



2027 LIHTC Application Round FAQs

Sustainability (updated August 2026)

Below you will find Frequently Asked Questions (FAQs) for the Authority's 2027 9% LIHTC round that specifically pertain to **Mandatory and Scoring Requirements in Sustainability**. The FAQs will be updated with new questions on an ongoing basis. Please submit any additional questions to multifamilyfin@ihda.org.

Project Application – Mandatory Components Enterprise Green Communities

If you plan on pursuing a green building certification, do you still have to submit the items on the Enterprise Communities workbook that are identified on it as being required at application submission?

- No, the required criteria are not necessary to submit if you are pursuing third-party certification at Project Application, which includes Enterprise Green Communities certification. In your application, you must identify which certification you will be pursuing.

Does Demand Responsive Transit (DRT) meet the mandatory Enterprise Communities half mile public transportation requirement?

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

Under neighborhood assets, can you confirm that a project must first comply with EGC mandatory requirements for access to assets, and that in order to score points any assets listed would be in addition to the mandatory EGC assets? Additionally, in order to score under food access, must the scoring item related to food access be in addition to mandatory food access item?

- Once the mandatory criteria for EGC and food access are met, sites that have additional desirable neighborhood characteristics and amenities can score up to five points, depending on the proximity to the subject. Scoring is a maximum of one point per category: Food access, Health & Wellness, Education & Culture, Mobility, Civic & Culture Facilities, Retail, and Services.
- As a reminder, projects pursuing a third-party Green Building Standard are not required to comply with the EGC mandatory requirements.

Is the IHDA Green Community Workbook required to be submitted at PPA stage?

- No, the Workbook is required at full application if not pursuing a green building certification.

What are the requirements for a third-party cost estimator? Does IHDA have a list of approved third-party cost estimators?

- IHDA does not maintain a list of third-party cost estimators.
- The consultant, having an office in the State of Illinois, shall be certified by one of the following organizations:
 - as a cost engineer by the Association for the Advancement of Cost Engineering (AACE);



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

If my Project includes an identity of interest between the Owner and GC or Architect of Record, do I need to obtain two separate third-party cost estimates?

- In the case of an identity of interest between the Owner and GC or Architect of Record, the GC or AOR may submit one copy of the Construction Cost Breakdown. A separate copy of the form must be completed by a third-party construction cost estimation firm.

Can I just submit a third-party cost estimate, and base my construction costs off of that?

- No, two copies of the Construction Cost Breakdown must be submitted. One will be prepared by the GC or Architect of Record. The second will be prepared by a third-party construction cost estimation firm.

How will my construction costs be evaluated?

- Projects pursuing the Non-Certification Pathway outlined in the QAP will be subject to the Base Level Construction Cost Limits.
- Projects pursuing a Base Certification Pathway, as outlined in the QAP, will be subject to the Advanced Level Construction Cost Limits.
- Projects pursuing the Net Zero Certification Pathway, as outlined in the QAP, will be subject to the Net Zero Construction Cost Limits.
- Projects pursuing the Zero Carbon Pathway, as outlined in the QAP, will be subject to the Net Zero Construction Cost Limits.
- Note that updated limits will be provided in the October 2027 update to the Underwriting Standards Guide, and the Net Zero Construction Cost Limits category will be renamed to Net Zero / Zero Carbon.

Project Application – Scoring Components Sustainability

Do you accept LEED v4 instead of v4.1? LEED v4.1 is currently not available for LEED-Homes Low-rise or LEED Midrise in the U.S.?

- Yes, if a project meets a low rise or midrise definition, IHDA expects a project to use the most updated version applicable.