2024 LIHTC Application Round FAQs
Energy Efficiency and Sustainability **(updated 3/8/2024)**

Below you will find Frequently Asked Questions (FAQs) for the 2024-2025 Qualified Allocation Plan (QAP) round with a focus on **Mandatory and Scoring Requirements in Energy Efficiency and Sustainability.** The FAQs will be updated with new questions on an ongoing basis. Please submit any additional questions to multifamilyfin@ihda.org.

Project Application – Mandatory Components Enterprise Green Communities

If you plan on pursuing green building certification, do you still have to submit the items on the Enterprise Communities workbook that are identified on it as being required at application submission?
- No. It is encouraged to note in your application which certification you will be pursuing. The required criteria are not necessary to submit if you are pursuing third-party certification at Project Application, which includes Enterprise Green Communities certification.

Does Demand Responsive Transit meet the mandatory Enterprise Communities half mile public transportation requirement?
- Yes, DRT can meet the mandatory requirement if it is within 0.5 mile walking distance of the housing site and records or reports from the transit agency can show the service has the capacity to provide at least 45 or more transit services each weekday.

Under neighborhood assets, can you confirm that a project must first comply with EGC mandatory requirements for access to assets, and that in order to score points any assets listed would be in addition to the mandatory EGC assets. And also confirm that projects must first meet food access requirement, any scoring item related to food access would be in addition to mandatory food access item
- Once the mandatory criteria for EGC and food access are met, sites that have additional desirable neighborhood characteristics and amenities can score up to five points, depending on the proximity to the subject. Scoring is a maximum of one point per category: Food access, Health & Wellness, Education & Culture, Mobility, Civic & Culture Facilities, Retail, and Services.

Is the IHDA Green Community Workbook required to be submitted at PPA stage?
- No, the Workbook is required at full application if not pursuing a green building certification.

The Enterprise Mandatory IHDA checklist doesn't have a selection for a point that is not applicable. Do we leave it blank? Select 'no'?
- You may leave that section on the checklist blank; you can leave the submission box empty or state, for example, "N/A – Rehab project."

What are the requirements for a third-party cost estimator? Does IHDA have a list of approved third-party cost estimators?
- IHDA does not maintain a list of third-party cost estimators.
- The consultant, having an office in the State of Illinois, shall be certified by one of the following organizations:

- as a cost engineer by the Association for the Advancement of Cost Engineering (AACE);
- as a certified professional estimator by the American Society of Professional Estimators (ASPE);
- as a certified cost estimator/analyst by the International Cost Estimating and Analysis Association (ICEAA);
- or having a chartered status issued by the Royal Institution of Chartered Surveyors (RICS).

If my Project includes an identity of interest between the Owner and GC, do I need to obtain two separate third-party cost estimates?
- No, only one third party cost estimate is required.

Project Application – Scoring Components Energy Efficiency and Sustainability

Do you accept LEED v4 instead of v4.1? LEED v4.1 is currently not available for LEED-Homes Low-rise or LEED Midrise in the U.S.?
- Yes, if a project meets a low rise or midrise definition, IHDA expects a project to use the most updated version applicable.

Can I pursue points under both Green Building Standards and Energy Efficiency?
- Yes, but you must demonstrate that the Energy Efficiency Certification is not already required as part of the Green Building Certification. For example, a Project pursuing Enterprise Certification Plus and Energy Star Certification cannot achieve 13 points, as Energy Star compliance is required for the Enterprise Certification Plus.