

2027 - 2028

Qualified Allocation Plan

Illinois Housing Development Authority

State of Illinois

JB Pritzker, Governor



To our development partners, community leaders, and residents of Illinois –

On behalf of Governor JB Pritzker and the Illinois Housing Development Authority (IHDA) Board and staff, I am pleased to present Illinois' 2027-2028 Qualified Allocation Plan (QAP), which establishes the framework that will guide our state's allocation of Low-Income Housing Tax Credits for the next two years.

This QAP is the result of more than a year of planning and thoughtful collaboration with developers, advocates, service providers, and many other stakeholders who share our commitment to expanding affordable housing in Illinois. Through public meetings, written comments, and productive conversations, these partners helped shape a plan that ensure our allocation priorities and processes will remain relevant and responsive as the housing landscape continues to evolve. We are grateful for your expertise, your partnership, and your willingness to provide honest feedback throughout this process.

This plan includes many key updates and guidance while building on the Authority's focus to prioritize cost containment through policies and incentives to reduce the cost of affordable housing. IHDA remains steadfast in its commitment to identify innovative and creative models to expand the range of solutions to address Illinois' affordable housing needs.

This QAP also represents intentional efforts on IHDA's behalf to support our development partners to provide a clear roadmap for the future. We have improved administrative guidance to provide greater clarity, transparency, and predictability for applicants throughout the application and evaluation processes. We have also implemented a new scoring structure that offers greater flexibility and competitive incentives for developments that advance IHDA's policy priorities, without requiring every project to satisfy an expanding checklist of costly features or burdensome requirements.

Taken together with other measures in this QAP, these changes lay the foundation for a more transparent and inclusive statewide allocation that grows and advances our housing capacity, ensures cost efficiency, drives innovation, and strengthens affordable housing investments across Illinois.

However, the impact of this plan still relies on our continued partnership with Illinois' affordable housing community. And to that end, we look forward to continuing our work together as we create and preserve high-quality affordable homes and apartments that strengthen neighborhoods, expand opportunity, and improve the lives of Illinois residents across the state.

Sincerely,



Kristin Faust
Executive Director
Illinois Housing Development Authority

2027-2028 Qualified Allocation Plan

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Section I: Introduction

A. Purpose of the QAP

The Low-Income Housing Tax Credit (“LIHTC”) program was created by the United States Congress in 1986 to promote the development of affordable housing for low-income individuals and families. The IRS regulations for the Tax Credit program are found under Section 42 of the Code of 1986, as amended.

As an allocating agency for the Tax Credit program in Illinois, the Illinois Housing Development Authority (“Authority”) is required to publish a Qualified Allocation Plan (“QAP”) that details how it intends to award the tax credits. Pursuant to Section 42 of the Code, the QAP describes criteria the Authority considers in evaluating Projects and development teams applying for an Allocation of Tax Credits. Additionally, the QAP explains the process for obtaining Tax Credits either through the issuance of a 42(m) Letter for Projects financed through the issuance of tax-exempt bonds (“4% Tax Credits”) or through the competitive selection process (“9% Tax Credits”).

B. Authority Mission Statement

The Authority serves as the State’s housing finance agency, functioning as a quasi-governmental organization whose mission is to “finance the creation and preservation of affordable housing in Illinois.” The Authority is responsible for administering a wide variety of funding sources and programs that acquire, construct and rehabilitate affordable housing units, as well as support community development efforts throughout the State. Since the Authority’s establishment in 1967, it has delivered more than \$29 billion in state, federal, and leveraged financing to make possible the purchase, development, or rehabilitation of 335,750 homes and apartments for low- and middle-income households.

C. Directives and Policies Guiding the QAP

The QAP provides a framework for the development and rehabilitation of affordable rental units that support the achievement of broader policy objectives.

The Authority’s current policy priorities, goals, and objectives for the QAP are discussed below. These priorities have been identified as supporting key housing goals of the State as codified in the Authority’s various plans and legislative requirements. The priorities are meant to respond to broader economic and socio-demographic conditions as well as feedback received from the public and development community.

i. Code Required Selection Criteria and Preferences

Section 42(m) of the Code requires the Authority to include the following Project selection criteria in the QAP:

- Project location;
- Housing need characteristics;
- Project characteristics, including whether the Project involves the use of existing housing as part of a concerted Community Revitalization Strategy;
- Sponsor characteristics;
- Tenant populations with special housing needs;
- Public housing waiting lists;
- Tenant populations of individuals with children;
- Projects intended for eventual tenant ownership;
- Energy efficiency of the Project; and
- Historic nature of the Project.

Section 42(m) of the Code requires the Authority to give preference in allocating Tax Credits to:

- Projects serving the lowest income tenants;
- Projects obligated to serve qualified tenants for the longest periods; and
- Projects which are located in Qualified Census Tracts (“QCTs”) and the development of which contribute to a Community Revitalization Strategy.

ii. Authority Policy Priorities

The Authority identifies policy priorities through a variety of both proactive planning and legislatively mandated processes. Policy priorities are tools that are utilized to inform and guide the Authority's funding mechanisms, and provide a framework for tracking and understanding the impact of Authority resources across the state. Current Authority priorities and their correlated plans that have informed the priorities of the QAP include:

a. Annual Comprehensive Housing Plan ("ACHP") Priority Populations

Executive Order 2003-18 and the Comprehensive Housing Planning Act (P.A. 94-965) established the statewide comprehensive housing initiative, which identified underserved "priority populations" to guide housing funding and programming throughout Illinois. Serving the affordable housing needs of the ACHP's priority populations and initiatives is a primary objective of the Authority.

With the Comprehensive Housing Planning Act's sunset at the end of 2026, the Authority has put forth legislation to extend and amend the act and its planning and reporting functions. The proposed legislation¹ establishes the following three priority populations and three priority initiatives:

- **Priority populations:**
 - Very low-income households, individuals, and older adults earning below 50% of the area median household income, with particular emphasis on households earning below 30% of area median household income;
 - Low-income households, individuals, and older adults in need of permanent supportive housing; and
 - Low-income households, individuals, and older adults with a population-specific need, including, but not limited to, justice-involved individuals; persons experiencing homelessness; persons with a disability, including persons with a physical disability, a developmental disability, an intellectual disability, a mental illness, a co-occurring mental health condition and substance abuse disorder, or HIV/AIDS; survivors of gender-based violence; unnecessarily institutionalized persons; veterans; and youth, including those aging out of the foster care system.
- **Priority initiatives²:**
 - Affordable housing programs or investments that enable individuals to have access to employment;
 - Preservation of existing affordable housing; and
 - Planning and development initiatives in communities with unmet housing needs.

Most recently, the **2026 ACHP** identified four distinct policy priorities to guide the activities of the Authority and other State agencies for the upcoming year while the extension of the Comprehensive Housing Planning Act is considered in the Illinois General Assembly. These priorities, which have directly informed the QAP, are:

- **Policy Priority #1:** Address Inequities in Housing
- **Policy Priority #2:** Advance Access for Priority Populations
- **Policy Priority #3:** Support Community Development and Resiliency through Affordable Housing Investments
- **Policy Priority #4:** Strategically Maximizing Affordable Housing Resources and Policy Decisions for the Current Funding Environment

b. Illinois Housing Blueprint

The **Illinois Housing Blueprint** is a statewide planning initiative that aims to create a vision for the future of equitable affordable housing in Illinois and lay out a plan for achieving it. The data-driven research and insights produced through the Illinois Housing Blueprint's activities serve as a mechanism to inform the

¹ **HB 5424** amending the Comprehensive Housing Planning Act was put forth to the 104th Illinois General Assembly (2025-2026)

² Abridged. See **HB 5424** for full language

Authority's progress in serving the ACHP's policy priorities, and further guide future Authority policies and programmatic activities, such as the QAP.

The next iteration of the Illinois Housing Blueprint, which will be released in 2027, will provide a picture of the state of housing in Illinois, with a particular emphasis on the ways in which Illinois can improve the resiliency and equity of the housing markets across the state.

c. Home Illinois

Home Illinois: Illinois' Plan to Prevent and End Homelessness sets the foundational vision to ending homelessness in the state. Through both established and new innovative strategies, Illinois residents, community agencies, and State government will work together to prevent entry into homelessness. This planning effort is a multi-agency approach led by the Illinois Office to Prevent and End Homelessness ("OPEH") and the Illinois Interagency Task Force on Homelessness, on which the Authority's Executive Director sits.

Since the plan's establishment, the Authority has played a foundational role as partner and contributor to the goals outlined in the inaugural Home Illinois plan. Since its release, the Authority committed to doubling its annual production of units that serve Supportive Housing Populations, which it achieved as of 2026.

As of summer 2026, OPEH is in the process of releasing a new, three-year Home Illinois Plan which will include new strategies and actions to implement through mid-2029. Increasing the number of affordable housing units with a focus on units that prioritize people experiencing homelessness will remain a critical part of the Authority's contributions to the plan.

d. Diversity, Equity and Inclusion

In 2021 Governor JB Pritzker issued Executive Order Number 16 ("**Executive Order Establishing the Office of Equity**") which established the State's Office of Equity and set out statewide objectives for advancing diversity, equity, and inclusion throughout State agencies and in public policy. In addition to its creation of offices and positions throughout various agencies and State departments, Executive Order Number 16 also set forth directives to ensure that the State of Illinois be a leader in equity and inclusion, eliminate institutional and system barriers, and create opportunity and access for those it serves and employs. The State's Chief Equity Officer is responsible for leading the specific directives outlined by the Executive Order, which include the following:

- Identify and redress barriers to equity in the state;
- Support equity-oriented efforts throughout the State to ensure services and resources are available and accessible to all in Illinois; and
- Create a sustainable infrastructure and equity-oriented systems, policies, and procedures that operationalize diversity, equity, and inclusion within State agencies.

The directives included within this Executive Order, which applies to the Authority as a State agency, have guided the development of the QAP's policy priorities.

e. Olmstead v. L.C. and Consent Decree Populations

In 1999 the U.S. Supreme Court ruled in the **Olmstead v. L.C. case** that persons with disabilities have a right to receive their services in the most integrated setting according to their needs and desires. This ruling set forth a variety of precedents and priorities that govern the ways that supportive housing is funded and provided to individuals throughout Illinois and the nation more broadly. Informed by significant market demand for additional supportive housing units throughout Illinois and the guidance provided by way of the Olmstead v. L.C. ruling under the three Illinois Olmstead related Consent Decrees (Williams v. Pritzker, Colbert v. Pritzker, and Ligas v. Eagleson), the Authority has identified the creation of supportive and accessible housing units that serve low-income individuals with a disability as a guiding policy priority of the QAP.

iii. QAP Policy Priorities

Informed by the plans and policies referenced in the section above, the QAP identifies the following policy priorities:

- **Cost Containment and Creative Solutions to Affordable Housing Development**
The Authority is committed to identifying innovative and creative models to expand the range of solutions that can address the affordable housing need across Illinois. The QAP includes a variety of new criteria and incentives aimed at encouraging developers to pursue innovative, cost effective, and previously allowable but unincentivized approaches to assist with the development of additional housing units through LIHTC.
- **Serving Vulnerable Populations**
The Authority is dedicated to serving the needs of the state's most vulnerable populations through the creation of affordable housing units that serve households at the lowest income levels, and that incorporate additional supports and services. The QAP incorporates a variety of Mandatory criteria and incentives that encourage developers to integrate housing units and supports, such as rental assistance and services, that will serve the State's most vulnerable populations.
- **Statewide Equity**
The Authority recognizes that Illinois' many communities maintain diverse and nuanced housing needs, and that LIHTC may be used as an asset to address these needs statewide. The QAP includes an updated Allocation goal and numerous criteria that encourage equitable access to housing resources, various methods to demonstrate communities' different needs and assets, and incentives for promoting greater access and equity within the housing development process.

The table on the following page depicts how the QAP policy priorities are operationalized through administrative procedures, Mandatory requirements, and scoring incentives.

QAP Policy Priorities		
Tax Credit Type	Requirements and Incentives	QAP Section to Reference
Cost Containment and Creative Solutions to Affordable Housing Development		
9%	Up to six points achievable for Applications that contain their Project hard costs	Section IX.C.ii.a
9%	Up to six points achievable for Projects that utilize income averaging or rental assistance to support higher shares of total units to populations at extremely low-income levels	Section IX.C.ii.b
9%	Up to eight points achievable for Applications that leverage additional financial resources in the Project	Section IX.C.ii.c
9%	Up to 20 additional points achievable under the Creative Solutions policy track	Section IX.D
Serving Vulnerable Populations		
4%, 9%	Mandatory requirement that Projects dedicate 5% (4% Tax Credit Applications) or 5-10% (9% Tax Credit Applications, dependent upon Set-Aside) of total units to the SRN	Section VIII.P.i
4%, 9%	Mandatory requirement that Projects exercise a 10% waitlist preference for veterans in the Tenant Selection Plan ("TSP")	Section VIII.P.ii
9%	Up to six points achievable for Projects that dedicate higher shares of total units to populations at extremely low-income levels with rental assistance or using income averaging	Section IX.C.ii.b
9%	Up to four points achievable for Projects that incorporate additional shares of accessible units beyond the Mandatory requirements	Section IX.C.iv.a
9%	Up to six points achievable for Projects that incorporate additional Universal Design elements beyond the Mandatory requirements	Section IX.C.iv.c
9%	Up to six points achievable for Projects that incorporate additional SRN units beyond the Mandatory requirements	Section IX.C.v.a
9%	Up to 20 additional points achievable under the Permanent Supportive Housing policy track for Projects that dedicate 15% or more of their total units to Supportive Housing Populations	Section IX.E
Statewide Equity		
9%	Updated 9% Allocation goals that are reflective of the statewide household distribution and encourage greater parity in Tax Credit awards	Section IV.A
4%, 9%	Mandatory Community Revitalization Strategies thresholds promoting local planning efforts required for Projects in QCTs and/or R/ECAPs	Section VIII.B
9%	Three points achievable for Applications that include a less experienced co-Sponsor to build and develop their real estate development experience	Section IX.C.i.a
9%	Up to seven or 11 points achievable (non-profit or for-profit, respectively) for Applications with development team Participants with BIPOC Development Control or who are WBE/DBE/MBE certified	Section IX.C.i.b, Section IX.C.i.c
9%	Up to 10 points achievable for Applications that demonstrate a high Quality of Life Index score	Section IX.C.iii.b
9%	Up to 20 additional points achievable under the Targeted Markets policy track	Section IX.F

Section II: General Provisions

A. Changes to the QAP

If it is determined that any part of the QAP is not in compliance with Section 42 or any other applicable codes or statutes, only that non-compliant part shall be considered out of compliance with Section 42. The remainder of the QAP shall remain in effect. Additionally, the Authority reserves the right to amend, modify, withdraw or update provisions of the QAP, including attachments, at any time and, except as may be required, without public hearing or public comment to administer the Tax Credit program.

B. Authority Rights

The Authority reserves the right to:

- Limit the number of 9% Tax Credit Reservations for Rental Assistance Demonstration (“RAD”) Projects to one per Set-Aside per year;
- Make Tax Credit Reservations in an amount above 1,700,000 per Project;
- Limit the number of Projects recommended for Tax Credits in any Set-Aside, as defined in **Section III.B.i Credit Ceiling**;
- Limit the number of Projects recommended for Tax Credits for any given Sponsor, which includes, but is not limited to, Sponsors who were previously awarded Tax Credits and have not closed on those Projects;
- Limit the number of Projects recommended for Tax Credits in any area where the Authority has previously allocated resources;
- Allocate Tax Credits to the most competitive Project(s) across any of the scoring tracks within a Set-Aside;
- Make Tax Credit Reservations from the upcoming calendar year Credit Ceiling (a “Forward Reservation”) under the QAP; and
- Verify any information submitted in an Application.

Additionally, the Authority may review local and/or State analyses of impediments to fair housing prepared in connection with federal funding programs. Accordingly, the Authority reserves the right to prioritize Applications that demonstrate opportunities to affirmatively further fair housing.

In keeping with the State’s Comprehensive Housing Planning Act (as amended P.A. 99-0564), the Authority may issue a Reservation to a Project(s) selected by the Authority in response to a Notice of Funding Availability (“NOFA”) issued by the Interagency Committee of the Illinois Housing Task Force. The amount reserved will not exceed 10% of the total Authority Credit Ceiling. Any Project recommended by the Interagency Committee must meet the requirements of the QAP, excluding the Scoring Categories section.

C. Authority Limitations

The Tax Credit program is a regulated and highly complex program. Final interpretations of certain rules and regulations governing various aspects of the program have not been issued. As such, additional requirements or conditions applying to the Tax Credit program may be forthcoming.

It is the responsibility of the Sponsor and Owner to be knowledgeable of Section 42 of the Code, regulations and administrative documents (rulings, notices, and procedures), and all relevant materials published by the IRS. It is strongly suggested that prospective Sponsors and Owners interested in the Tax Credit program contact their tax accountant and/or attorney prior to submitting an Application and prior to the development of Projects under the Tax Credit program. While the Authority will assist those applying for an Allocation of Tax Credits, the Authority will not provide tax or legal advice.

The Authority’s review of an Application is solely for its own purposes. The Sponsor and Owner of a Project may not rely upon the Authority’s review as evidence of such Project’s compliance with federal or State law. Further, the Authority’s Allocation of Tax Credits for a Project shall not constitute a representation or warranty that the Project complies with Section 42 or any other laws and regulations governing Tax Credits. The Sponsor and Owner are responsible for ensuring the Project complies with all such laws and regulations.

D. Application Disclosures

i. Limitation of Acceptance of Submission

Acceptance of a Preliminary Project Application (“PPA”) or Application shall not be construed to be a representation or warranty by the Authority as to the feasibility, viability, or lack thereof, of any Project.

ii. Sharing of Information with Third Parties and Governmental Entities

The Authority shall have the right at any time without any further consent from, or notice to, the Owner, or any other party, to discuss, communicate and disseminate any information concerning the Owner or the Project with any third party, including, but not limited to, any general or limited partner, member, or shareholder of the Owner or any entity or individual comprising any part of Owner’s ownership structure, any party providing any funds to or on behalf of the Owner or Project, the IRS or any other governmental entity.

iii. Disclosure of Information Pursuant to the Illinois Freedom of Information Act

The Application is subject to the Illinois Freedom of Information Act (5 ILCS 140). Accordingly, all or part of the Application may be open to public inspection or copying. Any claim that the information submitted is exempt from disclosure must be included in the submission and identified as exempt. The specific statutory basis for the claimed exemption must also be identified with an explanation as to why the information satisfies the exemption. The Authority will determine whether such exemption applies in its sole discretion.

iv. Notification of Elected Officials

Upon receipt of an Application, the Authority will send notification letters to publicly elected officials and agencies. If the notification letters generate questions or comments, the Owner may be required to respond.

E. The Fair Housing Act

The Authority requires that all Projects meet the requirements of the Fair Housing Act, 42 U.S.C. 3601 - 3619. The Fair Housing Act is enforced by HUD and prohibits discrimination in the sale, rental, or financing of dwellings and in other housing-related activities on the basis of race, color, religion, sex, disability, familial status or national origin.

F. Affirmatively Furthering Fair Housing

It is the policy of the Authority to administer the Tax Credit program affirmatively, establishing conditions in which individuals of similar income levels in the same housing market area have access to a comparable range of housing choices regardless of their race, color, religion, sex, disability, familial status or national origin. Each Sponsor shall pursue affirmative fair housing marketing policies when soliciting tenants and reaching out to underserved populations and those least likely to apply to reside in completed Tax Credit units. Sponsors are also expected to align with local AFFH plans.

As part of HUD’s fair housing efforts, the Authority strongly encourages all Sponsors to contact the Project’s nearest designated housing locator for Olmstead class members, the local Continuum of Care, and Centers for Independent Living to guarantee people with disabilities an opportunity to apply for units in Tax Credit buildings for which they qualify. A list of Illinois Centers for Independent Living can be found on the **Illinois Department of Human Services (“IDHS”) website**.

Section III: Tax Credit Information

A. Tax Credit Calculation

Under Section 42(m) of the Code, the Authority must determine the amount of Tax Credits allocated to a Project does not exceed the amount necessary to assure Project feasibility. The Authority will review the amount of Tax Credits a Project is eligible to receive using the Qualified Basis method and the Equity Gap Method. A Tax Credit award will be based on the lesser of the Tax Credit amount supported by the Project's Eligible Basis or the Tax Credit amount supported through the Equity Gap Method.

The Authority continuously reviews the amount of Tax Credits a Project receives from Application through the issuance of IRS Form 8609. The Authority's review may result in a reduction to the amount of Tax Credits the Project receives.

B. 4% Tax Credit Projects

All Mandatory requirements in the QAP apply to 4% Tax Credit Projects unless a waiver is requested or a requirement is otherwise amended or waived by the Authority in its sole discretion. Waivers will not be considered for application deadlines. All Projects receiving a Conditional Allocation of Tax Credits for 4% Tax Credits are subject to the following regardless of the entity issuing the bonds:

i. Credit Ceiling

The amount of 4% Tax Credits available is determined by a combination of the Project's Eligible Basis and the amount of tax-exempt private activity bonds that are issued for Projects.

ii. 4% Tax Credit Allocation

a. 42(m) Letter

Projects that fulfill the requirements of the QAP and Section 42(m)(1)(D) of the Code will be issued a 42(m) Letter, which will set forth the estimated annual Tax Credit amount and specify other terms, conditions, documentation and timelines that must be satisfied prior to the issuance of IRS Form 8609, including the payment of a non-refundable fee.

Required documentation includes, but is not limited to, the following:

- Compliance Monitoring Fee Agreement;
- Election of Low-Income Housing Tax Credit;
- BIN Assignment Form;
- Gross Rent Floor Election Form;
- TSP; and
- Affirmative Fair Housing Marketing Plan outlining how the Project will market units to underserved tenants, including tenants with special needs.

Pursuant to Section 42 of the Internal Revenue Code, when an issuer in the State, other than the Authority, receives an allocation of the State's volume cap for a Project, the Sponsor of that project must separately request an award of 4% Tax Credits from the Authority to obtain a preliminary determination of eligibility for those credits, which is known as a 42(m) Letter. When requesting a 42(m) Letter from the Authority, certain requirements must be met. First, all requirements of the QAP and application process must be satisfied. Second, the Authority must have received the current fee required to issue such determination. Third, the initial Application submission must include a preliminary determination letter, or 42(m)(2)(d) Letter, from the issuer of the tax-exempt bonds. The determination letter must address the tax credit dollar amount and the reasonableness of project costs.

b. Request for Extension

The Authority may, in its sole discretion, approve an extension to meet the conditions set forth in the 42(m) Letter. To be considered for an extension, the Owner must submit a written request and explanation for such extension. Additionally, Projects approved for an extension may be subject to late fees. Failure to meet

the conditions set forth in the 42(m) Letter or to obtain Authority approval for an extension to meet the conditions set forth in the 42(m) Letter may result in a revocation of the Conditional Allocation.

If the Authority is not issuing the tax-exempt bonds, the Project must still comply with the Mandatory sections of the QAP. Additionally, the governmental unit that is issuing the bonds must determine that the credits allocated to the building does not exceed the amount necessary to assure project feasibility, as required under Section 42(m)(2)(D).

iii. Volume Cap Limits

The Authority reserves the right to:

- Limit the volume cap used to the amount needed to meet the 25% test, or as required for the Authority's underwriting standards as set forth in the Authority's **Underwriting Standards Guide**.
- Restrict or eliminate the use of bond volume cap for conduit bond transactions.
- Score Applications for tax-exempt bonds and 4% Tax Credits.

iv. Basis Calculation

The Authority reserves the right to limit basis calculations on 4% tax-exempt bond Projects with Tax Credits. Specifically, acquisition costs used in the calculation of Eligible Basis may be limited to recent sales related to the acquisition of the property, current rents, HUD published fair market rents, LIHTC rent limits or other reasonable requirements as determined by the Authority when evaluating a property's value.

v. Basis Boost

Projects that meet one of the following criteria are eligible for a Boost under the Code. However, an Application may not request an Allocation of Tax Credits based on a Boost or in excess of the limits contained below.

a. Code Provided Basis Boost

Projects located in the most recent and publicly available determination of a QCT or a Difficult to Develop Area ("DDA") (as defined under Section 42 of the Code) are eligible for a Boost. The most recent published **HUD List** or **Map** of DDAs and QCTs contains eligible areas. Projects may not apply with a Basis Boost. Requests for a Basis Boost will be considered as an Authority resource request.

b. Discretionary Basis Boost

The Authority may not provide a discretionary Boost to 4% Tax Credit Projects.

vi. Maximum Tax Credit Request

The maximum amount of 4% Tax Credits for which a Project may apply is the lesser of the following:

- The Tax Credit amount supported by the Project's Eligible Basis; or
- The Tax Credit amount supported through the Equity Gap Method.

C. 9% Tax Credit Projects

i. Credit Ceiling

The Authority anticipates approximately 34 million in 9% Tax Credits available for Allocation to the Authority annually, in accordance with Section 42 and Treasury Regulation 1.42 - 14.

The total amount of Tax Credits available for Allocation is subject to change as additional Tax Credits may become available if Projects that received Allocations in prior years return Tax Credits to the Authority or if the Authority receives additional Tax Credits from the national pool.

ii. Basis Boost

Projects that meet one of the following criteria below are eligible for a Boost under the Code. An Application cannot request an Allocation of Tax Credits based on a Boost or in excess of the limits contained below.

a. Code Provided Basis Boost

Projects located in the most recent and publicly available determination of a QCT or a DDA (as defined under Section 42 of the Code) are eligible for a Boost. The most recent published **HUD List** or **Map** of DDAs and QCTs contains eligible areas. Projects may not apply with a Basis Boost. Requests for a Basis Boost will be considered as an Authority resource request.

b. Discretionary Basis Boost

The Authority may provide a discretionary Boost and 9% Tax Credit Allocation to: (a) Projects that further the Authority's Policy Priorities & Objectives (see **Section I.C**); or (b) in order to effectively manage its resources or make a Project financially feasible.

iii. Maximum Tax Credit Request

The maximum amount of Tax Credits for which a Project may apply is the lesser of the following:

- A total Allocation of 1,700,000; or
- The Tax Credit amount supported by the Project's Eligible Basis net of a Boost; or
- The Tax Credit amount supported through the Equity Gap Method.

Section IV: Geographic Set-Asides

A. Set-Aside Determinations and Allocation Goals

The Authority utilizes geographic Set-Asides to determine allocation goals for its Tax Credits. Allocation goals are calculated based on population and the availability of other affordable housing development resources. The four geographic Set-Asides utilized within the QAP allow for Applications to be evaluated comparatively against others within the same geographic areas and/or distinct market types.

Applications pursuing 9% Tax Credits will be evaluated against other Applications submitted during the same annual round within their respective geographic Set-Aside. The Authority may, at its sole discretion, choose to allocate Tax Credits to the most competitive Project(s) within a Set-Aside across the general scoring criteria and/or policy scoring tracks.

Projects serving priority populations and/or meeting priority initiatives as defined in **Section I.C.ii.a** are strongly encouraged in every Set-Aside. A variety of Mandatory requirements and scoring incentives intended to promote the housing needs of the Authority's priority populations are included throughout the QAP.

The Authority's approximate allocation goals for 9% Tax Credits within each Set-Aside are as follows:

Allocation Goal by Set-Aside	
Set-Aside	9% Allocation Goal
Chicago Metro	40%
City of Chicago	10%
Non-Metro	20%
Other Metro	18%
Statewide	12%
Total 9% Tax Credit Allocation	100%

The Authority may choose to modify any of these allocation goals including, but not limited to, only allowing a certain number of Projects or amount of Tax Credits to be allocated in any Set-Aside regardless of Applications' scores.

The Authority reserves the right to limit the number of 9% Tax Credit reservations for RAD Projects to one per Set-Aside per year.

B. Geographic Set-Aside Definitions

The four geographic Set-Asides utilized within the QAP are defined as follows:

Geographic Set-Aside Definitions			
Set-Aside	Description	Definition and Boundaries	List of Geographies
Chicago Metro	The metropolitan area comprised of Cook County and its five adjacent counties, but excluding the city of Chicago.	The county boundaries containing DuPage, Kane, Lake, McHenry, Will, and Cook counties, excluding the city of Chicago.	Refer to the Authority's Set-Aside Lookup tool
City of Chicago	Community areas within the city of Chicago.	The municipal boundary containing the city of Chicago.	
Non-Metro	Typically rural communities that are not within the contiguous development area of a larger metropolitan region.	Regions that are located outside of any contiguous development metro areas, including all counties with fewer than 50,000 population.	
Other Metro	Smaller metropolitan areas outside of the Chicago Metro region with contiguous development.	Metropolitan areas such as Springfield, Peoria, Rockford, etc., including smaller municipalities within an area of contiguous development.	

Projects with multiple Sites located across more than one of the defined geographic Set-Asides will be evaluated within the Set-Aside in which the largest share of its Project units exist. Assigned Set-Asides for any Project Site can be referenced utilizing the Authority's **Set-Aside Lookup tool**.

C. Statewide Set-Aside

The Authority may choose to allocate 9% Tax Credits under the Statewide Set-Aside to Projects that meet the following requirements:

1. Projects that fulfill certain housing policy goals and further the Authority's stated policy priorities in **Section I.C**;
2. Projects that would not otherwise be awarded Tax Credits based upon their competitive score within their geographic Set-Aside; or
3. Projects located in a geographic Set-Aside where the total amount of Tax Credits available is less than the total amount of Tax Credits requested.

Applications will be competitively evaluated within their applicable geographic Set-Aside. Sponsors cannot apply for or request an award of Tax Credits under the Statewide Set-Aside.

Section V: Tax Credit Request Process

All Projects planning to apply to the Authority for an Allocation of Tax Credits must first submit a PPA to the Authority pursuant to **Section VI** prior to submitting an Application pursuant to **Section VII**. Only after a Sponsor receives an approval notice of the PPA can they submit a full Application. Required materials to be included in the submission and evaluation criteria for both the PPA and the full Application are discussed in detail **Sections VI** and **VII**, respectively. A summary table of the full Tax Credit Request process for all Projects is provided below.

Tax Credit Request Process Steps		
Process step, in required chronological order	Projects pursuing 4% Tax Credits	Projects pursuing 9% Tax Credits
PPA		
Sponsor submits PPA to the Authority	x	x
Authority issues PPA Clarifications	x	x
Sponsor submits PPA Clarification response(s)	x	x
Authority issues PPA evaluation and notification letter	x	x
Approval or Conditional Approval	Sponsor may submit Application	
Denial	Application will not be accepted	
Application		
Sponsor submits Application to the Authority	x	x
Authority reviews Application for Mandatory components & conditions	x	x
If conditions assigned at PPA and/or Mandatory components are unmet, Application is mandatorily failed	x	x
If conditions assigned at PPA and Mandatory components are met, Application may move forward	x	x
Authority issues Application Clarifications	Not applicable	x
Sponsor submits Application Clarification response(s)	Not applicable	x
Authority reviews Application for Scoring components	Not applicable	x
Tax Credit Award		
Funding and award determination	x	x

Section VI: Preliminary Project Assessment

A. About the PPA

When applying for Authority resources, the first required step for all Projects is completing a PPA. All 4% Tax Credit applicants and 9% Tax Credit applicants must complete the PPA process before submitting an Application. Required PPA documentation includes information related to the Project concept, location, financing assumptions, and development team. PPAs will be evaluated based on the five components outlined in **Section VI.E** below. All required submission forms and documents can be downloaded from the **Developer Resource Center** section of the Website.

B. Timing

PPAs submitted for 4% Tax Credits are accepted on a rolling basis and as advised by the Authority.

PPAs submitted for 9% Tax Credits will be accepted in accordance with the **LIHTC Program Timeline**.

C. PPA Submission

PPAs for all Authority resources are submitted electronically through **IHDA Connect** using the current **Universal Preliminary Project Assessment Workbook** (“**PPA Workbook**”). Sponsors must request a Project ID (“PID”) and an account for IHDA Connect in order to submit a PPA. Once assigned a PID and granted access to IHDA Connect, the **PPA Workbook** and all additional documents must be uploaded electronically into IHDA Connect.

Sponsors can visit <https://ppa.ihda.org> to request an account for IHDA Connect and a PID. If a request for an account and/or PID is not fulfilled within three business days, Sponsors can reach out to **IHDAconnecthelp@ihda.org** for assistance.

PPA documentation will not be accepted in paper form.

i. Multiple Program Consideration at PPA and Application Program Intent

PPAs submitted under this QAP must utilize the **PPA Workbook**. This combined option allows for a Project to be considered for a simultaneous PPA evaluation under the following Authority programs and funding rounds including, but not limited to:

- Permanent Supportive Housing Development Program
- 4% Low-Income Housing Tax Credits
- 9% Low-Income Housing Tax Credits

Sponsors must clearly indicate within the **PPA Workbook** which program(s) they would like the Project to be considered under, including any additional and/or gap Authority resources needed to make the Project financially feasible, and PPA submissions must include all information required in correlation with the respective program(s) as indicated in the **PPA Workbook**¹.

Projects will receive one or more PPA evaluation and notification letter (see **Section VI.F.ii**). If a Sponsor requested consideration under more than one program at time of PPA submission, the Authority may use its discretion to determine which program is most appropriate for the Project to move forward within, which will be communicated through the PPA evaluation and notification letter. Should a Project’s PPA be approved to move forward to submit a full Application (via receipt of an “Approval” or “Conditional Approval”) for more than one program, Sponsors must indicate solely one program that they intend to pursue with an Application for the Project. To indicate their Application program intent, Sponsors must notify the Authority of which program they intend to pursue at Application by emailing the Authority no later than the date published in the **LIHTC Program Timeline**.

Sponsors may not pursue an Application in more than one program for the same Project.

¹ Projects seeking consideration under both the PSH Development Program and 9% LIHTC funding round must complete all applicable tabs within the **PPA Workbook** outlining, at a minimum, the Project’s proposed financial characteristics, and any other applicable information, for both funding scenarios

D. Fees

Fees are due when the PPA is submitted to the Authority. Fees must be submitted using the **Multifamily Fee Payment Form**. This **Multifamily Fee Payment Form** also contains information regarding payment amount and instructions. If for any reason a Project does not move forward, the Authority will retain all fees paid to the Authority in connection with the Project.

E. PPA Criteria

The Authority will provide a PPA evaluation regarding Project characteristics in the following five categories:

1. Project Concept
2. Site
3. Market
4. Financial Feasibility
5. Development Team

PPA requirements and evaluation criteria for each of these categories will be determined as described in **Sections VI.E.i - VI.E.v** below. Sponsors must submit documentation to satisfy each category's criteria at time of PPA submission.

PPAs will receive an evaluation in each of the five categories, as well as an overall PPA evaluation determination (see **Section VI.F**) from the Authority. There are three possible outcomes for the five categories and overall PPA evaluation determination:

Possible PPA Evaluation Outcomes and Implications		
PPA Evaluation Outcome	PPA Category(ies)	Overall PPA Outcome
Approval	The PPA category is approved, criteria are satisfied	The PPA is approved, and a full Application will be accepted by the Authority
Conditional Approval	The PPA category is conditionally approved, criteria(on) are not fully satisfied and are subject to conditions*	The PPA is approved subject to conditions being met within any of the five categories
Denial	The PPA category is denied, criteria are not satisfied	The PPA is denied, and an Application will not be accepted by the Authority

*Should a PPA receive a "Conditional Approval" in any of the five categories, penalty(ies) for unmet conditions are outlined in **Section IV.G** below.

i. Project Concept Criteria

PPAs will be reviewed and evaluated for a Project's general concept including intended Project size, type, and population served.

The following Project concept information and all relevant details must be included in the designated text box narrative fields within the **PPA Workbook** for all Projects:

- a. Project size and type
- b. Target populations

Projects seeking consideration under the PSH Development Program or pursuing additional points under the Permanent Supportive Housing policy track (see **Section IX.E**) must also provide information on the following two criteria, which will be evaluated as a part of the overall Project concept. The Authority will evaluate the following two criteria according to the standards set forth in the **IHDA PSH Requirements Guide**:

- c. Housing referral coordination
- d. Preliminary service plan details

While not required, Projects are encouraged to submit other relevant documentation to support the Project concept narrative including draft versions of service plans, agreements or MOUs for services or referrals and proposed partnerships, if any.

ii. Site Criteria

PPAs will be reviewed and evaluated based on the location and fit of their Project Site(s) within the surrounding market area, and will include an evaluation of existing housing and demographic market characteristics.

The Authority will determine a Primary Market Area (“PMA”) for each PPA for purposes of PPA review only. This PMA does not need to be the same PMA used in the Site and Market Study referenced in **Section VIII.L**. The PMA is determined using in-house mapping programs by:

1. Identifying a logical assemblage of the census tract(s) containing the Project Site(s) and adjacent census tracts for data aggregation purposes; and
2. Identifying natural market area boundaries (i.e., highways, roads, train tracks, waterways).

The Authority also conducts an in-person visual review of each Project Site, which may inform or adjust the PMA.

The PMA determination process will be adapted appropriately for Projects with more than one Site by one of the two following methods:

1. Determining a single but expanded PMA that encompasses the full range of all Project Sites; or
2. Determining more than one PMA to account for multiple Project Sites serving multiple markets.

a. Enterprise Green Communities

At time of PPA submission Projects must certify that they will adhere to the **2026 Enterprise Green Communities (“EGC”) mandatory criteria** at time of Application (see **Section VIII.O** for more details on EGC mandatory requirements). A Project’s compliance with EGC’s mandatory criteria will be evaluated at time of Application and verified upon construction completion and Project close-out.

iii. Market Criteria

a. Economic and Market Indicators

Economic and market conditions are reviewed and evaluated at PPA as components of a Project’s market. Market factors included in this review are outlined in the **PPA Market Data and Metrics Chart**. The Authority uses only publicly available data in its PPA market review. In some cases, market factors have been combined into “indicators” designed to measure market trends and/or changes. These indicators include, but are not limited to, the following indicators which are published as widgets on the Authority’s **Market Research website**:

- The **Affordable Rental Unit Survey (“ARUS”)**;
- The **Affordability Risk Index (“ARI”)**; and
- **Revitalization Impact Areas (“RIAs”)**.

Market data and indicators are reviewed for every Project based on the census tracts that are included within their PMA(s), as described in **Section VI.E.ii**. The most current **Site and Market PPA Review Parameters** fully describe the Authority’s market review metrics and evaluation methodology.

Optional supporting market and planning documentation:

Sponsors have the option of submitting documentation to help demonstrate a Project’s compatibility with the Authority goals and/or project viability or convey the Project’s vision that provides context outside of the Authority’s PPA market review as described above. This documentation is not required, but could provide community-level information about an area’s market characteristics that are not reflected in the market

factors and indicators described above. Additional information is provided in the **Site and Market PPA Review Parameters** document.

b. Food Access

Projects must demonstrate that their Site(s) has appropriate food access by evidencing proximity to one or more qualifying food access businesses. Projects with more than one Site need to demonstrate appropriate food access for each Project Site. A Project's food access will be reviewed and evaluated at PPA as a component of its market. The Authority publishes a **Food Access Locator** to help Sponsors gauge food access availability near a Site.

The Authority utilizes the North American Industry Classification System ("NAICS") to determine qualifying food access businesses. Sponsors can refer to the **NAICS Association website** for NAICS code definitions. Qualifying food access businesses and proximity radii are determined based upon a Project's Set-Aside, and are defined as follows:

Food Access Requirements		
Set-Aside	Qualifying Food Access Business(es)	Minimum Proximity Radius (miles)
Chicago Metro	- Full-service grocery store (NAICS 445110) - Fruit & vegetable market/produce market (NAICS 445230)	1 mile
City of Chicago		
Other Metro		
Non-Metro	- Supermarket/Grocery (NAICS 445110) - Fruit & vegetable market/produce market (NAICS 445230)	5 miles

Convenience stores do not fulfill food access requirements in any Set-Aside. To document appropriate food access, Sponsors must provide a map and the name(s) and address(es) of the qualifying food access business(es). The Authority will use ESRI Business Analyst to confirm identified businesses meet the outlined criteria.

Projects will be expected to fulfill the food access requirements defined above during the PPA submission and/or PPA clarification period. During the PPA clarification period, Projects that are aware of community-based efforts to increase food access may request additional time to fulfill the food access requirements by time of Application. In these circumstances, Projects may receive a Conditional Approval on the PPA market evaluation requiring that additional documentation is provided demonstrating at least one of the following:

- Community plans to develop a supermarket, supercenter, grocery store, produce market or farmers market within the applicable minimum proximity radius for the Project's Set-Aside radii;
- The existence of a Community Revitalization Strategy that outlines strategies for improving food access that will benefit the Project; or
- Narrative that demonstrates how appropriate access to food access will be provided to the Project.

c. Qualified Census Tracts and/or Racially or Ethnically Concentrated Areas of Poverty

Projects with one or more Site(s) located in a QCT and/or R/ECAP must submit a Community Revitalization Strategy and supporting documentation that meets all Mandatory requirements under the Community Revitalization thresholds (see **Section VIII.B**). This requirement will be evaluated at time of PPA submission and will be included as a component of the Project's market.

iv. Financial Feasibility Criteria

Various components of a Project's proposed financial characteristics will be evaluated at time of PPA submission, constituting the PPA financial feasibility category. In order to demonstrate financial feasibility, Projects must be consistent with requirements detailed in the Authority's **Underwriting Standards Guide**.

v. Development Team Criteria

All proposed development team participants must be identified at PPA. Development team participants will be required to provide a completed development experience certification form, including:

- A **Sponsor Development Experience Certification Form** for each anticipated Project Sponsor (as identified on the organizational chart submitted with the **PPA Workbook**);
- A **General Contractor Development Experience Certification Form**²;
- A **Property Manager Development Experience Certification Form**;
- An **Architect of Record Development Experience Certification Form**; and
- A **Service Provider Development Experience Certification Form** (if applicable).

For Projects pursuing additional points under the Permanent Supportive Housing policy track, a **Service Provider Development Experience Certification Form** must be included for at least one Service Provider.

At least one Sponsor must meet stated ownership experience criteria as described in **Section VIII.M**. The Authority may, at its sole discretion, accept alternative evidence of the development team's appropriateness. Sponsors are encouraged to be in contact with the Authority prior to submittal of PPA regarding potential exceptions to the experience requirements for any of the Participants.

F. PPA Evaluation

i. Clarifications to the PPA

After review of all 9% Tax Credit PPAs, the Authority may issue an email request for clarification of any submissions ("Clarification Letter"). The Clarification Letter may also include one or more request(s) for information related to any of the five PPA criteria. The Authority email request will state the length of clarification period, typically no more than ten business days. Any response to a Clarification Letter must be in writing and will be allowed only during the established clarification period. The Sponsor's response may not include any new information or any additional submission outside of the items noted in the Clarification Letter.

It is the Sponsor's responsibility to understand and address all information requested through a Clarification Letter during the clarification period or other timeframe as noted by the Authority. Sponsors may request a technical assistance meeting with Authority representatives to discuss the noted concerns.

If a Sponsor fails to respond in writing to the Clarification Letter and/or does not adequately address any concerns raised during the stated clarification period, the Authority will review the PPA using only the information previously submitted and the PPA may be denied. All responses to the Clarification Letter will be evaluated by the Authority to determine the outcome of the PPA.

ii. Notification Letter

The Authority will issue an evaluation and notification letter via email to the Sponsor with the outcome for a submitted PPA. The PPA evaluation and notification letter will contain an outcome (as described in **Section VI.E**) for each of the five categories, as well as the overall PPA outcome. The PPA evaluation and notification letter will also contain any conditions assigned via category Conditional Approvals received, if applicable, and potential penalties associated with non-compliance.

Overall PPA evaluation and notification letters for Projects seeking 4% Tax Credits are valid for 12 months after the date that they are issued or until the expiration of the QAP, whichever occurs first.

Overall PPA evaluation and notification letters for Projects seeking 9% Tax Credits are valid for the 2027 and 2028 competitive scoring rounds.

PPA evaluation and notification letters issued prior to the 2027-2028 Qualified Allocation Plan are not valid under

² Projects subject to a public competitive bidding process to select a general contractor are not required to submit the **General Contractor Development Experience Certification Form** with the Application, but instead must submit this form prior to execution of the Extended Use Agreement. Approval of this form will be subject to Authority approval.

the QAP. Sponsors who received a PPA evaluation and notification letter under a prior Qualified Allocation Plan but did not receive a Tax Credit allocation must resubmit a new PPA subject to the requirements of the 2027-2028 QAP.

If the Authority's allocation of resources in a Project's market area impacts relevant Project market conditions, the Authority may rescind an overall PPA Approval before the Project's Application is submitted. Sponsors will be notified in writing if their Project's overall PPA Approval has been rescinded.

G. Conditional Approvals

It is the Sponsor's responsibility to understand and address all conditions assigned through a PPA Conditional Approval no later than at time of Application submission or otherwise requested. Sponsors whose PPA(s) has received one or more Conditional Approvals are encouraged to request a technical assistance meeting to discuss the noted concerns with Authority representatives before submitting an Application.

Applications seeking 9% Tax Credits that fail to satisfactorily address conditions received via the PPA evaluation and notification letter will not be formally scored.

H. Changes Between PPA and Application

The Authority expects that an Application corresponding with an approved PPA be substantially similar to the Project as approved under the PPA. The Authority will not approve an Application for a Project which has changes to Site(s) (except in circumstances as described below), population served, or construction type.

Nonetheless, the Authority recognizes some Project changes may occur after PPA approval and prior to Application. Any changes in Project structure must be disclosed via a formal written request to the Authority prior to the submission of the Application. Any deviations from the PPA that are included in the Application and have not been formally approved by the Authority may result in disqualification of the Project from consideration for Authority resources. In its sole discretion, the Authority may consider the following changes permissible:

- A decrease to the total number of units as long as the proportion between Area Median Income ("AMI") levels remains the same;
- A maximum 10% increase to the total number of units;
- A maximum 10% increase or decrease to the number of affordable units;
- A maximum 10% increase or decrease to number of units of any bedroom size;
- A modification of income restrictions to increase the number of units for extremely low-income households;
- An increase in the amount of rental assistance;
- An increase to the number of Statewide Referral Network ("SRN") Units, so long as the SRN Units do not exceed 25% of total Project units;
- Changes required to address concerns noted by the Authority; and
- Changes specifically requested by the Authority.

Project Site changes to an adjacent parcel will be considered only at the Authority's sole discretion. Site changes outside of these parameters will not be allowed, and a new PPA must be submitted for the Project's consideration.

If changes are outside the parameters listed above, a formal request for approval must be made in writing to the Authority.

Section VII: Application Overview

Following PPA approval, an Application can be submitted for Projects seeking Tax Credits. Applications can be submitted either for 4% Tax Credits or 9% Tax Credits.

A. Submission & Timing

4% Tax Credit Applications will be accepted on a rolling basis, subject to change in the Authority's sole discretion. The Authority will only process complete Applications. At the Authority's discretion, the Authority may request that Sponsors who have submitted incomplete, financially infeasible, or otherwise deficient Applications resubmit their Applications.

9% Tax Credit Applications will be accepted one time per year according to the **LIHTC Program Timeline**, which provides additional details and applicable dates.

In order to effectively manage the Tax Credit program, the Authority reserves the right to adjust the deadlines and hold additional Application rounds.

4% Tax Credit Applications and 9% Tax Credit Applications are accepted online through **IHDA Connect**. Applications will not be accepted in paper form.

i. Application Program Intent

If a Project requested consideration under multiple programs at time of PPA and received an "Approval" or "Conditional Approval" for more than one program, Sponsors must indicate solely one program that they intend to pursue with an Application with the Project. Before being allowed to access the IHDA Connect Application portal and submit an Application, Sponsors must indicate their Application program intent. To indicate Application program intent, Sponsors must notify the Authority of which program they intend to pursue at Application by emailing the Authority at IHDAConnectHelp@ihda.org no later the date published in the **LIHTC Program Timeline**.

Sponsors may not pursue an Application in more than one program for the same Project.

B. Fees

The **Multifamily Fee Payment Form** contains all current fee information. Fees for all Authority resources with below market interest rates, such as HOME or National Housing Trust Fund ("NHTF"), and Illinois Affordable Housing Tax Credits ("IAHTC") will be due at the time of Application for 9% Tax Credits. Applications for 4% Tax Credits must include all fees for Authority resources with below market interest rates and IAHTC. If for any reason a Project does not move forward, the Authority will retain all fees paid to the Authority in conjunction with the Project. Asset management fees, such as compliance and servicing fees, are not included in this reference. The Authority reserves the right, in its sole discretion, to charge a fee for additional resource requests that are received after the Application is submitted.

C. Application Materials

The full Application must include a fully completed **Common Application** and all documentation as required in the QAP sections indicated below:

Required Documentation by Tax Credit Type			
Tax Credit Type	Project Type	Required QAP Section	
4% Tax Credits	The Authority is the bond issuer, lender and/or is only issuing a 42(m) Letter	Mandatory Components	Section VIII
		Scoring Components	Section IX
9% Tax Credits	All 9% Tax Credit requests	Mandatory Components	Section VIII
		Scoring Components	Section IX

The full Application must be clear, unambiguous, complete and include all supporting documentation described in the respective sections of the QAP. **Common Applications** must be submitted with current Application forms and documents, which can be downloaded from the **Developer Resource Center** section of the Website. All tabs of the **Common Application** must be complete at the time of submission.

Unless otherwise indicated, all documentation submitted must be signed and dated within nine months of the application deadline.

D. Evaluation

Applications will be evaluated as follows:

i. Completeness Review

Projects will be reviewed solely based on the materials contained in the Application. To be considered complete, an Application must include:

1. All applicable fees and required signatures;
2. The **Common Application**, including all required documents outlined in **Section VIII** and **Section IX**; and
3. All criteria outlined in **Section VIII** in order to proceed to competitive scoring as set forth in **Section IX**.

Incomplete Applications for 4% Tax Credits will not be processed until the Application is complete.

Application materials for 9% Tax Credits will not be accepted after the due date except at the Authority's discretion, or as requested and submitted through the clarification process.

After review of all 9% Tax Credit Applications, the Authority may issue a Clarification Letter via email for clarification of any submissions. The Authority email request will state the length of clarification period, typically no more than five business days. Any response to a Clarification Letter must be in writing and will be allowed only during the established clarification period. The Sponsor's response may not include any new information or any additional submission outside of the items noted in the Clarification Letter.

If a Sponsor fails to respond to the Clarification Letter in writing to the Authority's satisfaction during the stated clarification period, the Authority will review the Application using only the information previously submitted. Applications seeking 9% Tax Credits that fail to satisfactorily address any conditions received via the PPA evaluation and notification letter will not be formally scored.

ii. Mandatory Components Review

Applications will be reviewed to determine if they meet the Mandatory requirements set forth in the **Section VIII**. Applications that fail to meet one or more of the Mandatory requirements after any clarification period will not be formally scored.

iii. Scoring Components Review

All Applications seeking an Allocation of 9% Tax Credits will be reviewed for their adherence to the general scoring criteria set forth in **Section IX.C**. Applications may elect to pursue points in addition to the general scoring criteria by adhering to the criteria in one of three policy tracks:

- Creative Solutions (**Section IX.D**)
- Permanent Supportive Housing (**Section IX.E**)
- Targeted Markets (**Section IX.F**)

Applications will be subject to all policy track Project requirements outlined in **Section IX.A** and will be reviewed for their adherence to the scoring criteria of their policy track selection, if any.

All Projects will be competitively evaluated against one another within their respective geographic Set-Asides. The Authority may, at its sole discretion, choose to allocate Tax Credits to the most competitive Project(s) within a Set-Aside across the general scoring criteria and/or policy scoring tracks. Projects that choose to pursue the general

scoring criteria but do not elect to pursue additional points under a policy scoring track are eligible to be considered for an Allocation of Tax Credits.

E. Conditional Allocation of Tax Credits

Prior to the issuance of IRS Form 8609, Projects selected for 4% Tax Credits and 9% Tax Credits will be considered to have a Conditional Allocation of Tax Credits. All Projects receiving a Conditional Allocation of Tax Credits remain subject to the requirements in the QAP.

Section VIII: Application - Mandatory Components

Sponsors must submit a full and complete **Common Application** as well as the documentation required as outlined in the **Mandatory Application Checklist**. The Authority reserves the right to amend, modify or waive specific nonmaterial submission requirements or requisite documentation in order to affirmatively further fair housing.

The following components in this section are required for every 4% and 9% Tax Credit Application.

A. Certificate of Consistency

Projects falling within a jurisdiction covered by a local Consolidated Plan must submit a certification of consistency with the Project area's Consolidated Plan. Alternatively, Projects covered by the State of Illinois Consolidated Plan are reviewed and referred for certification by the Authority as a part of Application review; in these circumstances, no additional information is required to be submitted at time of Application.

For a list of HUD participating jurisdictions and the respective counties and municipalities see the **Certificates of Consistency** (HUD) lists.

B. Community Revitalization

A Community Revitalization Strategy and supporting documentation that at a minimum meets the Mandatory requirements under the Community Revitalization thresholds (see the **Community Revitalization Strategy Thresholds and Scoring Criteria**) must be provided at the time of Application for Projects with one or more Site(s) located in a QCT and/or R/ECAP, or if otherwise noted at time of PPA evaluation. Sponsors will be notified of this condition at the time of PPA evaluation and notification letter. This Strategy must target a Community Revitalization Strategy Area(s) ("CRSAs") that pertains to the subject unit(s) for which this requirement applies.

C. Site Control

All Project Sites must be identified in the Application. Projects consisting of multiple Sites must satisfy site control requirements for all Sites. The Application must include all of the following:

1. A map showing the location(s) of the Site(s) clearly delineating the area attributed to the Project.
2. Aerial photograph(s) of the Site(s) with the boundaries of the Site(s) clearly delineated and surrounding uses clearly visible.
3. Evidence of site control, which can only be demonstrated with site control documentation for each Site that prohibits preemptive termination language and consists of one of the following:
 - a. A fee simple interest in the Site in the name of the Sponsor or Owner; or
 - b. A fully executed, binding agreement with a term ending no sooner than six months after the Application deadline, signed by both the Sponsor or Owner and:
 - i. The seller of the Site; or
 - ii. The seller for the long-term lease of the Site with a lease term of at least 99 years; or
 - iii. The seller of the Site evidencing land and/or building donation; or
 - c. When the Site is owned by a governmental entity, a letter of intent to the Sponsor or Owner from the governmental entity to sell, donate, or enter into a long-term lease of the Site. The letter of intent must be valid at least six months after the Application deadline.

Site control documentation must include and clearly indicate all of the following:

1. The expiration date for purchase option(s), purchase agreement(s), or letter(s) of intent.
2. The legal description of the Site(s).
3. The sale or lease price of the Site(s), which must align with acquisition costs in the Project budget in the **Common Application**. If only a portion of the Site evidenced by the Site Control documentation can be attributed to the Project, a detailed narrative and calculation of the Site(s) sale or lease price on a per square footage basis must be submitted at the time of Application.
4. Language that complies with the environmental review and voluntary acquisition guidelines outlined in the

Site Control Compliance Language or a copy of this language that contains a dated, counter-signature from the seller.

i. Sponsor or Third-Party Related Entity Purchase and Subsequent Conveyance

If a Sponsor or related third-party entity will purchase the Site(s), and subsequently convey it to the Project Owner, the following information must be provided:

1. A narrative outlining the expected sale or lease price;
2. The proposed dates of conveyance; and
3. The reason for the conveyance.

The seller cannot terminate the agreement prior to the mandatory six-month term.

D. Zoning

The Application must include evidence that all Sites are either currently zoned for the proposed use or will be addressed through a Planned Development or Planned Unit Development ("PD/PUD") process in a timeframe compatible with the project's two-year Placed in Service date.

i. Zoned Project Sites

Evidence that Sites are currently zoned for the proposed use can only be demonstrated through:

- A valid building permit; or
- A letter from the local zoning administrator (or chief elected official in localities without a zoning administrator) identifying the Project and containing all of the following:
 1. The location of the Site(s) (i.e., address or street crossings);
 2. The current zoning and any special use designations;
 3. A description of the Project (including number of units, proposed use, and whether it is new construction, rehabilitation, or both); and
 4. A statement that the current zoning will permit the proposed Project.

ii. Sites with Pending Re-Zoning, Variance, or Special Use Applications

The Authority recognizes that a Site may need a re-zoning, a variance to existing zoning, or a special use permit. In these circumstances, the Application must include a letter from the local zoning administrator (or chief elected official in localities without a zoning administrator). The letter must identify the Project and contain the following information:

1. The location of the Site(s) (i.e., address or street crossings);
2. A description of the Project (including number of units, proposed use, and whether it is new construction, rehabilitation, or both);
3. A written explanation of the re-zoning, variance, or special use permit approval process;
4. Evidence the re-zoning, variance, or special use permit process has been initiated;
5. Evidence of which stage in the re-zoning, variance, or special use permit approval process the Project has reached; and
6. Evidence that the re-zoning, variance, or special use permitting will be reviewed in a timely manner, including any available dates.

iii. PUD Project Sites

In cases where zoning will be addressed through a PD/PUD process, the Application must include evidence that indicates whether the PD/PUD already exists or whether it is yet to be established. As evidence of the PD/PUD status, the Application must include a letter from the local zoning administrator (or chief elected official in localities without a zoning administrator) identifying the Project and containing all of the following:

1. The location of the Site(s) (i.e., address or street crossings);
2. A description of the Project (including number of units, proposed use, and whether it is new construction, rehabilitation, or both);
3. A written explanation of the PD/PUD approval process;
4. Evidence the PD/PUD process has been initiated;
5. Evidence of which stage in the PD/PUD approval process the Project has reached; and,
6. Evidence that the PD/PUD will be reviewed in a timely manner, including any available dates.

Additionally, if the PD/PUD already exists, the Application should indicate what, if any, amendments or additional planning processes are required.

E. Site Physical Information

The EGC mandatory criteria included in **Section VIII.O** also addresses Site physical information.

i. Floodplain or Floodway

The Application must include a Federal Emergency Management Agency (“FEMA”) floodplain map covering the Project area with the boundaries of all Sites clearly delineated. FEMA floodplain maps can be obtained from the **FEMA website**. If any portion of a Site is located within the 1% floodplain or floodway, the Application must include the following information based on the Project construction type:

Construction Type	Rehabilitation	New Construction
Site plan requirements/features that must be clearly indicated	• The historic frequency of flooding and flood related repairs; • The FEMA-determined elevation of the floodplain or floodway; • The elevation of the lowest floor level in the existing buildings; • The location of the existing buildings; and • Evidence that the Site is enrolled or is eligible to enroll in the National Flood Insurance Program.	• The FEMA-determined elevation of the floodplain or floodway; • The elevation of the lowest floor level in the proposed buildings; and • The location of the proposed buildings.
Other information to note	Projects involving the rehabilitation of existing buildings on Sites located in the 1% floodplain or floodway will only be permitted if the lowest existing floor elevation of each building in the floodplain is at least six inches above the FEMA designated floodplain elevation.	Buildings must be situated outside the floodplain. Any Project contemplating additional federal resources will be required to subdivide the Project Site from the affected land or obtain a Conditional Letter of Map Amendment or Revision from FEMA demonstrating the Site is eligible for a reclassification out of the floodplain.

ii. Wetlands

The Application must include a U.S. Fish and Wildlife Service (“USFWS”) National Wetlands Inventory map for the Project area with the boundary of all Sites clearly delineated. USFWS wetland inventory maps can be obtained from the **USFWS website**.

If any portion of a Site contains wetlands or if the Project may impact wetlands, the Application must include one of the following:

- A Letter of No Objection from the U.S. Army Corps of Engineers;
- A wetlands permit from the U.S. Army Corps of Engineers; or
- A wetland delineation report, if available.

If none of the above are available, a narrative confirming that the Sponsor plans to obtain a wetland delineation report, and outlining any costs associated and how they are included in the budget. Projects that may be found to have an adverse impact on the nearby wetland will be subject to additional testing, reporting, and/or remediation.

iii. Mining

The Application must include an Illinois State Geological Survey (“ISGS”) mining map for the Project area with the boundaries of all Sites clearly delineated. ISGS mining maps can be obtained from the **ISGS website**. Any Project proposed in a county that requires subsidence insurance as identified on the **Illinois Mine Subsidence Insurance Fund Map**, available on the **Developer Resource Center** section of the Website, must include a budget for subsidence insurance in the Application.

If any Site is in or near an area the ISGS identifies as being directly affected by mining, the Application must also include the following supporting documentation:

- The quadrangle study (if available) or the county mine map completed by the ISGS for the area in which the Site is located with the boundary of the Site clearly delineated;
- Information indicating the depth of the mine, the type of mining that was performed and the year that mining ceased; and
- An opinion from a qualified geotechnical engineer as to whether or not the Site will be impacted by the mining.

iv. Seismic

The Application must include a seismic zone map for the Project area with the boundaries of all Sites clearly delineated. Seismic zone maps may be obtained from the **U.S. Geological Survey (“USGS”) website**. If any Site is in an area impacted by seismic activity, the Application must demonstrate the Project's ability to obtain seismic insurance and reflect a budget for seismic insurance.

F. Historic Preservation

All Projects must meet the requirements of the National Historic Preservation Act and the Illinois State Historic Resources Protection Act, as determined by the State Historic Preservation Office at the Illinois Department of Natural Resources (“IDNR”)¹. The Application must include all documentation listed in the **Historic Preservation Checklist**. If the Project involves federal funds, the Authority must submit a review request to IDNR prior to initial closing ; there is a mandatory 30-day review period required for obtaining an approval letter from IDNR.

Projects that are seeking state or federal historic tax credits must also submit:

- A projected timeline for securing all necessary approvals; and
- Part I and/or Part II of Historic Preservation Certification application, if available.

G. Phase I Environmental

The Application must include a Phase I Environmental Site Assessment (“Phase I”) covering all Sites. The Phase I must be completed within one year prior to the Application deadline according to the Authority’s **Design, Construction, and Regulatory Compliance Requirements (“DCRC”)**, including all appendices.

If a Phase II Environmental Site Assessment (“Phase II”) is available, it should be submitted along with the Phase I. In addition, a narrative explanation of any identified Recognized Environmental Condition (“REC”) should be submitted. The explanation must include how these conditions will be addressed and a breakdown of any associated

¹ This requirement is mandated via State statute and applies to all Projects regardless of their type, location or historic nature.

costs. Any associated costs must be included in the development budget. The Authority reserves the right to require an environmental contingency as well as modify the construction scope based on a review of the explanation.

H. Design, Construction & Regulatory Compliance Requirements

All Projects must meet the requirements contained in the Authority's **DCRC**.

i. Architectural Standards, Universal Design, and Amenities Certification

The Application must include the **Architectural Standards, Universal Design, and Amenities Certification ("ASUDA")** signed by a licensed architect acting as the Project's Architect of Record. The **ASUDA** provides written confirmation of accessibility codes and Fair Housing Act requirements (if any) applicable to the Project. It also provides written confirmation and identification of specific Project features which meet minimum code requirements.

a. Requirements

All Projects must comply with the Authority's **DCRC**, including the following:

i. Universal Design

Universal Design, as defined by the Center of Universal Design, is "the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization." The Authority recognizes the need to create housing including Universal Design features while maintaining aesthetics and affordability.

The Authority views Universal Design not as a building code or standard, but rather as a set of features that should integrate seamlessly into the design of a dwelling unit, providing market appeal and possibility for residents to age in place. Whether applied to standard units or units designed under an accessibility code, the challenge of Universal Design is to produce as normal and appealing an outcome as possible.

Universal Design is not a safe harbor from other required accessibility codes, but it should be utilized as a supplement to any code requirements. To truly award Projects willing to provide Universal Design elements above the code, the Authority requires that each Project include 15 additional items, not required by code, in 100% of the units. The 15 additional items must be selected from the list included on the **ASUDA** and be incorporated in the Project. As such, the Application must identify any and all Universal Design principles to be integrated into the unit design. Any Applications seeking an exception to this requirement must provide a detailed narrative discussing why Universal Design features cannot be provided. The Authority will review the submitted narrative and approve or deny it at its sole discretion.

ii. Amenities

The Application must include Project amenities as specified in the **DCRC**. The Project must also incorporate a minimum of five additional amenities selected from the list included on the **ASUDA**.

ii. Preliminary Plans and Specifications

The Application must include preliminary plans and specifications that include all the following:

1. Cover Sheet: must include Project title, development team, drawing index, and code information.
2. Site Plan: must include easements and setbacks, location of building(s), parking area(s), walkways, amenities, stormwater management, and landscaping.
3. Building Elevations: must include dimensions and material identifications.
4. Floor Plan(s): must include dimensions, room designations and square footages, and material identifications.

iii. Project Scope

The Application must include a written description of the full Project scope, signed by the Architect of Record and Sponsor. The Project scope must include all of the following information and be organized as follows:

- Project Type: must identify as new construction, adaptive reuse, substantial rehabilitation, moderate rehabilitation, or minor rehabilitation.
- Sustainability Strategy: must include the **IHDA Enterprise Green Communities Workbook** or evidence that Project is pursuing a qualifying Base, Net Zero, or Zero Carbon green building certification as outlined in **Section IX.C.vi.a**.
- Site Scope: must include description of selected materials and systems to be upgraded/installed.
- Structural Systems Scope: must include description of structural systems to be modified/installed.
- Building Systems Scope: must include description of conveying, MEP/FP, communications, security, and IT systems to be upgraded/installed.
- Exterior Envelope Scope: must include description of selected systems and materials to be upgraded/installed.
- Interior Scope: must include description of selected systems, materials, and components (e.g., furniture, fixtures, equipment) to be upgraded/installed.

I. Construction Cost Breakdown

The Application must include the following:

1. Two copies of the Construction Cost Breakdown form (Tab G of the **Common Application**):
 - One copy completed by the general contractor, Architect of Record, or if an IOI exists in the Project, a construction cost consultant;
 - One copy completed by an independent third-party construction cost estimation firm according to the Authority's **DCRC**.
2. A detailed narrative of all construction cost variances existing between the two aforementioned Construction Cost Breakdowns. If applicable, the narrative should also explain any cost variances from the Physical Needs Assessment ("PNA").

For rehabilitation Projects, the Construction Cost Breakdowns will be evaluated along with the PNA to ensure that all necessary items are addressed. If the scope of work is deemed insufficient by the Authority, the Application may fail the Mandatory review.

J. Projects Involving Rehabilitation & Adaptive Reuse

All Projects involving any rehabilitation of existing structures must comply with the following requirements:

i. Physical Needs Assessment

The Application must include a third-party PNA completed according to the **DCRC** based on the existing conditions of the property.

ii. Minimum Rehabilitation Standards

The proposed rehabilitation work must address all items identified as "Critical" or "Immediate" in the PNA (i.e., within five years) and will be reviewed for alignment with the development budget.

Items identified in the PNA capital needs replacement schedule as five-to-seven-year needs must be addressed either:

- As part of the current construction scope of work; or
- In the budgeting of the reserves to ensure these items will be completed within timeframes identified in the PNA.

In addition, all Projects requesting Tax Credits must include the following minimum budget of \$40,000 hard construction costs per unit and include the following minimum Project scope:

- Replacement of all unit and common area kitchen and bathroom cabinets and counter tops;
- Replacement of all plumbing fixtures throughout the Project with fixtures meeting the criteria identified in

the **DCRC**;

- Replacement of all light fixtures throughout the Project with fixtures meeting the criteria identified in the **DCRC**;
- Replacement of all flooring throughout the Project with FloorScore certified flooring;
- Repair/Replacement of one additional major system beyond 90% of its useful life (furnaces, water heaters, central boilers, air conditioning equipment, elevator, windows, roofing, tuckpointing of exterior masonry, etc.) throughout the entire building; and
- Painting of all units and Common areas.

The Authority may waive any of the above items based on the PNA. In addition, any requests to deviate from the rehabilitation scope noted above will require a detailed narrative. The Authority reserves the right to modify the construction scope based on a review of the explanation.

K. Relocation

If the Project involves the acquisition or rehabilitation of any property that is occupied by residential or commercial tenants as of application date, the Application must demonstrate that the Project will not cause permanent displacement and must include a relocation plan. The relocation plan must include all items listed on the **Relocation Checklist**, together with any other documentation required by law, such as Tenant Notice Letters as required under the Uniform Relocation Act. The designated "Relocation" budget line in the **Common Application** must reflect all required relocation costs. The Authority highly recommends that Projects that contemplate relocation costs consult with their tax accountant and/or attorney before including relocation expenses in basis.

L. Market Study

The Application must include a Site and Market Study completed according to the Authority's most current **Standards for Market Study Reviews and Professionals**. The original Site and Market Study should be no more than nine months old at the time it is submitted to the Authority and must reflect the most current parameters for the Project being proposed. After the nine-month timeframe has expired, a Site and Market Study update can be performed and may be submitted up to 12 months beyond the date of expiration for the original Site and Market Study. The update must be attached to and submitted with the original Site and Market Study.

All Site and Market Study submissions must include or be accompanied by the following:

1. A completed **Site and Market Study Summary Form**, which must be substantiated by the Site and Market Study;
2. General liability, auto, and workers' compensation insurance certificates;
3. Documentation evidencing that the Site and Market Study firm is a member of the National Council of Housing Market Analysts ("NCHMA") as discussed in the Authority's **Standards for Market Study Reviews and Professionals**; and
4. Calculations of penetration rate and capture rate, which must conform to the Authority's standard of these calculations as discussed in the **Standards for Market Study Reviews and Professionals**².

The Authority will review the Project's market as demonstrated through the Site and Market Study. If the outcome of the market review contradicts the previous PPA approval, the Authority reserves the right to reverse the market approval. A reversal of the market approval may be rooted in a number of factors, including but not limited to:

- Increased Authority investment in the Primary Market Area since PPA approval;
- Project or market details not disclosed in the PPA;
- A change in the Project unit mix or rent schedule that has a negative market implication;
- Changing market conditions and demographic outlook; and
- Changing or declining occupancy levels at existing affordable properties that indicate the market is unable to support additional units.

² Alternative methodology is allowed, but the Authority standard methodology must also be included.

M. Development Team

The Authority will evaluate the Participants in the development team and their capacity to successfully complete the Project and future compliance requirements.

i. Required Documentation

The Application must include the following documentation related to the appropriateness of the development team:

1. Completed development experience certification forms including:
 - A **Sponsor Development Experience Certification Form** for each Project Sponsor (as identified on the organizational chart);
 - A **General Contractor Development Experience Certification Form**³;
 - A **Property Manager Development Experience Certification Form**;
 - An **Architect of Record Development Experience Certification Form**; and
 - A **Service Provider Development Experience Certification Form** (if applicable).
2. Documentation of general contractor experience, verifying that the general contractor meets the general contractor experience requirements.

Projects that receive Tax Credit Allocations will be required to submit certificates and licenses of property managers prior to initial closing.

ii. Required Experience

The Authority's minimum Mandatory Participant experience standards are listed in the two tables below. Any Participant with an existing Authority project must demonstrate capacity on the experience certification. The Authority will exercise its discretion when accepting alternative verification of acceptable experience. Sponsors are encouraged to be in contact with the Authority prior to submittal of PPA regarding potential exceptions to the experience requirements below for any of the Project Participants.

³ Projects subject to a public competitive bidding process to select a general contractor are not required to submit the **General Contractor Development Experience Certification Form** with the Application, but instead must be submit this form prior to execution of the Extended Use Agreement. Approval of this form will be subject to Authority approval.

Participant Type	Base Experience Requirements	Specific Experience Requirements
Sponsor/Owner	At least two years of experience including the development and operation of a project meeting one of the following Specific Experience Requirements:	• A Tax Credit development that contains at least 75% of the number of housing units in the proposed Project; or • A subsidized, low-income multifamily rental development that contains at least at least 75% of the number of housing units in the proposed Project; or • A comparable affordable housing development as determined by the Authority.
General Contractor	-	• A history of similar work and type as required for the Project; • A general contractor license in the jurisdiction in which the Project is located; and • A proposed project manager who is an employee of the general contractor and who has at least five years of experience with multifamily residential construction and/or rehabilitation.
Architect of Record	-	• Registration to perform architectural services in the State of Illinois as either a professional organization or a Sole Proprietor; and • A history of similar work and type as required for the Project; and • At least five years of experience with multifamily residential construction and/or rehabilitation.

Property Management Experience Requirements ⁴		
Participant Type	Base Experience Requirements	Specific Experience Requirements
Property Manager	Must be an organization whose principal business purpose is to provide residential property management services, including at a minimum the following Specific Experience Requirements:	• Preparation of annual operating and capital budgets; • Employment and supervision of all site staff; • Maintenance of financial and accounting records; • Ensuring compliance with all federal, state, and governmental agencies; • Ensuring compliance with fair housing laws, including protected classes, affirmative fair housing marketing, accessibility, reasonable accommodations, and reasonable modifications; • Supervising and performing maintenance and building services, including securing bids and contracting for vendor services; • Marketing and leasing apartments; • Marketing and leasing commercial space (only applicable to Projects proposing commercial space); and • Collecting rent.
	Must have at least two years of experience including the lease up and stabilization (90% occupancy within one year of Placed in Service date) of a project with tenant income certifications and ongoing reporting requirements meeting one of the following Specific Experience Requirements:	• A Tax Credit development that contains at least 75% of the number of housing units in the proposed Project; or • A subsidized, low-income multifamily rental development that contains at least 75% of the number of housing units in the proposed Project; or • A comparable housing development as determined by the Authority.
	Must employ staff who, at a minimum, possesses the following certifications, licenses, and training:	(See specific Project type/criteria below)
	All Projects	• Licensed Real Estate Broker or Leasing Agent (this is not required for Public Housing Authorities, unless they are acting as third-party management agent); • Low-Income Housing Tax Credit Compliance Specialist; • Fair Housing and Affirmative Marketing certifications, such as the National Association of Housing and Redevelopment (“NAHRO”), Institute of Real Estate Management (“IREM”).
	Projects contemplating federal funds	• Certified Occupancy Specialist
	Projects contemplating rental subsidy	• Blended Occupancy Specialist

⁴ Projects that receive Tax Credit Allocations will be required to submit certificates and licenses of property managers prior to initial closing.

iii. Unacceptable Practices

A Participant may not be an appropriate development team member if any of the following unacceptable practices apply to the Participant:

- A Participant maintaining an ownership interest in a Project, awarded Tax Credits by the Authority, that experienced an event of foreclosure (including a deed-in-lieu of foreclosure) or in which the Owner failed to perform under a workout agreement with the Authority;
- A Participant maintaining an ownership interest in a Project has declared bankruptcy;
- A Participant has been involved in any Project awarded Tax Credits by the Authority that failed to close or be Placed in Service within 12 months of the execution of the Reservation Letter and payment of the Reservation fee;
- A Participant has misrepresented or omitted to disclose material facts in connection with any application for Tax Credits or any other Authority resource;
- A Participant is found to be in non-compliance during Construction Monitoring;
- A Participant maintaining an ownership interest in a Project has an uncured default on any loan or grant made by the Authority under any program or for any Project;
- A Participant maintaining an ownership interest in a Project has a history of delinquent payments on any loan made by the Authority under any program or for any Project;
- A Participant is found to have a history of uncorrected IRS Form 8823 Report of Noncompliance with the IRS within the Compliance Period or a history of non-compliance during the extended use period beyond the initial Compliance Period;
- A Participant has been found to be in violation of fair housing, housing accessibility or nondiscrimination laws or has been found to discriminate against Section 8 voucher and certificate holders or recipients of any state or local tenant or project based rental assistance, and such violation or discriminatory actions have not been remedied to the satisfaction of the governmental agency or entity with jurisdiction; and
- A Participant has failed inspections or open compliance findings or unpaid compliance fees for a development in which they are developer, owner, or property manager.

In the event any unacceptable practices apply to any Participant, the Application must include an explanation of the circumstances surrounding the unacceptable practice for consideration by the Authority.

N. Financial Feasibility

The Authority will evaluate the Project's financial feasibility and underwriting assumptions. In order to demonstrate financial feasibility, Projects must be consistent with requirements detailed in the Authority's **Underwriting Standards Guide**. Compliance with the Authority's financial feasibility standards will be substantiated by submission of the **Common Application** and due diligence items specified in the **Underwriting Standards Guide**.

O. Enterprise Green Communities

All Projects, with the exception of minor rehabilitation Projects as defined in the **DCRC**, must adhere to the **2026 Enterprise Green Communities** mandatory project criteria in the eight major sections of the EGC program, as outlined below, unless pursuing a qualifying Base, Net Zero, or Zero Carbon green building certification described in **Section IX.C.vi.a**⁵. Proof of a certification will be required prior to construction close-out.

While full EGC certification is not required, all projects, whether a rehabilitation, new construction or adaptive reuse must adhere to the mandatory criteria of EGC. These criteria include:

1. Integrative Design;
2. Location + Neighborhood Fabric;
3. Site Design;
4. Water;

⁵ Projects pursuing points under the Green Building Design category's Non-Certification pathway (see **Section IX.C.vi.a**) will not be exempted from the EGC Mandatory requirement

5. Energy;
6. Materials;
7. Healthy Living Environment; and
8. Operations, Maintenance, and Resident Engagement.

Please refer to the **IHDA Enterprise Green Communities Workbook** for complete detail on each of these items' requirements. Sponsors must submit the Authority's **IHDA Enterprise Green Communities Workbook** for review to demonstrate the project will meet these mandatory criteria. If the Sponsor submits an IHDA Enterprise Criteria Waiver Request (in the **IHDA Enterprise Green Communities Workbook**) and the Authority finds the request acceptable, the Authority may consider waiving singular elements of these criteria.

Sponsors that pursue a qualifying Base, Net Zero, or Zero Carbon green building certification as outlined in **Section IX.C.vi.a** will receive an automatic waiver for the **EGC Mandatory components** as outlined above. Any Project pursuing a green building certification path must adhere to that certification's mandatory criteria.

P. Policy and Priority Population Considerations

i. Statewide Referral Network

All Projects pursuing 4% Tax Credits in any geographic Set-Aside must dedicate 5% of total affordable units to the SRN at 30% AMI. The Authority will waive this SRN requirement on Projects pursuing 4% Tax Credits at its sole and absolute discretion.

All Projects pursuing 9% Tax Credits, except Projects pursuing additional points under the Permanent Supportive Housing policy track, in the Chicago, Chicago Metro, or Other Metro geographic Set-Asides must dedicate 10% of total units to the SRN at 30% AMI.

All Projects pursuing 9% Tax Credits, except Projects pursuing additional points under the Permanent Supportive Housing policy track, in Non-Metro geographic Set-Aside must dedicate 5% of total units to the SRN at 30% AMI.

Projects pursuing additional points under the Permanent Supportive Housing policy track (see **Section IX.E**) are not subject to the Statewide Referral Network Mandatory requirement.

To evidence the dedication of units to the SRN, Sponsors must submit a draft of the **Statewide Referral Network Agreement**. If the Project will utilize HUD Project Based Rental Assistance in the Authority SRN units, the Sponsor is responsible for coordination with both funding agencies to ensure applicable tenant selection criteria is documented for the SRN program. The **HUD TSP Addendum** approved by HUD and Authority may be required before Initial Closing.

ii. Veterans Housing Preference

Projects must exercise a waitlist preference for veterans for a minimum of 10% of the development's total units. A waitlist preference shall mean that if there is a veteran on the Project waitlist, the veteran's application shall be considered before non-veteran applicants. If there is not a veteran on the Project waitlist, the unit may be filled with a qualified applicant who is not a veteran. If 10% of Project units are occupied by veterans, the Project will not be required to execute the preference until veteran occupants drop below the 10% minimum, though Projects may elect to apply the preference for more than 10% of the units. The waitlist preference shall be documented in the **Application Certification, Organizational Chart, and Identity of Interest Certification** as well as the Project's TSP and will not prohibit other preferences from being instated.

iii. Section 811 Project Rental Assistance

Projects must agree to accepting Section 811 Project Rental Assistance ("Section 811 PRA") if they are deemed an eligible and appropriate recipient by the Authority at time of Application review. The Authority will review Projects' eligibility based upon the following criteria:

- Project alignment with Section 811 PRA restrictions⁶;
- Geographic demand for 811 PRA units;
- Proposed building features, including accessible units and building amenities;
- Development team experience administering Section 811 PRA or similar subsidies; and
- SRN unit commitments, with priority given to Projects that commit to higher shares of SRN units, up to 25%.

Projects will only be deemed eligible for Section 811 PRA if, at time of Application, there are at least three persons per one unit on the Section 811 waitlist within the Project's city or community area (if located within the City of Chicago). County-level waitlist information may be used to evaluate geographic demand for Projects located in the Other Metro and Non-Metro Set-Asides. The Authority publishes Section 811 PRA waitlist demand information to the **Developer Resource Center** section of the Website at two points of time: an initial list dated in the third or fourth quarter of that calendar year and an updated/final demand list dated in the fourth quarter of the calendar year or first quarter of the following calendar year. The most current waitlist demand list will be used to evaluate Project eligibility.

Authority-managed rental assistance is limited and may not be included in the underwriting assumptions at the time of Application.

Q. Qualified Contract Waiver

To ensure Project affordability throughout the Extended Use Period, all Sponsors will be required to waive their right to seek a Qualified Contract. This requirement applies to Sponsors for both 9% Tax Credit Projects and 4% Tax Credit Projects. This waiver will be included in the Project's Extended Use Agreement.

R. Application Certification, Organizational Chart, and Identity of Interest Certification

Sponsors must submit a completed **Application Certification, Organizational Chart, and Identity of Interest Certification**. This combined document can be found on the **Developer Resource Center** section of the Website.

The Application Certification provides a written certification that the Project will adhere to certain affirmative fair housing policies, tenant selection policies, subsidy acceptance policies including Authority-managed rental assistance⁷, and be willing to submit additional documentation under certain circumstances. Among these requirements are adherence to Authority smoke-free housing requirements and a preference for veterans housing on all affordable Project units, which will be documented in the Project's TSP executed prior to closing.

The Organizational Chart includes all entities within the proposed single purpose entity Owner. All entities appearing on the organizational chart must also submit development experience certification forms, as described in **Section VIII.M.i** and **Section VIII.M.ii**.

The Identity of Interest Certification provides written certification as to whether an Identity of Interest exists in the Project.

⁶ Section 811 PRA requires that no more than 25% of a Project's units be restricted to persons with disabilities, and that all Section 811 PRA-supported tenants: (i) be eligible to receive Medicaid Long-Term Services and Support ("LTSS") or State Medicaid Plan Services, (ii) be between the ages of 18 and 61, and (iii) have an income at or below 30% AMI.

⁷ Authority-managed rental assistance is limited and may not be included in the underwriting assumptions at the time of Application.

Section IX: Application - Scoring Components

All Applications pursuing 9% Tax Credits may earn up to 80 points by adhering to the general scoring criteria outlined within this section. Applications may also elect to pursue one of three policy scoring tracks in which to earn up to an additional 20 points. Unless otherwise indicated, all Applications will be universally evaluated for adherence to general scoring criteria.

Applications electing to pursue additional points in a policy scoring track beyond the general scoring criteria may choose only one scoring track and are not eligible to earn points for categories outside of their chosen track. The three policy tracks in which Applications may earn points beyond the general scoring criteria are: Creative Solutions, Permanent Supportive Housing, and Targeted Markets.

If electing to pursue a policy scoring track, Applications must indicate which of the three policy scoring tracks it is adhering to at time of Application. Applications must adhere to their selected track's applicable scoring categories and requirements.

All Applications for Projects seeking Tax Credits through the 9% Tax Credits process must submit the documentation required per the Scoring Checklist (located in the **Scoring Workbook**) and detailed below. Scoring certifications for each scoring category are also located in the **Scoring Workbook**.

Unless otherwise indicated in the QAP, all documentation submitted must be dated within nine months of the application deadline.

A. Policy Track Project Requirements

To be eligible for points under the Permanent Supportive Housing policy track, Projects must:

- Commit at least 15% of the Project's total units to serving Supportive Housing Populations at or below 30% AMI; and
- Submit documentation that addresses all service plan and development team requirements as outlined in the **IHDA PSH Requirements Guide**.

Projects seeking points under the Permanent Supportive Housing policy track that dedicate additional units to Supportive Housing Populations will receive a scoring incentive as set forth in **Section IX.E.a**. The Authority may consider units that serve Supportive Housing Populations who make between 30% and 50% AMI within a Project's unit mix solely if such units meet the following requirements:

- Units are proposed in addition to the required 15% of total units committed to serving Supportive Housing Populations at 30% AMI; and
- Tenants within such units pay no more than 30% of their income towards rent and utilities.

There are no Project eligibility components required to pursue additional points under the Creative Solutions or Targeted Markets policy tracks.

B. Maximum Points Available and Competitive Allocation of Tax Credits

The maximum score possible for any Project, regardless of selected policy track, is 100 points. Projects that choose to pursue the general scoring criteria but do not elect to pursue additional points under a policy scoring track are eligible to be considered for an Allocation of Tax Credits. All Projects will be competitively evaluated against one another within their respective geographic Set-Asides. The Authority may, at its sole discretion, choose to allocate Tax Credits to the most competitive Project(s) within a Set-Aside across the general scoring criteria and/or policy scoring tracks.

Projects receiving an Allocation of 9% Tax Credits will be subject to selected scoring criteria for the duration of the Extended Use Period through incorporation within the Extended Use Agreement.

General Scoring Criteria	Points Available
Development Team Characteristics	14
Building Development Experience*	3
FOR-PROFIT TEAM ONLY CHARACTERISTICS	11
BIPOC Development Control*	11
Women/Disadvantaged/Minority Enterprises*	
NON-PROFIT TEAM ONLY CHARACTERISTICS	11
BIPOC Development Control*	7
Women/Disadvantaged/Minority Enterprises*	
Non-Profit Organization Participation	4
Financial Characteristics	20
Cost Containment*	6
Deeper Income Targeting with Rental Assistance or Income Averaging*	6
Leveraging*	8
Community Characteristics	18
Access to Transportation	5
Quality of Life Index*	10
Market Characteristics	3
Project Design and Construction	12
Additional Accessible Units*	4
Unit Mix	2
Universal Design*	6
Priority Population Referrals	6
Statewide Referral Network Units*	6
Sustainability	10
Green Building Design	10
Total General Points Available	80

*Denotes a QAP policy priority

Policy Track Scoring Criteria ¹	Points Available
Creative Solutions Policy Track	20
Risk of Loss in Affordability	6
Recent Capital Improvements and Investment	3
Density Bonus	3
Innovative Models	6
No Additional Authority Resource Requests	2
Permanent Supportive Housing Policy Track	20
Additional Units Dedicated to Supportive Housing	4
Rental Assistance	4
Coordination of Referrals	4
Coordination of Services	4
Low-Barrier Tenant Screening	2
Supportive Housing Experience, Training and Endorsements	2
Targeted Markets Policy Track	20
Affordability Risk Index	5
Communities Lacking Affordability	5
Community Revitalization Strategies	5
Neighborhood Assets	2
Opportunity Zones	2
Transit Oriented Development	1
Total Points Available per Policy Track*	20

*Applications may only pursue additional points beyond the general scoring criteria in one policy track.

¹ All scoring criteria contained within the three policy tracks denote a QAP policy priority

C. General Scoring Criteria

i. Development Team Characteristics

a. Building Development Experience

Projects that incorporate partnerships that will substantively build the experience and capacity of entities with limited affordable housing development experience but demonstrate potential, expertise, and a commitment to community-driven housing development may earn three points under the Building Development Experience category.

Projects with development teams that include at least one co-Sponsor meeting one of the following criteria will be awarded three points:

- Participant in the **Next Generation Capacity Building Initiative**, or similar affordable housing development capacity building training; or
- Real estate development entity with limited experience that has served as Sponsor or co-Sponsor in no more than two Tax Credit Projects that have received a Conditional Reservation Letter for Tax Credits or 42(m) Letter.

To qualify for points under the Building Development Experience category, the qualifying co-Sponsor must hold at least a 25% stake in all aspects of development Control, including but not limited to ownership, cash-flow, and voting rights.

Projects must demonstrate that one or more co-Sponsor(s) meets the requirements of the Building Development Experience category by providing all of the following documentation at time of Application:

- Evidence of participation in the **Next Generation Capacity Building Initiative**, or similar affordable housing development capacity building training, if applicable; and/or
- Resumes of qualifying entity's principals; and
- Organizational chart and ownership breakdown; and
- Proof of legal entity status (business registration certificate from the Illinois Secretary of State, or comparable unit of government of the state in which the entity was formed or incorporated, and articles of incorporation); and
- Evidence of Control and decision-making authority (i.e., operating agreement, MOU).

Partnerships as described above are intended to meaningfully build the expertise and development capacity of less experienced entities to participate in affordable housing Projects. Entities qualifying under this category must not serve solely as a pass-through or nominal Participant for the purposes of meeting scoring or funding requirements. Qualifying entities under this category are expected to maintain decision-making power, ownership stake, equity benefits, and/or long-term involvement in the Project.

Pursuing points in this category does not exempt a Project's development team from the Mandatory experience requirements outlined in **Section VIII.M.ii**.

b. BIPOC Development Control

Projects whose Participants include For-Profit businesses led by Black, Indigenous, or People of Color ("BIPOC") are eligible to earn a maximum of 11 points cumulatively between the BIPOC Development Control and Women/Disadvantaged/Minority Enterprises categories. Projects whose Participants include BIPOC-led or -governed Qualified Non-Profits, or one of the 10 Illinois Regional Development Authorities ("IL-RDA"), as listed on the **IL-RDA website**, are eligible to earn a maximum of seven points cumulatively between the BIPOC Development Control and Women/Disadvantaged/Minority Enterprises categories.

For-Profit BIPOC-Led Businesses

For-Profit BIPOC-led businesses are defined as those companies who at the time of Application can provide documentation of current MBE certification with one of the approved entities below:

1. Illinois Commission on Equity & Inclusion Business Enterprise Program for Minorities, Females and Persons with Disabilities; or
2. City of Chicago, City of St. Louis, State of Missouri, Cook County, Chicago Transit Authority, Illinois Department of Transportation, METRA, PACE, Chicago Minority Supplier Development Council, Mid-States Minority Supplier Development Council or Women's Business Development Center.

BIPOC-Led/Governed Qualified Non-Profits or Illinois Regional Development Authorities

BIPOC-led/governed Qualified Non-Profits or one of the 10 IL-RDAs are defined and certified at time of Application one of two ways:

1. BIPOC-Led: A minimum of 35% of director-level employee leadership is BIPOC, which can include the Executive Director, with the designated employees reporting directly to the Executive Director. This will be evidenced by the **BIPOC Participation Certification** at the time of the Application; or
2. BIPOC-Governed: A Non-Profit whose board chair **AND** a minimum 30% of all other voting members is BIPOC **OR** whose overall board composition is 40% BIPOC. This will be evidenced by the **BIPOC Participation Certification** at the time of the Application.

c. Women/Disadvantaged/Minority Enterprises

Women-Owned Business Enterprises ("WBE"), Disadvantaged Business Enterprises ("DBE") and Minority Business Enterprises ("MBE") may also earn two points per unique qualifying entity in this category. Project teams with Participants that include architects, property managers and general contractors holding current WBE/DBE/MBE certificates with the entities as outlined above are also eligible to earn two points per unique qualifying entity in this category. These points may also be awarded to joint ventures amongst participating general contractors or architects, provided the WBE/DBE/MBE-certified member represents no less than 25% of the joint venture. Joint ventures must be evidenced by a Memorandum of Understanding at the time of the Application.

Only one Sponsor entity may be awarded points under the BIPOC Development Control category. Multiple entities may be awarded points under the Women/Disadvantaged/Minority Enterprises category, however, each qualifying entity may only be awarded points once¹. Additionally, a single entity will only be awarded the higher of the Development Control Threshold Requirement points or the Women/Disadvantaged/Minority Enterprises points. Points will be awarded under these circumstances cumulatively up to their respective limits as indicated below. Points will be awarded by Participant as follows:

¹ Qualifying vertically integrated entities that will serve in multiple roles on a Project's development team may not earn more than two points under the Women/Disadvantaged/Minority Enterprises category

BIPOC Development Control Requirements		
Development Control Threshold Requirements Only one qualifying entity can be awarded points under this category	Points Awarded: For-Profit BIPOC-Led Business	Points Awarded: BIPOC-Led/Governed Qualified Non-Profit or IL-RDA
Participants that have a 50.1% or greater stake in all aspects of development control, including but not limited to ownership, cash-flow, and voting rights	11	3
Participants that have between a 49.1% and 50% stake in all aspects of development control, including but not limited to ownership, cash-flow, and voting rights	7	1
Participants that have between a 25% and 49% stake in all aspects of development control, including but not limited to ownership, cash-flow, and voting rights	5	
Women/Disadvantaged/Minority Enterprises Requirements		
WBE/DBE/MBE Threshold Requirements Multiple unique qualifying entities can be awarded points under this category	Points Awarded: For-Profit BIPOC-Led Business	Points Awarded: BIPOC-Led/Governed Qualified Non-Profit or IL-RDA
Project Participant team includes qualifying WBE/DBE/MBE general contractor, property manager, Architect of Record, and/or joint venture partner/co-sponsor	2 points per unique qualifying entity	2 points per unique qualifying entity
MAXIMUM ALLOWABLE POINTS: BIPOC Development Control + Women/Disadvantaged/Minority Enterprises	For-Profit BIPOC-Led Business	BIPOC-Led/Governed Qualified Non-Profit or IL-RDA
	11	7

d. Non-Profit Organization Participation

Projects that involve the participation of a Qualified Non-Profit Organization or one of the 10 Illinois Regional Development Authorities can earn four points if the Qualified Non-Profit or IL-RDA holds a majority ownership interest (more than 50%) and Control in the general partner or managing member of the Project Owner and materially participates throughout the Compliance Period. The Qualified Non-Profit must submit:

1. The Qualified Non-Profit's IRS determination letter; and
2. The section of the Qualified Non-Profit's articles of incorporation or by-laws that evidence the fostering of low-income housing as an exempt purpose, with that purpose clearly marked and highlighted.

The Qualified Non-Profit or IL-RDA must have the right of first refusal at the end of the Compliance Period. All Qualified Non-Profits seeking to score points in this category must check the "Allocation subject to nonprofit Set-Aside under sec. 42(h)(5)" box on IRS Form 8609 at the time of tax credit cost certification.

ii. Financial Characteristics

a. Cost Containment

A Project can earn up to six points for containing costs in accordance with its third-party provided Construction Cost Breakdown as required as a Mandatory Application component (see **Section VIII.I**). Points will be awarded to Projects with costs below the grand total hard cost limits as set forth in the **Underwriting Standards Guide**. Points will be awarded under this category for Projects that contain costs as follows:

Cost Containment Requirements		
New Construction and Adaptive Reuse	Rehab or Rehab/New Construction	Points
Hard costs are $\leq$ 90% of limits and equal 70% or more of total development cost	Hard costs are $\leq$ 90% of limits and equal 65% or more of total development cost	6
Hard costs are between 90% - 95% of limits and equal 70% or more of total development cost	Hard costs are between 90% - 95% of limits and equal 65% or more of total development cost	3

In the event that the costs increase any time between Reservation and IRS Form 8609, such that the Project would not have been eligible for cost containment points in the same amount as proposed in the Application, such change will be considered in the review of future Applications and could negatively impact future Applications to the Authority.

b. Deeper Income Targeting with Rental Assistance or Income Averaging

Projects that include units that restrict rents and serve households at or below 30% AMI can earn up to six points if the Project also achieves one of the following:

- Project adheres to the Average Income Test as outlined in the **Underwriting Standards Guide**; and/or
- Project includes project-based rental assistance for all proposed 30% AMI units.

To be eligible for points in the category, rental assistance contracts must meet all Authority standards for project-based rental assistance subsidies as outlined in the **Underwriting Standards Guide**.

Units used to score points under this category must be in addition to the Mandatory 5% or 10% of Project units, respective to the Project's geographic Set-Aside, dedicated to the SRN (see **Section VIII.P.i**). Points will be awarded as follows:

Deeper Income Targeting Requirements		
30% AMI units as a Percentage of Total Project Units		Points
Chicago Metro, City of Chicago, or Other Metro Set-Asides	Non-Metro Set-Aside	
10% - 15%	5% - 10%	2
15.1% - 25%	10.1% - 20%	4
25.1% or more	20.1% or more	6

c. Leveraging

Projects can earn up to eight points if their budget leverages non-Authority resources that are available during the construction period to pay for expenses reflected in the development budget and either remain in the Project after construction or are swapped out with another non-Authority resource as permanent financing. In order to be eligible for points in this category, Projects must submit an acknowledgement letter from the entity providing the resource in question. The documents must meet the requirements established in the Authority's **Underwriting Standards Guide** for all leveraging resources. Any leveraged resource that is subject to a competitive application process must provide proof of award at the time of Application to in order to be eligible for points in this category.

A non-exhaustive list of relevant leveraging and non-leveraging resources is indicated in the table below:

Leveraging Resources	Non-Leveraging Resources
Funds provided by a non-Authority resource (i.e., private permanent first mortgage loans)	Funds generated by Authority-allocated resources (i.e., equity from LIHTC and/or IAHTC)
Capital contributions from a Project Participant, including equity generated by non-Authority resources (i.e., Historic Tax Credits)	Deferred developer fees
Authority funds with market interest rates	Authority funds with below-market interest rates, including loan and/or grants
Grants from utilities, insurers, managed care organizations, hospitals, Federal Home Loan Bank grants or foundations	Loans that are repaid from Authority allocated resources (i.e., bridge loans)
USDA financing or municipal financing (i.e., local HOME or CDBG funds)	A seller's financing note

Points will be awarded as follows:

Leveraging Requirements	
Leveraging Resources as a Percentage of the Total Project Budget	Points
5% - 9.9%	1
10% - 14.9%	2
15% - 19.9%	3
20% - 24.9%	4
25% - 29.9%	5
30% - 34.9%	6
35% - 39.9%	7
40% or more	8

iii. Community Characteristics

a. [Access to Transportation](#)

Projects can earn up to five points for demonstrating routine access to readily available public transportation and/or proximity to jobs. Scattered Site Projects must submit documentation for all Sites, and the majority of Sites must meet the requirements to receive points in this category. Points in this category will be awarded cumulatively as follows:

Access to Transportation Requirements				
Transportation Access Type	Criteria		Points	
Mass Transit or Demand Responsive Transit (“DRT”)	All Sites are located within either: 1. One-half (0.5) mile of a public transportation station; or 2. One-eighth (0.125) mile of a bus stop on a public transportation bus route. The identified transit must serve local destinations, with scheduled operations beginning no later than 8:00 a.m. and ending no earlier than 6:00 p.m., Monday through Friday.		4	
	OR			
	All Sites are served by a DRT service Monday through Friday. DRT must be available to the public at large. (May not be restricted to service for older adults or disabled)			
Proximity to Jobs	Sites are located within its Set-Aside’s proximity threshold from a local job center.		1	
	Proximity Thresholds			
	Set-Aside	Jobs located within Proximity Threshold of Site		
	Chicago Metro	6,500 jobs		One mile of Site
	City of Chicago	10,700 jobs		
	Other Metro	5,600 jobs		
	Non-Metro	3,500 jobs		Five miles of Site
Maximum category points available			5	

Applications must include the following evidence documenting that the Project meets the requirements for points under this category:

For Projects demonstrating mass transit or DRT access:

1. Documentation of eligible transit location(s)/stop(s) and schedule(s), such as route map.
2. Documentation verifying DRT service meets the above requirements. Acceptable forms of documentation include a screen capture/printed copy of the DRT service website or letter from the DRT service affirming the hours of operation, service area and population served.

For Projects demonstrating proximity to jobs:

1. Documentation of job access meeting the Project’s Set-Aside thresholds produced from the **US Census Bureau “On the Map” tool**.

b. Quality of Life Index

The Authority maintains a **Quality of Life Index (“QOLI”)** that calculates a score for every census tract in Illinois. The **QOLI** score is a dynamic measurement of cumulative positive outcome measurements in five different categories: education, prosperity, health, housing, and connectivity. Each category is worth two points and consists of carefully vetted data. Census tracts can achieve overall scores ranging from one to 10 points. A full discussion of methodology used in the **QOLI** is available on the Website. Projects will receive their assigned QOLI score per the methodology described above. QOLI scores cannot be adjusted.

c. Market Characteristics

Projects can earn up to three points for Market Characteristics as follows:

Market Characteristics Requirements		
Market Designation	Characteristics	Points
Inferior Market Conditions	Scoring of market factors reflect market conditions that are not conducive to the proposed Project (Factors are discussed below and in detail in the Standards for Market Study Reviews and Professionals)	-3
		-2
		-1
Appropriate Market Conditions	Market is considered to be appropriate for the proposed Project and should not pose any obstacle towards renting up and sustaining occupancy	0
Superior Market Conditions	Scoring of market factors reflect market conditions that benefit the proposed Project (Factors are discussed below and in detail in the Standards for Market Study Reviews and Professionals)	1
		2
		3

Market Characteristics must be evidenced through submission of the following:

1. The site and market study, and complete **Site and Market Study Summary Form**.
2. The original site and market study should be no more than nine months old at the time it is submitted to the Authority and must reflect the most current parameters for the Project being proposed. After the nine-month timeframe, a study update can be performed and may be submitted up to 12 months beyond the date of the original study. The update must be attached to, and submitted with, the original study.
3. Updates should include any relevant changes in demographic data and updated comparable property information including rents, occupancy levels and waiting list. Any changes to planned activities in the area should also be included in updated site and market studies.
4. Any substantive Project changes (to unit count, mix, income restrictions, targeting, etc.) may nullify the permission to update a pre-existing site and market study.

The Market Characteristics review can result in Projects earning up to three points or, conversely, being deducted three points at time of review by the Authority. The Market Characteristics score is contingent only on the quality of the market and not the quality of market study document. The Authority expects the typical score to be zero, indicating an appropriate market. Applications will only be permitted to self-score a zero. The score may increase or decrease based on the following:

- Tenant type and income targeting of the Project as a percentage of affordable housing in the PMA;
- Unit mix, unit size and proposed rent as compared to the existing market and to comparable properties are appropriate for targeted population(s) and competitive within the market;
- Level of amenities both within the development and in-unit as compared to the existing comparable properties;
- Marketability/visibility of the project and/or planned marketing techniques;
- Increase, decrease or stability of households, population, and employment (when appropriate) in the Primary Market Area; and
- Penetration rate, capture rate and demand.

A full description of the evaluation characteristics and criteria is included in the **Site and Market Review and Scoring Criteria**, contained in the Authority's **Standards for Market Study Reviews and Professionals**.

iv. Project Design and Construction

a. Additional Accessible Units

Projects can earn up to four points by including additional Type A accessible units beyond the Mandatory requirement of 10% of total Project units (see **Section VIII.H.i**). Points will be awarded as follows:

Additional Accessible Unit Requirements	
Total Share of Type A Accessible Units	Points
15% - 16.9%	1
17% - 19.9%	2
20% or more	4

b. Unit Mix

Projects can earn up to two points for meeting the following unit mix thresholds:

Unit Mix Requirements		
Older Adult Housing Units	Non-Age Restricted Units	Points
Two-bedroom units as a percentage of total age-restricted units	Three-bedroom and larger units as a percentage of total units	
1% – 9.9%	25% - 49.9%	1
10% – 25%	50% or more	2

For Older Adult Housing Projects and non-age restricted Projects, points are not cumulative and are limited to the lowest score by population.

c. Universal Design

A Project can earn up to six points for providing an additional 10 elements above Mandatory Universal Design requirements (see **Section VIII.H.i.a**), and not required by code, in 100% of units. For Universal Design Mandatory requirements, please refer to the Authority's **DCRC**.

v. Priority Population Referrals

a. Statewide Referral Network Units

Projects that pursue additional points under the Permanent Supportive Housing policy track and meet the supportive housing unit requirement (15%) will be automatically awarded six points under the Statewide Referral Network Units category.

Projects that do not pursue additional points under the Permanent Supportive Housing policy track can earn up to six points by including additional SRN Units if, on the date Applications are due, there are at least three persons per one unit on the SRN waitlist based on the Project's municipality or community area in Chicago. SRN demand information is available on the **Developer Resource Center** section of the Website.

If the demand for SRN Units is below the 3:1 ratio for proposed SRN Units, applicants may still earn points under this category by providing alternate documentation to demonstrate need for SRN-eligible populations. The Authority will review and accept alternative narratives or other documentation at its sole discretion. This must include both of the following:

- A narrative to further describe the demand for SRN Units in the Project's market area; and
- Letters from one or more service providers demonstrating ability to make referrals to the property. The letter should include:
 - Whether the organization has already executed an **SRN User Agreement for Service Providers** to utilize the PAIR module or intends to sign an **SRN User Agreement for Service Providers**;

- Confirmation of the service provider's ability and willingness to provide ongoing services to potential tenants they refer through the SRN at the proposed Project Site; and
- Certification that the service provider understands the purpose of the SRN and will ensure that relevant staff are trained on the PAIR Module and the SRN referral process.

SRN demand information will be provided to Sponsors at two points of time: an initial list dated in the third or fourth quarter of that calendar year for use with the PPA and an updated/final demand list dated in the fourth quarter of the calendar year or first quarter of the following calendar year for use with the Application. The SRN demand lists provided at time of PPA and Application must reflect the most recently provided data by the Authority. The **SRN Initial Demand List** and **SRN Final Demand List** will be available on the **Developer Resource Center** section of the Website.

Projects can only earn maximum points if all the Mandatory and additional SRN Units are covered by federal or state-funded rental assistance, according to the table below:

Statewide Referral Network Units Requirements			
SRN Units as a Percentage of the Total Project units		SRN Units Covered by 100% Rental Assistance	Points
12% - 14.9%	OR	Mandatory 5 – 10% SRN Units	2
15% - 20%	OR	All 12% - 14.9% SRN Units	4
15% - 25% with federal or state-funded rental assistance on 100% of SRN Units			6

Projects including additional SRN Units as a percentage of the total Project units beyond the 25% threshold defined above cannot achieve additional points, regardless of rental assistance.

If the Project is proposing SRN units with project-based rental assistance, the rental assistance commitment letter must include a description of how the Project will work with the PHA or other subsidy administrator to ensure that SRN referrals will receive priority for those units is required.

Projects must submit a completed, draft **Statewide Referral Network Agreement** with the Application. Projects seeking points in this category should carefully review the definition of Statewide Referral Network Units and understand the requirements and implications. Projects are strongly encouraged to develop relationships with social service providers to understand the housing barriers that Supportive Housing Populations face and ways a Project can mitigate those housing barriers.

vi. Sustainability

a. Green Building Design

Projects whose design and construction incorporate energy efficiency standards or meet/exceed green building criteria may earn up to 10 points by committing to a qualifying Non-Certification, Base, Net Zero, or Zero Carbon pathway as outlined in this category. Points under the Green Building Design category are not awarded cumulatively, and Sponsors must choose only one pathway to pursue.

The Green Building Design Requirements table below outlines qualifying pathways under which Projects may earn points in this category. Projects may earn up to four points for demonstrating energy efficiency in their design and construction without pursuing a certification program. Projects that pursue a qualifying green building certification program may earn up to 10 points under the Base, Net Zero, or Zero Carbon pathways.

Applicable program requirements, criteria, and certification processes for each of the qualifying green building certifications under the Base, Net Zero, and Zero Carbon certification programs can be accessed via their respective third-party website. If pursuing a qualifying green building certification, Sponsors must provide proof of Project registration in their selected program at time of Application. When the Project receives its Certificate of Occupancy, Sponsors will provide official documentation to the Authority that they have achieved requisite certification. In lieu

of certification, the Authority, in its sole discretion, may accept an alternative verification from a reliable third party qualified to confirm that the Project complies with the certification requirements despite not receiving the official documentation.

Projects may earn up to 10 points by achieving the requirements as follows:

Green Building Design Requirements		
Non-certification	Non-Certification Pathway*	
	4 points	
	Construction Type	Criteria
	New Construction	10% above current energy code, including the following: • Design phase energy modeling (trued up with 100% CDs), submitted with plans and specifications at time of Application • As-built energy modeling, submitted post-construction • Post-construction testing and verification, per code pathway
Green building certification	Existing Rehabilitation	Project compliance, according to one of the following energy performance pathways: • ASHRAE 90.1 2013, Appendix G 90.1-2016 (as-built energy modeling required); or • HERS 85 (confirmed worst-case unit files required).
	Administering Program Entity	Certification Level
	Base Pathway	7 points
	EGC	Certification
	GreenPoint Rated ("GPR")	Gold Tier
	National Green Building Standards ("NGBS")	Gold Tier
	United States Department of Energy Efficient New Homes	Certification
	United States Green Building Council ("USGBC") Leadership in Energy and Environmental Design ("LEED")	Gold Tier
	Net Zero Pathway**	8 points
	EGC	Certification Plus Zero Emissions
	GPR	Gold Tier + Net Zero
	NGBS	Gold Tier + Net Zero
	USGBC, LEED	Gold Tier + Net Zero
	Zero Carbon Pathway	10 points
	International Living Future Institute ("ILFI")	Energy Petal
	Passive Housing Institute US ("PHIUS")	Core

*Must adhere to the **2026 Enterprise Green Communities** mandatory project criteria in the eight major sections of the EGC program, as outlined in the **IHDA Enterprise Green Communities Workbook**.

**Must be fully net zero for Site energy usage for five years. Can be met via a combination of on-site, Green-E certified renewable energy certificates ("RECs") and/or community solar. Must be trued up annually with actual building energy usage data.

D. Creative Solutions Policy Track Criteria

a. Risk of Loss in Affordability

Projects pursuing additional points under the Creative Solutions policy track may earn up to six points if Sponsors are able to demonstrate that the Project is proposing the rehabilitation of multifamily affordable housing that is at risk of loss, and that they are actively pursuing strategies to sustain long-term affordability for residents and communities.

Projects may be awarded points cumulatively for meeting the requirements in the three sub-categories listed below and may not receive more than six points total in this category. Projects may not earn points in both the Naturally Occurring Affordable Housing and Timely Recapitalization sub-categories.

i. Market Affordability Risk

The Authority-administered **Affordability Risk Index (“ARI”)** provides for scores for each census tract based on specific factors, all included in U.S. Census Bureau documents, and their relative rates of change between the data provided in the five-year American Community Survey. A full discussion of current **ARI methodology** and the **list of the current scores by census tract** are included on the Website. Projects with at least one Site that is located in a census tract(s) demonstrating a high market affordability risk through the assignment of an ARI score of four or five will be awarded three points. Projects with Sites located in a census tract(s) with an ARI score of less than four will not be eligible for points in this sub-category.

ii. Naturally Occurring Affordable Housing (“NOAH”)

Projects that propose preserving naturally occurring affordable rental units to households at or below 80% of the Area Median Income and that are not currently supported by long-term government subsidies¹, or are not subject to rent or income restrictions, may earn three points.

To earn points in this category, the Application must include data-supported evidence from the market study (see **Section VIII.L**) that demonstrates that the proposed Project rents will maintain affordability despite market demand for higher rents in the community surrounding the Project Site(s) and/or that current residents face risk of displacement given market demands for higher rents.

iii. Timely Recapitalization

Projects with existing long-term income restrictions that are nearing the end of their affordability period and are at risk of displacing residents if units convert to higher-rent housing may earn three points.

Points may be earned in this sub-category for Projects that demonstrate a proactive approach to early alignment of funds for recapitalization if the Project’s anticipated closing timeline occurs within seven years of the expiration date of the EUA or regulatory agreement. To earn points in this category, Projects must submit all applicable EUA(s) or regulatory agreement(s) with restrictions on the property.

b. Recent Capital Improvements and Investment

Projects pursuing additional points under the Creative Solutions policy track can earn points for demonstrating a history of proactive, timely, right-sized interventions intended to address emerging distress and avoid emergency situations to decrease the speed at which full recapitalization is needed. Projects that demonstrate recent and targeted capital investment in the Site(s) which are nearing the end of their useful life may earn up to three points. Projects may not receive more than three points total in this category. Points will be awarded based on time since improvement, level of scope, and funding source of investment as outlined below:

¹ Projects with rental subsidies administered in conjunction with USDA 515 loans are eligible for consideration under the NOAH sub-category

Recent Capital Improvements and Investment Requirements	
Criteria Threshold	Points
Capital improvements made to the building structure/envelope or building systems within the last 10 years	3
Capital improvements made to the building interior within the last 10 years	1

Any scope that falls outside of these major categories will be considered solely at the Authority's discretion.

Points in this category may be earned by providing evidence of investment through submission of the following items:

- Third-party reserve study; and
- Detailed narrative from the Sponsor/Owner that reflects how the work laid out in the reserve study has been addressed including:
 - Timeline of past work;
 - Scope of past work;
 - Explanation of any inconsistencies with the PNA, if applicable;
 - Amount of money invested per unit/per square foot; and
 - Source of funds used for improvements (i.e., cash flow, reserves, grants for limited repairs) and any regulatory restrictions on the property as a result of funds used.

c. Density Bonus

Projects pursuing additional points under the Creative Solutions policy track that demonstrate an effort to increase the unit density through an efficient use of the Authority resources being requested across the total number of units proposed may earn three points.

Projects will be evaluated for the total amount of Authority resources (including Tax Credits, IAHTC, and subordinate resources) requested per total units proposed in comparison to all other Applications submitted within their Set-Aside during a funding round. Projects whose ratio falls in the lowest quartile (25%) within their Set-Aside will automatically be awarded three points. Applications will only be permitted to self-score a zero in this category.

d. Innovative Models

Projects pursuing additional points under the Creative Solutions policy track that propose an innovative framework, solution, or model for the development of affordable housing units may earn up to six points. Examples of qualifying innovative frameworks, solutions, or models include:

1. A proposed technique that will achieve one or both of the following goals, or will pilot a technique that has the potential to achieve the goal(s) in the future after it is tested, and implementation issues have been worked out:
 - a. Reduce total construction cost by at least 10%; and/or
 - b. Reduce the time a Project is under construction by at least 20%.
2. A proposed technique that the Authority typically does not see in Projects that receive Authority resources. Examples of techniques that may qualify under this category include but are not limited to:
 - Utilization of modular, factory-built, mass timber, and/or prefabricated construction materials; and
 - Proposing office-to-residential conversion.

Contrarily, for example, conventional wood frame construction with panelized walls is a construction technique often used in Illinois and would not be considered as an innovative framework, solution, or model.

To be considered for points in this category the Sponsor must provide a detailed narrative which proves all of the following:

- The proposed technique has wide applicability, is feasible, can be replicated in future Projects, and has the potential to be brought to scale and used to meet different housing needs and in different settings;
- The use of the proposed technique is appropriate for the Project and will not hinder the ability to provide quality housing on a timely basis, will last a long time, and will meet the needs of tenants; and
- The Project complies with the Authority's **DCRC**. The Authority may grant waivers if they will allow particularly promising techniques to be tested, and the waivers will not substantially impact the quality and durability of the housing.

e. No Additional Authority Resource Requests

Projects pursuing additional points under the Creative Solutions policy track may earn points in this category accordingly:

No Additional Authority Resource Requests Requirements	
Criteria	Points
No additional Authority resource request other than LIHTC and IAHTC	1
No additional Authority resource request other than LIHTC	2

Projects in the Authority's portfolio with requests for subordination of existing Authority loans with must-pay hard debt at the time of initial closing will not be eligible for points in this category.

Any changes to this commitment after Project award will be considered in the review of future Applications and may negatively impact future Applications to the Authority.

E. Permanent Supportive Housing Policy Track Criteria

a. Additional Units Dedicated to Supportive Housing

Projects pursuing additional points under the Permanent Supportive Housing policy track that dedicate additional shares of units (beyond the 15% share required) to serving Supportive Housing Populations may earn up to four points. Points will be awarded based on the total percentage of units dedicated to serving Supportive Housing Populations as a share of the total Project units as follows:

Additional Supportive Housing Unit Requirements	
Total Share of Project Supportive Housing Units	Points
20% - 24.9%	1
25% - 49.9%	2
50% - 99.9%	3
100%	4

b. Rental Assistance

Projects pursuing additional points under the Permanent Supportive Housing policy track may earn points for either existing project-based (rather than tenant-based) rental assistance or new commitments of project-based rental assistance. Projects that earn points under Deeper Income Targeting with Rental Assistance or Income Averaging (**Section IX.C.ii.b**) are not eligible for points in this category.

To be eligible for points in this category, Projects must submit a fully executed copy of any existing rental assistance contract or an executed commitment letter for new commitments of rental assistance from the entity providing the rental assistance that meets all Authority standards for project-based rental assistance commitments as outlined in the **Underwriting Standards Guide**.

Though CoCs that are recipients of Hearth Act funding (formerly known as McKinney Vento) are unable to commit rental assistance for periods of five years or longer, points may be awarded for rental assistance funded by CoCs¹. To demonstrate eligible CoC funded rental assistance Applications must include a commitment letter provided by the administering entity². Commitment letters provided by the subrecipient will not be accepted.

The term of the rental assistance will be awarded points based on length of commitment by qualifying type. Points will be awarded as follows, up to four points:

Rental Assistance Requirements			
Unit Type	Rental Assistance Type and Term Commitment		
PSH Units Assisted as a Percentage of Total Project PSH Units	Points for 10+ Year Qualifying Commitment	Points for 5-Year to 9-Year and 11 Month Qualifying Commitment	Points for Qualifying CoC Funded Rental Assistance
25.1-50% of the PSH units	2	1	-
50.1-75% of the PSH units	3	2	1
75.1% or more of the PSH units	4	3	2

¹ Projects may still utilize Coordinated Entry for referrals (see **Section XI.E.b**) regardless of having a commitment of CoC-funded rental assistance.

² Including, but not limited to, HUD, the Illinois Department of Human Services Division of Behavioral Health and Recovery, and the Office of Olmstead Compliance.

To underwrite with the additional income from the subsidized units, new commitments must have an initial term of at least 15 years. Applications contemplating shorter terms should not include the additional income from the subsidized units in their underwriting assumptions. All underwriting assumptions regarding the funding and renewal of rental assistance contracts must be clearly identified. State and federal rental assistance commitments cannot be conditioned on an Allocation of Tax Credits.

c. Coordination of Referrals

Projects pursuing additional points under the Permanent Supportive Housing policy track may earn up to four points under the Coordination of Referrals scoring category by demonstrating coordination with the local CoC and/or the Illinois Department of Children and Family Services (“DCFS”), the Illinois Department of Corrections (“IDOC”), or the Illinois Department of Human Services Division of Developmental Disabilities (“IDHS IDD”) to meet statewide priorities and support housing connections for those who face significant barriers to housing.

To earn points under this category, Projects must provide a Letter of Intent (“LOI”) at time of Application from any source of referrals/coordination pursued. To earn points in this category, Projects must meet the referral requirements outlined in the **IHDA PSH Requirements Guide**.

d. Coordination of Services

Projects pursuing additional points under the Permanent Supportive Housing policy track that demonstrate coordination with a community-based provider and/or through coordination efforts aimed at providing additional services and supports to the Project may earn up to four points.

Projects may earn points under this category by:

- Providing a MOU or other legally binding agreement demonstrating that a community-based service provider will provide support services on-site in a dedicated space that minimally include case management, tenancy support services, and access to behavioral health services (which includes substance use and mental health services);
- Demonstrating that at least one service provider that is part of the development team demonstrates experience with service funding sources relevant to the Project; and/or
- Providing a preliminary service budget.

To earn points in this category, Projects must meet the Coordination of Service requirements outlined in the **IHDA PSH Requirements Guide**.

e. Low-Barrier Tenant Screening

The Authority expects Projects pursuing additional points under the Permanent Supportive Housing policy track to utilize low-barrier tenant screening practices. Projects that commit to specific minimum thresholds in their TSPs may earn two points. The Authority encourages Sponsors to approach tenant screening criteria with the intent to screen in rather than screen out. Sponsors must adopt and demonstrate a low-barrier approach to tenant screening that is described via narrative that minimally addresses the five components listed below³. Specific minimum thresholds must be met for Criminal Background and Previous Housing and Eviction History as outlined in the **IHDA PSH Requirements Guide**, and clear descriptions must be provided for the additional components to score in this category. Applicants must also affirm that the Project will undertake reasonable accommodation requests related to screening criteria⁴. The preliminary tenant screening details must minimally demonstrate the Project’s compliance with the following requirements:

1. Credit History;
2. Criminal Background;
3. Previous Housing and Eviction History;
4. Substance Use; and
5. Minimum Income

³Applicants should review the Authority’s template **Tenant Selection Plan** as they prepare responses to this section

⁴Applicants should review the Reasonable Accommodations and Modifications: A Guide for Housing Professionals published by the Illinois Department of Human Rights

At time of Application, Sponsors must certify that they will adopt and implement a TSP that minimally meets the full requirements of these five components as clarified on the **IHDA PSH Requirements Guide**.

f. Supportive Housing Experience, Training and Endorsements

Projects pursuing additional points under the Permanent Supportive Housing policy track whose Participants demonstrate that they hold extensive supportive housing development experience, are pursuing relevant training, or are pursuing certification(s)/endorsement(s) to grow their capacity for developing supportive housing units may earn two points in the Supportive Housing Experience, Training and Endorsements sub-category. Sponsors may either earn points by demonstrating their experience, or through a combination of participation in the Supportive Housing Institute and/or completing the **CSH Pre-Development Quality Supportive Housing Verification**.

i. Supportive Housing Development Experience

Projects whose Sponsors can demonstrate that they have extensive experience successfully developing and placing in service a significant portfolio of supportive housing units may earn two points. Sponsors who can demonstrate that they have developed and placed in service no less than 300 supportive housing units within the United States may earn two points by providing a list at time of Application that includes all applicable property name(s), property address(es), supportive housing unit count(s), and year that property(ies) and/or unit(s) were placed in service.

ii. Supportive Housing Training and Endorsements

The Authority has sponsored an Illinois Supportive Housing Institute led by the Corporation for Supportive Housing (“CSH”) to provide targeted training and technical assistance to build the capacity of developers of Permanent Supportive Housing in Illinois. Sponsors submitting Projects that have participated in the Authority-sponsored Illinois Supportive Housing Institute from 2022 through the present may earn one point. Projects that earn points under the Building Development Capacity category (**Section IX.C.i.a**) are not eligible for the point awarded for participation in the Illinois Supportive Housing Institute.

Additionally, CSH offers a **Pre-Development Quality Supportive Housing Verification** for supportive housing projects in the planning phase. Any project, regardless of whether the Sponsor has participated in an Illinois Supportive Housing Institute, may pursue this certification. Projects that have completed and passed the CSH Pre-Development Quality Endorsement process will be awarded one point.

Projects may earn up to two points in this category, which will be awarded cumulatively as follows:

Supportive Housing Experience, Training and Endorsements Requirements	
Criteria	Points
Sponsor(s) demonstrates that they have developed and placed in service no less than 300 supportive housing units within the United States	2
Sponsor(s) has participated in the Illinois Supportive Housing Institute	1
Sponsor(s) provides a letter of support from CSH demonstrating the Project meets CSH Quality Supportive Housing Standards	1

F. Targeted Markets Policy Track Criteria

a. Affordability Risk Index

Projects pursuing additional points under the Targeted Markets policy track may earn points for being located in a census tract with a current score according to the Affordability Risk Index (“ARI”). The **ARI** provides for scores for each census tract based on specific factors, all included in U.S. Census Bureau documents, and their relative rates of change between the data provided in the five-year American Community Survey. A full discussion of current **ARI methodology** and the list of the **current scores by census tract** are included on the Website. Projects will receive between zero and five points under this category, in accordance with their assigned ARI score per the methodology described throughout this section. ARI scores cannot be adjusted.

Projects with a single Site will receive points equivalent to the census tract’s current ARI score in which their Project is located. Scattered Site Projects located within multiple census tracts will receive a prorated score based on the proportion of total units located within the corresponding scoring census tract(s). Fractional scores will be rounded up to the next whole number.

b. Communities Lacking Affordability

Projects pursuing additional points under the Targeted Markets policy track with at least one Site located within a community with an overall housing stock that lacks affordability can earn up to five points under the Communities Lacking Affordability category.

The Authority administers the Affordable Housing Planning and Appeal Act (“**AHPAA**”), which includes a calculation of the affordable housing stock of municipalities and counties within Illinois via a statutorily mandated formula. This calculation is completed at least once every five years and is published to the Authority’s dedicated **AHPAA website**, which also contains an **interactive map** and **full calculation files** determining the overall affordability of each Illinois municipality’s housing stock. Under the AHPAA, a municipality or county in which less than 10% of the total housing stock is deemed affordable (considered a “**non-exempt local government**” or “**NELG**”) is subject to additional planning and reporting requirements aimed at increasing its affordability.

Projects will be automatically awarded points under the Communities Lacking Affordability category if one or more of its Sites are located within a municipality whose overall housing stock is calculated as being equal to or less than 20% affordable under the current AHPAA affordability determination.

Points under this category will be awarded as follows:

Communities Lacking Affordability Requirements	
Municipality Overall Affordability Rate	Points
10% or less (NELGs)	5
10.1% - 17%	3
17.% - 20%	2

c. Community Revitalization Strategies

Projects pursuing additional points under the Targeted Markets policy track may earn points for being located within a community enacting one or more Community Revitalization Strategies. Preserving the balance of affordable housing in areas in need of community revitalization or undertaking proactive planning activities is an important goal of the QAP as it allows the greatest amount of choice for low-income households to access quality housing.

Community Revitalization Strategies may earn up to five points for demonstrating planning and/or efforts that lead to measurable increases in areas outlined in the **Community Revitalization Strategy Thresholds and Scoring Criteria**.

To be eligible for points in this category, Projects must first meet all thresholds referenced in the **Community Revitalization Strategy Thresholds and Scoring Criteria** and must also complete a technical assistance call with

Authority Community Revitalization staff¹.

If one or more Site(s) within a Scattered Site Project falls within a census tract or geographic area that requires a Community Revitalization Strategy (see Mandatory **Section VIII.B**), earned points under this scoring category will be prorated based on the number of units for which a Community Revitalization Strategy was submitted. Multiple Community Revitalization Strategies may be submitted for various Project Sites falling in multiple and different community areas.

d. Neighborhood Assets

Projects pursuing additional points under the Targeted Markets policy track may earn points for demonstrating proximity to neighborhood assets beyond Mandatory requirements, which necessitate that Projects demonstrate adequate food access (see **Section VI.E.iii.b**) at PPA and meet **EGC mandatory criteria** for Location + Neighborhood Fabric (see **Section VIII.O**) at Application. . Project Site(s) that have additional desirable neighborhood characteristics and amenities as designated by the Authority can score up to two points, depending on the walking distance proximity (not geographic radius or direct distance) of neighborhood assets to the Project, as defined below:

Neighborhood Asset Distance by Set-Aside	
Set-Aside	Proximity/Distance
Chicago Metro	0.5 miles
City of Chicago	0.5 miles
Non-Metro	5 miles
Other Metro	0.5 miles

A Project may score a maximum of one point per category in the following areas: Food Access, Health & Wellness, Education & Culture, Mobility, Civic & Culture Facilities, Retail, and Services. Eligible assets must be in addition to amenities demonstrated by the Project under food access at PPA and the Enterprise Green Communities Mandatory criteria. A single qualifying asset may not earn points under both the Access to Transportation scoring category (**Section XI.C.iii.a**) and the Neighborhood Assets’ Mobility category (**Section XI.F.d**). Points under the Neighborhood Assets’ Mobility category will only be awarded for assets that are identified in addition to those submitted under the Access to Transportation category.

Scattered Site Projects must submit documentation for all Sites to earn points under this category. A Project will receive one point in any of the Neighborhood Assets categories listed below only if a majority of the total number of Project Sites each meets the requirements for a point within that category. All amenities are subject to approval by the Authority.

Assets must be evidenced through submission of map(s) clearly delineating all Sites and distance to the neighborhood asset. Neighborhood asset maps under this category may also be submitted as asset map documentation for Projects eligible for Community Revitalization scoring. The **Asset Map Template** for Community Revitalization submissions can be filled out to meet documentation requirements for these points.

The table below, though not exhaustive, lists a set of categories and amenities that can be considered for points:

¹ Sponsors should email **Revitalization@IHDA.org** to request a Community Revitalization technical assistance call

Neighborhood Assets Requirements		
Asset Category	Asset Examples	Points (maximum one per category)
Food Access	• Farmers market • Community garden that produces fresh food • Full-service grocery store • Other food store with produce • Restaurant/café/diner	1
Health & Wellness	• Pharmacy • Hospital, medical clinic, or office that treats patients • Community health center • Gym, health club, or exercise studio open to the public • Public pool • Skating rink/sport court/field • Public park • Access to public bike and/or pedestrian trail network	1
Education & Culture	• Public library • Place of worship • Educational facility (e.g., K–12 school, university, adult education center, vocational school, community college) • Pre-K or daycare (for Older Adult Projects only) • Cultural arts facility (e.g., museum, performing arts space, concert venue)	1
Mobility²	• Bike share/scooter docking station • Accessible transit station or bus line • Proximity to publicly available electric charging station	1
Civic & Community Facilities	• Community or recreation center, including performance space • Police or fire station • Post office • Senior center • Emergency shelter	1
Retail	• Clothing store or department store selling clothes • Hardware store	1
Services	• Bank (with teller hours) • Hair care • Laundry or dry cleaner • Licensed adult or senior care • Licensed childcare • Social services center	1

e. Opportunity Zones

Projects pursuing additional points under the Targeted Markets policy track may earn points for being located within a designated census tract under the Opportunity Zone 2.0 program.

The federal Opportunity Zone program provides an incentive for investors to invest in designated lower-income communities to help create jobs and spur economic development in areas that need it the most. The program does

² A single qualifying asset may not earn points under both the Access to Transportation scoring category (**Section XI.C.iii.a**) and the Neighborhood Assets' Mobility category (**Section XI.F.d**). Points under this category will only be awarded for assets that are identified in addition to those submitted under the Access to Transportation category.

this by providing significant tax benefits over time to investors that utilize a Qualified Opportunity Fund to reinvest their capital gains into projects within Opportunity Zones.

The federal government administers and recently made permanent the Opportunity Zone tax incentive. Opportunity Zone 1.0 census tracts are active and available for investment through December 31, 2028. Opportunity Zone 2.0 census tracts will be designated in Fall 2026 and will be available for investment for 10 years beginning on January 1, 2027.

Projects will be automatically awarded two points if one or more of its Sites is located within a census tract designated by the Illinois Department of Commerce and Economic Development (“DCEO”) as eligible under the Opportunity Zone 2.0 program. Sponsors may visit **DCEO’s Opportunity Zone website** for more information. A listing of eligible census tracts under the Opportunity Zone 2.0 program will be available prior to January 1, 2027.

f. Transit Oriented Development

Projects pursuing additional points under the Targeted Markets policy track may earn one point for being located within a transit oriented development (“TOD”) planning area. Projects will be awarded one point under this category for meeting one of the following criteria:

- At least one Project Site is located within a completed, in-process, or programmed Northern Illinois Transit Authority (“NITA”)– TOD³ planning area; or
- If Project Sites are located outside of a NITA–TOD planning area, a local TOD plan may be submitted and considered qualifying evidence if:
 - The plan clearly includes additional housing as an initiative; and
 - At least one Project Site is located within 0.5 mile of a major transportation hub.

If a Site is located inside a NITA-TOD planning area, documentation from the **RTA-TOD website**⁴ must be submitted that shows the following:

- The location of the Site within the TOD study area;
- The specific name of the TOD; and
- An electronic copy of the TOD plan.

If the Site is located outside a NITA-TOD planning area, the local TOD plan must be submitted showing:

- The location of the Site within the boundaries of the plan; and
- The reference(s) to additional housing as an initiative of the plan.

³ **Public Act 104-0457**, signed into law on December 16, 2025, established a new transit authority (NITA) to replace the former Regional Transit Authority (“RTA”), effective June 1, 2026. TOD planning areas identified by RTA will be considered eligible under this scoring category to accommodate this transition.

⁴ And/or website established by the NITA, when it becomes available.

G. Tiebreaker Criteria

In the event that two or more Projects have an equal number of points, regardless of policy track pursued, if any, the following will be used to determine selection:

- **First Tiebreaker:** Projects with the highest unit count. If a tie still remains:
- **Second Tiebreaker:** Projects with the lowest per-unit construction costs. If a tie still remains:
- **Third Tiebreaker:** Projects that incorporate the lowest average income by AMI targeting for all units. If a tie still remains:
- **Fourth Tiebreaker:** Projects that are intended for eventual tenant ownership and have a robust homeownership plan. If a tie still remains:
- **Fifth Tiebreaker:** Projects with historic significance.

Section X: Project Modifications and Revocations

All Projects receiving a Conditional Allocation are subject to the following:

A. Project Modifications

A Conditional Allocation is based on the information provided in the Application. Project modifications that would trigger a change in the Project's score or require re-evaluation of the Application may necessitate Loan Committee and Board approval and could subject the Project to revocation of the Conditional Allocation or penalization of future applications from the same Project Participants. Project modifications include, but are not limited to:

- A change of 10% or more in the total Project cost or budget line item;
- Any changes in the Project Owner, Sponsor(s), or Participants; and
- Any changes in Project characteristics that were considered in order to meet the requirements of the Mandatory or Scoring sections of the QAP including, but not limited to:
 - Any change in the Project's unit mix or unit sizes;
 - Any change in the Project's rent structure;
 - Any change to the Project Site(s);
 - Any change to the Project's construction scope;
 - Any change to the Project's qualifying income restrictions; and
 - Any changes in the Project's financing, including, but not limited to:
 - Adding, removing, or substituting sources of Project financing;
 - A change to the entity providing financing;
 - A change in financing terms; and
 - A change in Tax-Credit equity pricing.

A change in the Owner and Sponsor(s) of the Project will not be permitted between Board approval and the issuance of the IRS Form(s).

B. Request for Modifications

The Owner must submit a written request and explanation for all Project modifications. The Authority will evaluate and may approve Project modifications. Requests for modifications may require a processing fee.

C. Revocation of a Conditional Allocation

The Authority may revoke a Conditional Allocation or reduce the resources allocated for reasons including, but not limited to the following:

- Unapproved Project modifications;
- Failure to meet the conditions set forth in the Reservation Letter, Carryover Allocation Letter, Ten Percent Test Letter, or 42(m) Letter;
- Failure to meet the conditions set forth in the Extended Use Agreement, Placement in Service, and 8609 (see **Section XII**);
- Material misrepresentation or providing false information;
- Non-compliance in any Project;
- Delinquency under any Authority Program;
- Outstanding fees due and owed to the Authority;
- Bankruptcy or any other financial situation that jeopardizes a Project's completion or continued operation;
- A Project's inability to proceed; and
- Sponsor or Participant capacity, financial or otherwise, at the Authority's sole discretion.

Section XI: 9% Tax Credit Reservations, Carryover and 10% Test

All Projects receiving a Conditional Allocation of Tax Credits through 9% Tax Credits, are subject to the following:

A. 9% Tax Credit Allocation

i. Reservation Letter

Following Board approval, the Authority will issue a Reservation Letter. The Reservation Letter will set forth the amount of the Reservation and specify other terms, conditions, documentation, and timelines that must be satisfied prior to the issuance of a Carryover Allocation Letter (if applicable) and IRS Form 8609, including payment of a non-refundable Reservation fee. The initial financial closing for the Project must occur within 12 months of the execution of the Reservation Letter and payment of the Reservation fee. Sponsors with Projects that do not close within this 12-month time period may not be eligible for Tax Credits in the next Application round at the Authority's sole discretion.

ii. Request for Extension

The Authority may extend the time required to meet the conditions set forth in the Reservation Letter in its sole and absolute discretion. In order for an extension to be considered, the Owner must submit a written request, including an explanation for the extension. Projects approved for an extension may be subject to late fees.

The Conditional Allocation may be revoked if the Owner fails to (a) meet the conditions set forth in the Reservation Letter or (b) obtain Authority approval for an extension.

B. 9% Tax Credit Carryover Allocations

A Carryover Allocation is required for all Projects that will not be Placed in Service during the year in which a Reservation Letter is issued.

i. Carryover Allocation Letter

The Authority will issue a Carryover Allocation Letter near the end of the year in which the Project received a Reservation. The Carryover Allocation Letter will specify the conditions, documentation, and timeline necessary to receive the Carryover Allocation. These requirements include, but are not limited to, the following:

- Completed Carryover Allocation Checklist;
- Election of LIHTC;
- Completed BIN Form;
- Completed Gross Rent Floor Election Form;
- Completed Reasonably Expected Basis Form; and
- Evidence of current site control for the Project that is satisfactory to the Authority.

ii. Request for Extension

The Authority may extend the time for meeting the conditions set forth in the Carryover Allocation Letter in its sole and absolute discretion. The Owner must submit a written request, which includes an explanation for the extension. Projects approved for an extension may be subject to late fees. The Conditional Allocation may be revoked if the Owner fails to (a) meet the conditions set forth in the Carryover Allocation Letter or (b) obtain Authority approval for an extension.

C. 9% Tax Credit 10% Test

Projects issued a Carryover Allocation must expend more than 10% of the Project's reasonably expected basis by December 1 of the year following the Carryover Allocation.

i. Ten Percent Test Documentation

In the year following the Carryover Allocation, the Authority will issue a Ten Percent Test letter. The Ten Percent Test letter will specify the conditions, documentation, and timeline necessary to meet the Ten Percent Test. The required documentation for the Ten Percent Test includes, but is not limited to, the following:

- Completed Ten Percent Test Checklist;
- Completed Ten Percent Test;
- Completed BIN Form;
- Completed Ten Percent Test Reasonably Expected Basis Form; and
- Certification of Costs Incurred for Ten Percent Test.

ii. Request for Extension

The Authority may extend the time for meeting the conditions set forth in the Ten Percent Test letter in its sole and absolute discretion. The Owner must submit a written request, which includes an explanation for the extension. Projects approved for an extension to meet the conditions set forth in the Ten Percent Test letter may be subject to late fees. The Conditional Allocation may be revoked if the Owner fails to (a) meet the conditions set forth in the Ten Percent Test Letter or (b) obtain Authority approval for an extension to meet the conditions set forth in the Ten Percent Test letter.

Section XII: Operations and Monitoring

A. Issuance of 8609

The Authority will issue an IRS Form 8609 to Projects with a Conditional Allocation that fulfill all Authority requirements. Projects must submit all IRS Form 8609 documentation to the Authority no later than six months after the end of the year following the Placed in Service deadline.

i. 8609 Review

The Authority will review all submitted documentation and conduct a final financial analysis. As required per Section 42(m)(2) of the Code, the Tax Credit Allocation will never exceed the amount the Authority determines is necessary for the financial feasibility of the Project. The Tax Credit Allocation may be less than the Conditional Allocation.

ii. Extension Requests

The Authority may extend, in its sole and absolute discretion, the time for submitting the IRS Form 8609 documentation. The Owner must submit a written request, which includes an explanation for the extension request. The Conditional Allocation may be revoked if the Owner fails to (a) submit all IRS Form 8609 documentation by the due date or (b) obtain Authority approval for an extension to submit all IRS Form 8609 documentation. Projects approved for an extension to submit all IRS Form 8609 documentation may be subject to late fees.

B. Placement in Service

Projects with a Conditional Allocation must be Placed in Service no later than the date indicated in the Carryover Allocation Letter or the 42(m) Letter.

i. Request for Extension

The Authority may extend the time for the Project to be Placed in Service by revoking the existing Conditional Allocation and issuing a new Conditional Allocation of Tax Credits. In order for the Authority to issue a new Conditional Allocation of Tax Credits, the Owner must submit a written request, which includes an explanation for the request.

ii. Extension Review & Allocation Fees

Projects determined to meet the affordable housing policy goals of the State will be considered for a new Conditional Allocation. If the Authority revokes the existing Conditional Allocation and issues a new Conditional Allocation, the Project may be required to pay another non-refundable fee.

iii. New Conditional Allocation Requirements

Projects receiving a new Conditional Allocation remain subject to the requirements in the QAP as well as the requirement of the prior Allocation as determined by the Authority in its sole discretion.

C. Extended Use Agreement

Projects receiving a Conditional Allocation, either through a Reservation Letter or 42(m) Letter, will be subject to an Extended Use Agreement ("EUA"). The EUA sets forth income and occupancy restrictions that the Project must uphold for 30 years. This 30-year term includes the initial Compliance Period and the Extended Use Period.

The EUA must be recorded at the initial financial closing for the Project. The EUA must be recorded in the office of the Recorder of Deeds in the county where the Project is located. Additionally, the EUA must be recorded prior to all other Project documents evidencing or securing the Project's financing. Initial financial closing and the recording of the EUA must occur within 12 months following the execution of the Reservation Letter and the payment of the Reservation fee.

D. Required Monitoring

All Projects receiving an Allocation are subject to the following:

i. Construction Monitoring

In addition to visiting proposed Project sites during the Application review period, Projects receiving an Allocation of 9% Tax Credits will be subject to field inspections by Authority staff during the construction period. The field inspections will monitor construction progress, verify Application commitments, evaluate compliance with fair

housing and accessibility rules and identify construction delays. Pursuant to **Section VIII.M.iii Unacceptable Practices**, future Applications may be impacted if a Participant is found to be non-compliant during construction monitoring.

ii. Compliance Monitoring

Projects receiving an Allocation will be subject to ongoing compliance monitoring and reporting requirements. As a state housing credit agency, the Authority is responsible for monitoring Tax Credit project compliance – including the initial year and the annual compliance for the length of the Extended Use Period. A brief summary of the Authority's procedures for monitoring and reporting noncompliance for properties receiving Tax Credits is found below. The Authority's **LIHTC and HOME Compliance Manual** provides greater detail on the Authority's procedures for monitoring and reporting noncompliance. Projects receiving additional sources of financing will be subject to all applicable compliance regulations associated with those sources.

Initial Inspection & Tenant File Review

Initial year compliance determines the baseline qualification for the Tax Credit program. Projects that fail to qualify enough units to satisfy the minimum Set-Aside requirements by the end of the first year of the credit period will not qualify for the Tax Credit program and will not be eligible for any tax credits. New Projects have until end of the year the Project was Placed in Service, or to the end of the next taxable year, to achieve the minimum Set-Aside, thus becoming eligible to claim tax credits.

For new Tax Credit projects, the Authority will conduct an on-site physical inspection and tenant file review no later than the end of the second calendar year following the year when the last building is Placed in Service. For this review, tenant files and physical inspections will be selected randomly. The reviews and inspections may be conducted at different times and may cover different units. The **LIHTC and HOME Compliance Manual** includes a summary of documents that should appear in each tenant file.

On-Going Monitoring

The Authority continues to monitor Project performance throughout the Extended Use Period, through a combination of Owner reports and Authority inspections and reviews. The **LIHTC and HOME Compliance Manual**, and the **DMS Authority Online User Manual** includes additional information regarding annual reporting requirements.

Owner's Annual Certification of Compliance

Federal regulations require that Owners certify their compliance with the Tax Credit program on an annual basis throughout the Compliance Period.

Annual Tenant Event Reporting

Each year, Owners must report income, rent and student status for all households in the Tax Credit project, using the Authority's online data portal.

Tenant File Reviews

The Authority will conduct on-site management reviews for all Tax Credit projects at least once every third year during the Compliance Period and every five years during the Extended Use Period. During the management review, the Authority will review a sample of tenant files. The Authority may expand the sample and/or conduct more frequent reviews if it determines that conditions warrant additional review.

Physical Inspections

The Authority is required to conduct physical inspections of Tax Credit properties at least once every three years after the Initial Inspection during the Compliance Period and every five years during the Extended Use Period to ensure habitability of the project. Tax Credit annual inspections will conform to local health, safety and building codes and to the **HUD National Standards for the Physical Inspection of Real Estate ("NSPIRE")**. The inspection will review a random sample based on project size, including no fewer than the minimum number of units set forth in 26 CFR 1.42-5(c)(2)(iii). If the Authority determines conditions warrant additional review, the Authority may extend the sample or conduct more frequent inspections.

iii. Noncompliance

If the Authority finds noncompliance, the Authority will notify the Owner of the finding and extend a correction period in which to cure the deficiencies. Deficiencies may be related to requirements of the federal Tax Credit program, commitments the Owner has made to the Authority in its Extended Use Agreement or other management criteria that reflect best practices upheld by the Authority. Uncorrected deficiencies of any category may result in penalties imposed by the Authority.

If the issues raised in a compliance review impact eligibility under the federal Tax Credit program, and the Project is within the 15-year Compliance Period, the Authority must file IRS Form 8823 Report of Noncompliance with the IRS. The Authority will make the filing after the correction period, and the report will indicate whether the deficiency has been corrected. If it remains uncorrected, the IRS will notify the Owner that it must consult with the Authority, as State monitor, to correct the noncompliance.

If the noncompliance is such that a unit or units are not qualified for tax credits, noncompliance may result in an IRS audit, a reduction in Tax Credits or recapture of Tax Credits already taken.

Notice to Owner

In cases where reportable noncompliance is identified, the Authority must provide the Owner with written notice that identifies the specific deficiency and give the Owner a correction period to address the noncompliance.

Correction Period

In general, the Authority provides a 30-day correction period from the date of the Authority's written notice. Owners may request an extension if they are unable to make corrections within that timeframe, subject to the Authority's approval, and within time limits posed by the IRS.

Authority Review

At the end of the correction period, including any Authority approved extension, the Authority will determine whether the unit or property was out of compliance and if that noncompliance has been corrected.

Authority's Report to the IRS

The Authority will file IRS Form 8823 Report of Noncompliance after the correction period, including any approved extension, and will indicate on Form 8823 if the noncompliance has been corrected. If noncompliance is corrected after Form 8823 has been filed within three years of the filing, the Authority will file a new Form 8823 to indicate that the property is back in compliance.

IRS Notice to Owner

On receipt of Form 8823, the IRS will send a notice to the Owner indicating the type of noncompliance reported and instructing the Owner to contact the Authority to resolve the issue. The IRS notice instructs the Owner not to include any non-qualified low-income housing units in its tax credit filing and notifies the Owner that noncompliance may result in recapture of previously claimed credits.

Owners Tax Filing

Owners are responsible for reporting any reduction in Qualified Basis and any recapture of Tax Credits with their annual tax filing.

Appendix A: Definitions

The following capitalized terms used in the QAP shall have the following definitions:

“42(m) Letter” shall mean the letter from the Authority to an Owner evidencing that a Project being financed with the proceeds of tax-exempt bonds satisfies the requirements of the QAP and Section 42(m)(1)D of the Code.

“42(m)(2)(D) Letter” shall mean the letter from the issuer of tax-exempt bonds that addressees the tax credit dollar amount and the reasonableness of project costs under section 41(m)(2)(d) of the Code.

“Affirmatively Furthering Fair Housing” (“AFFH”) 24 CFR 5.150 shall have the meaning set forth in **Section II.F.**

“Affordability Risk Index” (“ARI”) shall have the meaning set forth in **Section IX.F.a.**

“Allocation” shall mean the award of Tax Credits to a Project pursuant to Section 42. An Allocation may be made pursuant to a Carryover Allocation Letter or the issuance of IRS Form(s) 8609.

“Application” shall mean an entire set of required and requested documents as prescribed in the QAP and submitted by a Sponsor to the Authority.

“Architect of Record” shall mean the architect licensed by the State who has the contract responsibility for the Project, who designs and prepares the construction documents from which the building is constructed, and who signs the required documents.

“Area Median Income” (“AMI”) shall mean the median income of the county in which the Project is located, or the metropolitan statistical area of Chicago, or the metropolitan statistical area of St. Louis, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937.

“Authority” shall mean the Illinois Housing Development Authority, a body politic and corporate of the State of Illinois.

“Average Income Test” shall refer to the Average Income minimum set-aside election provided on line 10c of IRS Form 8609. Under the Average Income Test, at least 40% of units are rent restricted, with an average income restriction of 60% AMI, and with maximum income restriction no higher than 80% AMI.

“Basis Boost” shall mean up to a 30% boost to the Eligible Basis of the Project.

“BIPOC-led firms” shall have the meaning set forth in **Section IX.C.i.b.**

“Board” shall mean the board members of the Authority.

“Carryover Allocation” shall mean the Allocation for a Project which is not expected to be Placed in Service in the year of the initial Allocation, made pursuant to the provisions of Section 42(h)(1)(E) of the Code.

“Carryover Allocation Letter” shall mean the written documentation from the Authority to an Owner making a Carryover Allocation for that Owner's Project.

“Centers for Independent Living” shall mean locations identified on the **State of Illinois Developmental Disabilities website.**

“Clarification Letter” shall have the meaning set forth in **Section VI.F.i** and **Section VII.D.i.**

“Code” shall mean the Internal Revenue Code of 1986, as amended, and the regulations, notices, revenue rulings and other official pronouncements promulgated under it, all as they may be amended from time to time.

“Common Application” shall mean the electronic document of the same name published by the Authority and used in the collection and analysis of information regarding the Project.

“Community Revitalization Strategy” (“CRS”) shall mean a deliberate, concerted, and locally approved plan or documented interconnected series of local efforts with local stakeholder support intended to improve and enhance specific aspects of a Community Revitalization Strategy Area (“CRSA”). A locally approved plan is but one method of documentation, and because formalized plans are beyond the capabilities of many municipalities in the state, well-documented efforts taking place outside of formalized plans are equally acceptable for this purpose.

“Community Revitalization Strategy Area” (“CRSA”) shall mean the Project area for a Community Revitalization Strategy. The ideal CRSA is a geographically compact area (census tract(s), municipality, neighborhood/community area, etc.) with a population no greater than 50,000, and must contain the census tract(s) where the subject Site(s) is (are) located. The Authority’s Community Revitalization staff may approve a larger CRSA on an individual basis if the Sponsor provides documentation evidencing the need to define a larger area.

“Compliance Period” (notwithstanding Section 42(i)(1) of the Code) shall mean the period of 15 consecutive taxable years beginning with the first taxable year of the Credit Period.

“Conditional Allocation” shall mean an Allocation of Tax Credits to a Project that remains subject to conditions prior to the issuance of IRS Form(s) 8609.

“Consolidated Plan” shall mean (i) a HUD approved 3- to 5-year plan, or (ii) a HUD approved Annual Action Plan describing the jurisdiction’s community development priorities and multi-year goals. A HUD approved Annual Action Plan is informed by an assessment of housing and community development needs, an analysis of housing and economic market conditions, and resources available to the jurisdiction.

“Control” shall mean majority ownership interest in the Owner or majority decision making authority as defined in the development agreement between Owner and guarantor. For purposes of the definition of “Sponsor”: control must mean a majority ownership interest. For purposes of determining that a Qualified Non-Profit is not controlled by a For Profit: control shall mean either a majority ownership interest or decision-making authority as defined in the entity’s legal documents.

“Credit Ceiling” shall mean the amount of Tax Credits available for Allocation by the Authority for any calendar year, as provided in Section 42.

“Credit Period” shall mean with respect to any building in a Project, the period of ten taxable years beginning with the taxable year in which such building is Placed in Service or, at the election of the Owner, the following taxable year.

“Disadvantaged Business Enterprise” (“DBE”) shall mean an entity owned and controlled by at least 51% of socially and economically disadvantaged individuals.

“Demand Responsive Transit” (“DRT”) shall mean shared use transit service operating in response to calls from passengers or their agents to the transit operator, who schedules a vehicle to pick up the passengers to transport them to their destinations. The vehicles do not operate over a fixed route or on a fixed schedule. Sometimes known as Dial-a-Ride.

“Difficult to Develop Area” (“DDA”) shall have the meaning defined in IRC Section 42, which defines a DDA as an area designated by the Secretary of HUD that has high construction, land, and utility costs relative to the Area Median Gross Income (AMGI). DDAs are designated annually as updated income and FMR data are made public. See the published **HUD QCT and DDA map** for reference.

“Displacement” shall be defined as occurring when a person moves from a property as a direct result of the acquisition, rehabilitation, or demolition of a project, except under certain circumstances, as defined under federal regulations 49 CFR 24.2(a)(9). Exceptions include situations in which a person: is not required to relocate permanently as a direct result of the project, has been permanently relocated to a comparable unit including a comparable unit at another site, is an unlawful occupant or has been evicted for cause, or qualifies for other

exceptions as identified under 49 CFR 24.2(a)(9).

“Eligible Basis” shall mean building or development costs that are eligible for tax credits. In general, it includes the adjusted basis of a residential building, including amenities and common areas, but not including land or nonresidential space. Eligible basis does include community service facilities to the extent permitted under Section 42(d)(4)(C).

“Equity Gap Method” shall mean a method for calculating the tax credits needed to make a project feasible, in keeping with the federal requirement that the Tax Credit allocation to any project must not exceed the amount necessary to assure project feasibility as identified under 26 USC 42(m)(2)(D). The calculation starts with total project costs, subtracts debt and other financing to arrive at the amount of equity needed from tax credits. The Tax Credit amount is derived from the tax credit equity calculation, based on the expected price, or net cost raise, of the credits.

“Extended Use Agreement” shall mean the agreement executed by and between the Authority and the Owner, which is binding upon the Owner and all successors to the Owner, and which requires that the Project comply with the requirements of Section 42, the QAP, the Application and the Authority.

“Extended Use Period” shall mean the period beginning with the first day of the Compliance Period and ending on the date which is 15 years after the end of the Compliance Period unless otherwise indicated in the Extended Use Agreement or unless terminated in accordance with the Extended Use Agreement.

“Extremely Low-Income” shall mean a household income that falls at or below 30% of the AMI for the area in which a Project is located.

“Food Access” shall be defined by geographic proximities to businesses as classified by the NAICS Association under 6-digit NAICS codes as outlined in **Section VI.E.iii.b** which includes such establishments as grocery stores, vegetable markets/produce markets, farmers’ markets, etc. ESRI Business Analyst will be used to verify identified businesses fall under these classifications.

“For-Profit” shall mean an organization that operates to make a profit.

“Forward Reservation” shall have the meaning set forth in **Section II.B**.

“HUD” shall mean the United States Department of Housing and Urban Development.

“IAHTC” shall mean Illinois Affordable Housing Tax Credits, also known as state donation tax credits.

“Identity of Interest” shall mean the existence of any of the following conditions: (i) when one or more of the officers, directors, stockholders, members, or partners of the Owner is also an officer, director, stockholder, member, or partner of any other Participant; (ii) when any officer, director, stockholder, member or partner of the Owner has any financial interest whatsoever in any other Participant; (iii) when any Participant advances any funds or sells or donates property to the Owner; (iv) when any Participant provides and pays, on behalf of the Owner, the cost of any architectural services or engineering services other than those of a surveyor, general superintendent, or engineer employed by any other Participant in connection with its obligations under its contract with the Owner; or (v) when any Participant takes stock or any interest in the Owner entity, as part of the consideration to be paid.

“IHDA Connect” shall mean the Authority’s document management web application for any Authority multifamily funding resource which is available at <https://connect.ihda.org>. All PPA and Application documentation must be uploaded into and submitted through IHDA Connect. Paper documentation will not be accepted. Before submitting a PPA, Sponsors must request a Project ID (“PID”) to access IHDA Connect by visiting <https://ppa.ihda.org>. Sponsors may request assistance for IHDA Connect by reaching out to IHDAconnecthelp@ihda.org.

“Illinois Regional Development Authority” (“IL-RDA”) shall mean one of the 10 institutions created by Illinois law as “Special District” units of government to promote economic development by offering low-cost financing to eligible projects. These 10 RDAs cover 91 of the 102 counties in Illinois and were created over a period from 1985 to 2006.

The full list of IL-RDAs is listed on <https://il-rda.com/elementor-473/>.

For purposes of scoring points for Illinois Regional Development Authority Participation: the IL-RDA must have a majority ownership interest and Control in the general partner or managing member of the Owner throughout the Compliance Period.

“IRS” shall mean the Internal Revenue Service.

“Loan Committee” shall mean the Loan Committee members of the Authority.

“Low-Income” shall mean a household income at or below the income limit(s) determined by the Owner’s minimum Set-Aside election. For LIHTC projects, Owners may elect to make units affordable to households at or below 60% AMI, 50% AMI, or at intervals between 20% and 80% AMI, under the Average Income Test.

“LTOS” shall mean the Long Term Operating Support Program, a state rental assistance program administered by the Authority.

“Mandatory” shall mean one or more requirement(s) that all Applications are subject to as set forth in **Section VIII**.

“Material Participation” shall mean the regular, continuous, and substantial involvement in the operation of the development throughout the Compliance Period, as defined in Section 469(h) of the Code and the regulations promulgated under the Code, as codified at 26 CFR § 1.469-5T. Participants will be required to complete a certification form demonstrating their material participation in the Project.

“Minority Business Enterprise” (“MBE”) shall mean an independent business located in the United States that is at least 51% owned and controlled by one or more minority persons.

“Older Adult Housing” shall mean housing (i) intended for, and solely occupied by, persons age 62 or older; or (ii) intended and operated for occupancy by at least one person age 55 years or older per unit, and at least 80% of units within the Project are so occupied or (iii) provided for under any state or federal program that HUD has determined is specifically designed and operated to assist older adults (as defined in the state or federal program).

“Owner” or “Project Owner” shall mean the single asset entity, organized under the laws of the State of Illinois, or any other state, that is awarded Tax Credits for a Project pursuant to the QAP and which owns or will own the Project for the term of the Compliance Period, and which shall be signatory to the Extended Use Agreement. The Owner shall be Controlled by the Sponsors.

“Participant” shall mean a member of the Project’s development team, including Sponsor, general contractor, Architect of Record, property manager, and joint venture.

“Permanent Supportive Housing” shall mean a Project with a preference or restriction for people who need supportive services to access and maintain affordable housing, are experiencing or at risk of homelessness, are living with disabilities, and/or are experiencing or at risk of institutionalization. The housing should be permanent (not time-limited, not transitional), affordable (typically rent-subsidized or otherwise targeted to the extremely-low-income who make 30% of the area’s median income or below), and independent (tenant holds the lease with normal rights and responsibilities). Services should be flexible (responsive to tenants’ needs and desires), voluntary (participation is not a condition of tenancy), and sustainable (focus of services is on maintaining housing stability and good health).

“PHA” shall mean the Public Housing Authority whose jurisdiction includes the Project.

“Placed in Service” shall have the following meaning, based on the Project type: (i) New construction Projects: A building is determined to be Placed in Service when the first unit is ready for occupancy; (ii) Rehabilitation Projects: The Placed in Service date for a rehabilitation building is the date established by the Owner at the end of any 24-month period within which the Tax Credit rehabilitation expenditure threshold (the greater of \$3,000 per Low-Income unit or ten percent of acquisition cost) has been satisfied; or (iii) Acquisition Projects: An existing building is normally

Placed in Service upon acquisition. However, if the building is not in habitable condition, it will not be Placed in Service until it is restored. Notwithstanding the foregoing even if an occupied building is Placed in Service when it is acquired, its Credit Period cannot begin until the beginning of the Credit Period for the related rehabilitation expenditures.

“Preliminary Project Assessment” (“PPA”) shall mean an entire set of required and requested documents for a Project concept, site, market, financial feasibility, and development team review as fully described in **Section VI.E** and on the Website.

“Primary Market Area” shall mean a geographic area from which the property is expected to draw the majority of its residents.

“Project” shall mean an existing or proposed qualified Low-Income housing project, as defined in Section 42, that satisfies, or will satisfy, all of the requirements of the QAP and the Authority.

“QAP” shall mean this 2027-2028 Low-Income Housing Tax Credit Qualified Allocation Plan, as required under Section 42.

“Qualified Census Tract” (“QCT”) shall mean an area designated by the Secretary of HUD where, for the most recent year for which census data are available on household income in such tract, either 50 percent or more of the households in the tract have an income which is less than 60 percent of the area median gross income or the tract’s poverty rate is at least 25 percent. QCTs are designated annually as new income and poverty rate data are released. See the published **HUD QCT and DDA map** for reference.

“Qualified Contract” shall mean a bona fide contract to acquire the Project as defined in Section 42(h)(6)(F) of the Code, and subject to the provisions of the Code.

“Qualified Non-Profit” shall mean an organization which: (i) is tax exempt under section 501 of the federal tax code and has as one of its exempt purposes the fostering of Low-Income housing within the meaning of Section 42(h)(5)(C), as evidenced by IRS Form 990; (ii) has an ownership interest in the project, either directly or through a wholly owned subsidiary; (iii) materially participates in the operations of the project on a regular, continuous, and substantial basis, throughout the Compliance Period; and (iv) is determined by the Authority not to be affiliated with, or controlled by, a for profit corporation.

For purposes of scoring points for Qualified Non-Profit Participation: the Qualified Non-Profit must have a majority ownership interest and Control in the general partner or managing member of the Owner throughout the Compliance Period. Projects that elect to score points for Qualified Non-Profit Corporation participation will be identified as part of the Authority’s not-for-profit Set-Aside on IRS Form 8610.

“Quality of Life Index” (“QOLI”) shall have the meaning set forth in **Section IX.C.iii.b.**

“Racially or Ethnically Concentrated Areas of Poverty” (“R/ECAP”) shall mean, according to HUD, a census tract that has a non-white population of 50 percent or more and extreme poverty, with 40 percent or more of individuals living at or below the poverty line. HUD designates census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold as R/ECAPs. HUD determined which geographies met R/ECAP criteria in 2020. See the published **HUD R/ECAP map** for reference.

“Relocation” shall mean the Authority’s Relocation requirements in accordance with 24 CFR 236 that are addressed in **Section VIII.K** of the QAP and in the Authority’s Relocation Checklist.

“Reservation” shall mean the specific amount of Tax Credits reserved for a Project, as evidenced by a Reservation Letter, which the Authority may allocate to the Project.

“Reservation Letter” shall mean the letter from the Authority to an Owner conditionally binding the Authority to make an Allocation of Tax Credits in a specific amount for that Owner’s Project.

“Scattered Site” shall mean buildings which would (but for their lack of proximity) be treated as a single Project. The Authority will not provide a single allocation of Tax Credits to Scattered Site Projects in which Units are not rent-restricted, as addressed in Section 42(g)(7) of the Code.

“Section 42” shall mean Section 42 of the Code and the regulations and revenue rulings promulgated under it, all as they may be amended from time to time.

“Set-Aside” shall mean the percentage of Tax Credits allocated as set forth in **Section IV** of the QAP.

“Site” shall mean a parcel of land on which the Project will be developed, described by a unique legal description which will be encumbered by the Extended Use Agreement. A Project may consist of multiple Sites.

“Site and Market Study” shall mean a study completed according to the Authority’s most current **Standards for Market Study Reviews and Professionals** that meets all conditions of, and is submitted for the purpose of fulfilling, the Mandatory requirement outlined in **Section VIII.L**.

“Sponsor” shall mean an entity that is applying for Tax Credits for a Project pursuant to the QAP. The Sponsor(s) shall control the Owner of the Project for the term of the Compliance Period. The Sponsor(s) shall not be a single asset entity. Project consultants and other like professionals shall not be considered Sponsors.

“State” shall mean the State of Illinois.

“Statewide Referral Network” (“SRN”) shall mean a statewide referral process that links Supportive Housing Populations with available Statewide Referral Network Units. The Statewide Referral Network is a collaboration between the Authority, the Illinois Department of Human Services, the Illinois Department on Aging, the Illinois Department of Healthcare and Family Services, and local social service providers. Households referred through the Statewide Referral Network process may or may not need long- term supportive services. It is expected that referrals in need of ongoing supportive services will have them arranged by the referring service provider.

“Statewide Referral Network Units” (“SRN Units”) shall mean units for households earning at or below 30% of AMI, where the unit has a 30% AMI designation, and which are referred through the Statewide Referral Network or its successors and which may include Supportive Housing Populations. Projects that are currently occupied or subject to a waitlist must submit a plan on how the Sponsor will ensure delivery of the Statewide Referral Network Units to the eligible referrals in a timely manner, and the plan must be approved by the Authority at its sole discretion.

“Supportive Housing Populations” shall mean people who need and are eligible for Permanent Supportive Housing, as defined above, and refers to households headed by persons with chronic disabilities and/or households that are homeless, at-risk of homelessness or unnecessary institutionalization, and other special needs populations who need access to supportive services in order to maintain housing stability, including justice-involved persons and victims of domestic violence.

“Tax Credits” shall mean federal Low-Income Housing Tax Credits, as authorized by Section 42.

“Ten Percent Test” shall mean 10% of the reasonably expected basis, as defined in Section 42.

“Tenant Selection Plan” (“TSP”) shall mean the plan that specifies the procedures that will be followed to select tenants for the Project, including qualifying criteria, income limits, and preferences. Preferences may include special populations such as older adults, special needs, or family housing.

“Type A” shall mean a unit that is an adaptable dwelling unit designed to meet the provisions of code ANSI 2009, Section 1003.

“Unit” shall mean any accommodation containing separate and complete facilities for living, sleeping, eating, cooking, and sanitation (e.g., a residential dwelling consisting of one apartment, one single family home, one half of a duplex, etc.). Such accommodations may be served by centrally located equipment such as air conditioning or heating.

“USDA” shall mean the U.S. Department of Agriculture.

“Women Business Enterprises” (“WBE”) shall mean an independent business located in the United States that is at least 51% owned or controlled by one or more women.

“Website” shall mean <http://www.ihda.org/>.

Our Mission

Financing the creation and preservation
of affordable housing in Illinois.

Photos of previously funded developments are included in this document for illustrative purposes only.

