



2027 LIHTC Application Round FAQs

General Questions (updated August 2026)

Below you will find Frequently Asked Questions (FAQs) for the Authority's 2027 9% LIHTC round. Questions are categorized by sections of the 2027-2028 Qualified Allocation Plan (QAP). The FAQs will be updated periodically with new questions on an ongoing basis. **Please note that the Authority has published additional FAQ documents specifically for Development Team Characteristics and Sustainability.**

Review the below carefully to see if any of your questions may be answered. Please submit any additional questions to multifamilyfin@ihda.org. For questions relating to technical issues with the IHDA Connect Application Portal, please email ihdaconnecthelp@ihda.org.

GENERAL:

What steps do I need to take if I received a PPA that is approved with conditions?

- Approved with Conditions means that you are eligible to submit a full application. If PPA conditions are not satisfactorily addressed, the application will fail mandatory and will not be formally scored.
- Potential applicants with conditional approvals are encouraged to meet with Authority representatives to discuss noted concerns prior to submitting a full application. If you wish to discuss your conditional approval with IHDA staff, please email multifamilyfin@ihda.org.

How should I complete the J Unit Max Zoning and K Sources tabs in the PPA workbook?

- The Authority is interested in understanding how developments may or may not be maximizing what is allowable per zoning. If your Project will not include the maximum units allowable on the site per zoning, please provide information about the potential unit mix in the maximized scenario, and subsequent sources and uses required to construct those additional units.
- If your Project is already maximizing what is allowable per zoning, please indicate that in the narrative boxes provided on those tabs.

When will recommendations for the 2027 9% LIHTC round be presented to the IHDA Board?

How long will my Project have to close if I receive funding?

- Recommendations are expected to be presented at the June Board meeting, which will be June 25, 2026. Note that **in addition to tax credits**, IHDA expects to approve subordinate resources and Illinois Affordable Housing Tax Credit (IAHTC) allocations at the same time. IHDA first mortgages and tax-exempt bond issuances will be approved separately at a later time.
- The Project's initial financial closing is expected to occur within 12 months of the LIHTC reservation. Sponsors with Projects that do not close within this time period may be unable to apply in the next LIHTC Application round.

May I elect to use the Average Income Test in my application?

- The intent to use the Average Income Test must be made at the time of PPA submission. If you would like to include this election post-PPA submission, please email



multifamilyfin@ihda.org requesting this change. Please refer to IHDA's Underwriting Guide for further guidance and requirements.

How should I calculate hard construction costs?

- Hard construction costs should include all costs related to the construction of the Project, including site payments, trade work, overhead, profit, and general conditions, other general contractor costs, including but not limited to, Builder's Risk, payment and performance bond, contingency, permits, and FF&E.
- Please see the updated Underwriting Standards for the current Construction Cost Limits, which are dependent on set-aside and level of green building certification. Note that the Construction Cost Limits are updated annually, and are expected to be updated in October 2026.

Does IHDA have an approved list of 3rd Party Vendors for my PNA, Market Study, Phase I, or Appraisal?

- IHDA does not have an approved list of vendors for 3rd party reports. It is the Sponsor's responsibility to select a vendor and have the report done prior to Application in accordance with the QAP guidelines.
- All vendors should follow IHDA's Standards that are listed on the Website. Reports that do not follow the posted Standards may be rejected by IHDA and result in a mandatory fail of the Application.

How old can these 3rd party reports be at the time of application submission?

- Phase I and II: 6 months. Updated report acceptable for 6 months thereafter.
- Market Studies: 9 months. Update letter acceptable for 12 months thereafter.
- Appraisals: 9 months. Update letter acceptable for 12 months thereafter.
- Physical Needs Assessments: 6 months.

If my project has subordinate resources from IHDA, how will IHDA treat cost savings or sources that come into the project after initial closing?

- IHDA's first preference is to have Soft Funds repaid before deferred developer fee so that the Soft Funds can be used in other affordable housing projects. All projects requesting Soft Funds will have provisions in their regulatory documents that require Soft Fund repayment if there are cost savings or additional sources after initial closing.

Can I include a request for Illinois Affordable Housing Tax Credits (IAHTC) (State Donation Tax Credits) in the Common Application?

- Please limit the request based on current guidance from Multifamily Finance.
- If the Project is eligible for more credits, please note the maximum amount and how it was determined in the description section of the "B_Details" tab of the Common Application.
- If requesting IAHTCs with your LIHTC application, please submit the following:
 - Application fees as listed in the Multifamily Fee Payment Form as found on the Authority Website.
 - IAHTC Expanded Donation Form as found on the Authority Website.
 - Evidence of commitment of Donation from Donor.
 - Flow Chart Process showing how Donation will be placed into the Project.
 - For land donations, an appraisal that supports the donation amount, with the Authority listed as an "intended user."



Should my budget assume any particular wage standard, such as Illinois Prevailing Wage or Federal Prevailing Wage?

- Sponsors requesting Subordinate Resources from the Authority should consider the impacts of both Illinois Prevailing Wage and Federal Prevailing Wages, as the Authority may use State or Federal resources to fill these requests. Sponsors should identify the wage standard expected to be used for the Project, and should address how different sources might affect project costs.
- Note that for Projects five stories or more that are covered by the Davis-Bacon Act, qualifying contractors and subcontractors must now compare the Illinois Prevailing Wage rate and Federal Prevailing Wage rate to determine laborers' and mechanics' pay.

Is there an updated Food Access Locator link?

- Yes, please use the following [Food Access Map](#).

Should my project assume impact from Build America, Buy America (BABA)?

- Except for single-family housing projects, all applications with Federal resources (HOME, NHTF) should assume it will be subject to the Build America, Buy America (BABA) Act. The general contractor and all subcontractors must comply with the requirements of the BABA Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the general contractor's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.
- Per HUD, the construction, maintenance, alteration, and repair of single-family (1 to 4 dwelling units) properties in HUD programs are not considered public infrastructure under Build America, Buy America Act (BABA) because they are generally private in nature, and they are not subject to the Buy America Preference (BAP).
 - The single-family exemption does not extend to community buildings, parks/playgrounds or public utility installations on a single-family style development. These would still be considered public infrastructure under BABA and would be subject to the BAP.

XIII) MANDATORY FAQs:

Supportive Housing

Is my project required to commit 10% of the units to the Statewide Referral Network (SRN)?

- Projects pursuing 9% Tax Credits in the Chicago, Chicago Metro, or Other Metro geographic set-asides, except Projects pursuing additional points under the PSH policy track, must dedicate ten percent (10%) of total units to the Statewide Referral Network (SRN) at thirty percent (30%) area median income level.
- Projects pursuing 9% Tax Credits in Non-Metro geographic set-aside, except Projects pursuing additional points under the PSH policy track, must dedicate five percent (5%) of total units to the Statewide Referral Network at thirty percent (30%) AMI.



Can SRN units be covered by a rental assistance contract?

- Yes, it is IHDA's preference that SRN units be covered by project-based rental assistance. Please keep in mind that all SRN units must be filled with SRN referrals from the PAIR module. Please verify with your subsidy administrator whether those voucher-assisted units can be filled with SRN referrals. The rental assistance commitment letter should acknowledge any assisted SRN units. **Note that SRN units should be made affordable to households at or below 30% AMI.**

Does IHDA have a preference for unit configuration for SRN units?

- While IHDA prefers one-bedroom units, studios and two-bedroom units are also acceptable. Please limit three- and four-bedroom units due to lack of demand among the target population.

Clarification for O) Financial Feasibility:

What are the 2027 Application limits for Authority Debt Sources with below Market Interest Rates?

- Projects in the Non-Metro set-aside may apply for up to 20% of total development cost. Projects in the Chicago Metro, and Other Metro set asides may apply for up to 15% of the total development cost. Projects in the City of Chicago set aside may apply for up to 10% of total development costs.
- Priority will be given to the top scoring projects in each of the geographic set-asides and those projects that score the highest number of points in the 2027 Qualified Allocation Plan.
- Applications are subject to the maximum Authority subordinate loan limits above. Failure to adhere to these limits will result in a Project that is not financially feasible as defined in the Underwriting Standards Guide.

What repayment terms should I reflect in the Common Application for Authority Debt Sources with Below Market Interest Rates (soft debt)?

- All IHDA soft debt should be listed in the "Financial Gap" field of the Sources tab in the Common Application. Standard repayment terms for soft debt is the lesser of 25% of cash flow or \$1,200 annually.
- Sponsors should assume 0% interest for IHDA soft debt.

Will you accept Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) funds as a Non-Authority Grant Source in my Common Application? What about other Sources with pending applications?

- Due to the extreme shortage of subordinate funding sources, Sponsors are encouraged to apply for AHP and other funds; however, unless a Project has received an AHP grant, the funds cannot be included as a Source in the Common Application.
- In order to include a Source in the Common Application, proof of award must be provided at the time of Application. Uncommitted funds will be considered a financial gap, which will be counted towards the Authority Soft Fund request. Soft Fund requests in excess of limits could fail mandatory and not be scored.
- If a previously uncommitted Source is awarded between LIHTC Award and Initial Closing, the Authority can consider an increase to the scope of Project's work.



Can I apply for the Authority's Section 811 Rental Assistance as part of the 9% LIHTC application?

- Projects may not directly apply for Section 811 Rental Assistance. If Section 811 is available, the Authority will evaluate awarded Projects for program suitability. Per the Application Certification, Sponsors will accept any Authority-administered rental assistance should it be available.

SCORING FAQs:

Clarification for C) Community Characteristics

How do I measure the distance of community assets from the site(s)?

- Distance should be measured with walking distance proximity, not geographic radius or direct "as the crow flies" distance.

Will you accept FHLB AHP funds as a Non-Authority Source for leveraging points? What about other Sources with pending applications?

- Per page 45 of the QAP, Sources must be approved in order to be used in to score leveraging points. Any leveraged resource must provide proof of award at the time of Application in order to be eligible for points in the leveraging category.

What if I have additional questions?

- Please submit any additional questions to multifamilyfin@ihda.org

What if I have questions about the portal and how to access and submit documents?

- Please submit any technical questions about the portal to IHDAconnecthelp@ihda.org.