submit my PNA past the application deadline?** No, you must submit the PNA with the application or no later than the application deadline. Please note that your application is not complete until submission of all required documentation.
24. **If we are not a corporation, what documents do you need?** Please submit the organizational documents for your type of organization, i.e., operating agreement for an LLC, partnership agreement for general partnership, etc.
25. **When should I submit copies of my bids for the work?** Bids should be submitted with the application or shortly thereafter. The application is not complete without this documentation.

Request for Application (RFA) link: <https://df7qosnywqs6g.cloudfront.net/wp-content/uploads/2022/01/Capital-Bill-Preservation-Program-Limited-Rehabilitation-Request-For-Applications.pdf>

Note: This FAQ is being provided for convenience purposes only. In the event of any discrepancies between this FAQ and the Request for Application, the Request for Application document will govern, unless otherwise determined by IHDA in its sole discretion.