

REQUEST FOR APPLICATIONS

2027 Permanent Supportive Housing (PSH) Development Program

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ILLINOIS HOUSING
DEVELOPMENT AUTHORITY

2027 Permanent Supportive Housing Development Program

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Section 1: Authority Policy Priorities

The Illinois Housing Development Authority ("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. Many of the Authority's policy priorities directly support the Permanent Supportive Housing Development Program and construction of Permanent Supportive Housing ("PSH") units. Current Authority priorities and their correlated plans that have informed this Request for Applications ("RFA") include:

A. Annual Comprehensive Housing Plan Priority Populations and Policy Priorities

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 legislation[1] 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 initiatives[2]:**
  - 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. The majority of these four priorities have directly informed this RFA and address the n need to support PSH units and activities:

- **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

[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

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 Authority's progress in serving the ACHP's policy priorities, and further guide future Authority policies and programmatic activities, including through this RFA.

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. Qualified Allocation Plan

The Qualified Allocation Plan ("QAP") sets forth the criteria for evaluating all projects that apply for an allocation of federal Low-Income Housing Tax Credits ("LIHTC") and establishes the rules under which the Authority offers affordable housing development funding under both its 4% and 9% LIHTC programs. The QAP outlines policy priorities which serve as guidance for its mandatory requirements and scoring incentives. The Authority's **2027-2028 QAP** maintains a prioritization of the need to develop housing for individuals in need of supportive housing by including a Permanent Supportive Housing policy track for 9% LIHTC developments that integrate Permanent Supportive Housing units within their scope. Additionally, the **2027-2028 QAP** identifies and prioritizes three distinct policy priorities, one of which directly prioritizes populations served by the Permanent Supportive Housing Development Program:

- **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.

D. Home Illinois: Illinois' Plan to Prevent and End Homelessness

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.

E. 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 Permanent Supportive Housing Development Program's policy priorities.

F. 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 PSH Development Program.

Section 2: Program Overview and Examples

A. RFA Overview and Allowable Project Types

The Authority has created the PSH Development Program to increase housing options for Illinoisans who either are in need of Permanent Supportive Housing or need reduced barriers to housing. Allowable Projects under this RFA must serve a target population as defined in **Section 2.G** and may request up to the lesser of $7.5 million or 90% of their Project's total development cost[1], inclusive of all Authority soft fund resources requested. The Authority reserves the right to waive this limitation at its sole discretion.

The PSH Development Program is intended to provide a clear process primarily for smaller Projects serving Supportive Housing Populations. The PSH Development Program will offer flexibility to accommodate a range of development types, including acquisition, new construction, redevelopment of vacant or occupied units, or adaptive reuse of non-residential properties. The Authority will accept proposals for single site, integrated, and scattered site Projects in which at least 50% of the units are targeted to Supportive Housing Populations. See **Section 2.F** and **Section 2.G** for specific guidance.

i. Alignment with the Illinois Affordable Housing Tax Credit

Applicants to the PSH Development Program under this RFA may also request the Illinois Affordable Housing Tax Credit ("IAHTC"). Sponsors seeking IAHTC should be aware of the specific requirements for this program, which are available on the Website.

ii. Alignment with 4% Low-Income Housing Tax Credits

Projects may request 4% LIHTC as an additional financing source but are not required to do so. Applying for 4% LIHTC may require additional application components and/or documentation – see **Section 4.C.i** of this RFA for specific guidance.

B. Permanent Supportive Housing Development Program Overview and Definitions

PSH is a combination of affordable housing and supportive services designed to help vulnerable individuals and families attain stable housing and use it as a platform for health, recovery, and personal growth. Federal agencies including the Center for Medicare and Medicaid Services, HUD, and the Substance Abuse and Mental Health Services Administration ("SAMSHA") have recognized the importance of PSH to address homelessness and for families and individuals with complex service needs, including people leaving institutional settings. Increasing evidence demonstrates that PSH is a cost-effective intervention. PSH typically aligns with a Housing First approach, meaning that people are not required to address all their problems, including those related to behavioral health, or progress through various service programs before being housed or as a condition of retaining housing.

The Authority defines Permanent Supportive Housing as a Project that creates units for people who could benefit from supportive services to access and maintain affordable housing, including households who are experiencing or at risk of homelessness, are living with chronic disabilities, and/or are experiencing or at risk of institutionalization including those exiting the criminal justice system, jail, or prison. Supportive services must be appropriate to the needs and preferences of residents and be available either on-site or closely integrated with the housing. The housing should be permanent (not time-limited, not transitional), affordable (typically rent-subsidized or otherwise targeted to extremely low-income tenants who make ≤30% of the area median income ("AMI")), 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).

The Authority's definition of Supportive Housing Populations is meant to allow flexibility in Project design so that Sponsors can develop Permanent Supportive Housing Projects to link affordable housing and social services to best meet the needs of diverse individuals and families who may otherwise face significant barriers obtaining and maintaining housing. Sponsors should, however, be aware of the definitions used for other funding programs and

[1] Authority LIHTC is not considered a soft fund request and therefore may be requested in addition to the limit specified in this RFA

sources that may impact Project design. For example, HUD's definitions of "homelessness," "chronic homelessness," and "at-risk of homelessness" are used for many homeless assistance programs funded through Continua of Care, and these programs may prioritize only those experiencing chronic or literal homelessness.

C. Eligible Activities: All Project Types

Eligible activities under the Permanent Supportive Housing Development Program, include:

- Acquisition;
- New construction;
- Rehabilitation of existing occupied units;
- Rehabilitation of vacant units; and/or
- Adaptive reuse of non-residential properties.

The Authority welcomes creative models that will help meet a diverse array of needs. Projects may offer PSH units in a range of settings, including single-site, integrated, and scattered-site Projects.

Funding under this RFA may be used to create office space that is specifically used for social services or building management; additional office space must be paid for by a non-Authority source.

Transitional housing and supportive living facilities are considered ineligible Project types under this RFA and will not be accepted at time of PPA or Application. The Authority will solely consider Projects proposing CILAs under this RFA in which no more than two individuals share a room.

Only Projects that demonstrate readiness to move forward with financing and development will be considered, as evidenced by meeting the Mandatory application criteria described in **Section 7**.

D. Eligible Applicants

Non-profit, for-profit, and joint-venture developers are eligible to apply for funds under the PSH Development Program. PSH development and operation requires knowledge, and skill sets that may not currently exist in full at any one organization. Projects that build on the strengths of several organizations, including development partners, will be accepted. The roles, responsibilities, and capacity (including financial capacity) of each entity will be analyzed.

E. Eligible Project Size

Projects with 40 or fewer units are eligible to apply under this RFA. Projects larger than 40 units may be proposed based on Project concept, location, demand, sponsor capacity, and financial feasibility. Projects proposing more than 40 units will only be considered at the Authority's sole discretion.

F. Income Restrictions

The Authority anticipates most Projects submitted under the PSH Development Program will make 100% of their units in the Project affordable to individuals and/or families earning ≤30% AMI. However, flexibility will be allowed for alternative mixed-income and integrated supportive housing models. Projects under the PSH Development must reserve minimally 50% of the units for Supportive Housing Populations. Exceptions to the 50% minimum may be granted at the Authority's sole discretion.

The Authority expects PSH units to be restricted to 30% AMI. The Authority may consider units that serve Supportive Housing Populations who make between 30% and 50% AMI within a Project's unit mix sole if such units meet the following requirements:

- At least 50% of the Project's total Supportive Housing units will serve tenants at or below 30% AMI; and
- Tenants within such units pay no more than 30% of their income towards rent and utilities.

Up to 50% of a Project's total units may be comprised of non-PSH affordable units. No units may serve tenants above 60% AMI unless a non-Authority resource is used to fund such units. Projects including market rate units or other units above 60% AMI must be indicated at PPA, and will be considered at the Authority's sole discretion.

i. Regulatory Agreement Requirements

Each Project funded under this RFA will be required to execute at initial closing a Regulatory Agreement which outlines the terms of the Compliance Period during which a Project must comply with the occupancy restrictions (both income and rent) and amenities represented in the Project's Application. Further, each Project funded through this RFA must comply with the requirements imposed by its most restrictive funding source. To the extent that specific funding sources are already committed or requested, Sponsors must demonstrate the ability to comply with the most restrictive requirements.

G. Target Populations

All Projects pursuing funding under this RFA shall serve a Supportive Housing Population (see **Appendix I**) in a minimum of 50% of the total Project units proposed.

All Projects must be disability-neutral, which means units must be open to households headed by persons with any type(s) of chronic disability and who otherwise meet Project-specific screening criteria, unless a committed or anticipated capital or operating subsidy source requires disability-specific targeting. Examples of this include but are not limited to: Housing Opportunities for Persons with HIV/AIDS ("HOPWA") and Illinois Department of Human Services Bridge Subsidy.

Section 3: Major Program Changes

The Authority routinely engages developers, agencies, and advocates in the supportive housing community to gain feedback that advises the Authority's PSH programming.

The following points summarize major changes between the prior year's round (Round XII) and the 2027 Permanent Supportive Housing Development Program RFA:

A. RFA Design, Process, and Requirements

Opioid Remediation Funds removed as an eligible funding source

4% LIHTC requests limited to new construction or adaptive reuse Projects (not allowable for rehabilitation)

Universal PPA submission unavailable; ability to request consideration under the 2027 PSH RFA if PPA submitted for PSH policy track under the Authority's 2027 9% LIHTC round

Alignment with the Authority's **2027-2028 QAP:**

- PPA clarification process added
- Acceptance of Authority-administered rental assistance sources required, if eligible and available

Publication of an **IHDA PSH Requirements Guide**, providing greater clarity around supportive housing best practices, requirements, and incentives

B. Mandatory Application Criteria

Alignment with the Authority's **2027-2028 QAP:**

- Acceptance of Section 811 PRA moved to a Mandatory requirement

C. Application Scoring Criteria

Alignment with the Authority's **2027-2028 QAP**:

- Green Building Design criteria updated
- Access to Transportation criteria expanded
- Women/Disadvantaged/Minority Enterprises criteria updated

New scoring criteria included:

- Additional sub-categories included under the Coordination of Services criteria, including "Preliminary Service Budget and Experience with Service Funding Sources" and "Eviction Prevention Policy"
- Low-Barrier Tenant Screening

Removal of Anchor Institution Partnerships criteria

Section 4: Fund Request Process and Anticipated Sources

A. 2027 Round Timing and Process

All Projects planning to apply to the Authority for a funding award under this RFA must first submit a PPA to the Authority pursuant to **Section 5** prior to submitting an Application pursuant to **Section 6**. 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 in **Section 5** and **6**, respectively. A summary table of the full resource request process for all Projects is provided below.

PSH Development Program Process Steps	
Process step, in required chronological order	
PPA	
Sponsor submits PPA to the Authority	
Authority issues PPA Clarifications	
Sponsor submits PPA Clarification response(s)	
Receipt of PPA evaluation and notification letter	
Approval or Conditional Approval	Sponsor may submit Application
Denial	Application will not be accepted
Application	
Sponsor submits Application to the Authority	
Authority reviews Application for Mandatory components & conditions	
If conditions assigned at PPA and/or Mandatory components are unmet	Application is mandatorily failed
If conditions assigned at PPA and Mandatory components are met	Application may move forward
Authority issues Application Clarifications	
Sponsor submits Application Clarification response(s)	
Authority reviews Application for Scoring components	
Funding Award	
Funding and award determination	

The timeline governing 2027 Round of the Permanent Supportive Housing Development Program will be made available on the Website and is subject to change at the Authority's sole discretion.

B. 2027 Round Funding Requests

Projects may request up to the lesser of $7.5 million or 90% of the total Project cost at Application under this RFA, which must be inclusive of all Authority soft fund resources requested[1]. The Authority reserves the right to waive this limitation at its sole discretion.

The table included in **Section 4.C** below lists the primary Authority funding sources that are intended to support awards made under this RFA. A variety of the anticipated funding sources require additional application steps and

[1] Authority LIHTC is not considered a soft fund request and therefore may be requested in addition to the limit specified in this RFA

compliance with funding source-specific requirements, as noted in the table below. The Authority will evaluate the feasibility of each Project and then determine which Authority administered funding source(s) are eligible and most appropriate.

Authority administered programs that will be evaluated for potential award by the Authority include the Illinois Affordable Housing Trust Fund ("IAHTF"), HOME Investment Partnerships Program ("HOME"), National Housing Trust Fund ("NHTF"), IAHTC, and Financing Adjustment Factor ("FAF") Program.

In addition, Projects will be evaluated for eligibility of Authority administered rental assistance (LTOS, Section 811 Project-Based Rental Assistance ("Section 811 PRA"), and other available sources)[2].While Projects may not directly request these resources through the Application process[3,] Projects must agree to accepting Authority-managed rental assistance if they are deemed an eligible and appropriate recipient by the Authority at time of Application review.

For grants made with an estimated total Project cost of $500,000 or more, grantees will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The "estimated total Project cost" is a good faith approximation at the time a Sponsor submits to the Authority a grant application of the costs of an entire Project being paid for in whole or in part by appropriated capital funds to construct a public work. The goal of the Illinois Apprenticeship Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification, whichever is less. Grantees will be permitted to seek a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20(b). The grantee must ensure compliance for the life of the entire Project and will be required to report on and certify its compliance.

Sponsors should consult with an accountant to explore any potential tax consequences for an award of funds. Sponsors should be aware that each funding source has its own set of rules and regulations and should become familiar with those rules and regulations. While the Authority reserves the right to select the funding source, Sponsors may, in their Project narrative, outline reasons why they believe certain funding sources may be more appropriate to their Project than others.

[2] The Authority does not anticipate LTOS availability for Projects seeking funding under the 2027 Round of this RFA. However, IHDA maintains the ability to review Projects to determine the feasibility of allocating this resource should funding become available. All Projects must certify that they will accept Authority-administered rental assistance should it become available.

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

C. Anticipated Authority Funding Source Availability Under the 2027 Round RFA

Funding Source[4]	Major Requirements/Restrictions
National Housing Trust Fund	• Funding can only be applied to units that comply with NHTF standards
Home Investment Partnership Program	• Funding can only be applied to units that comply with HOME standards
Illinois Affordable Housing Trust Fund	• Funding can only be applied to units that comply with IAHTF standards
Illinois Affordable Housing Tax Credit	• Must request for this resource in the **Common Application** • Program specific application requirements apply. See program website.
4% Low-Income Housing Tax Credits	• Funding can only be requested by Projects that are proposing new construction and/or adaptive reuse • Must indicate request for this resource in **Common Application** • Requires adherence to LIHTC requirements and submission of applicable LIHTC documents

i. 4% Low-Income Housing Tax Credits

Sponsors may consider applying for 4% LIHTC to help finance their Projects[5]. LIHTC is a dollar-for-dollar federal tax credit for affordable housing investments. It was created under the Tax Reform Act of 1986 and gives incentives for the utilization of private equity in the development of affordable housing aimed at low-income Americans. Sponsors should review the Authority's **2027-2028 QAP** and **Low-Income Housing Tax Credit program website** for additional details.

D. Other Correlated Funding Sources

i. Public Sources for Rental Assistance

A major component of PSH is ensuring that rent remains affordable for tenants on an ongoing basis. Generally, this is achieved through the use of a rental subsidy or operating support resource. Rental assistance can ensure both long-term viability of the Project and affordability for tenants, as most rental assistance ensures that tenants will pay no more than 30% of their income for housing related expenses. Below are some of the most common sources of rental subsidy utilized in PSH Projects, which are included for informational purposes only:

a. Public Housing Authority Project-Based Vouchers
Public Housing Authorities ("PHAs") can allocate a portion of their Housing Choice Vouchers ("HCV") to be used as project-based vouchers ("PBVs"). Contact your local PHA to determine whether PBVs are available and the process and timing for making these requests.

A listing of local PHAs is available here: **https://resources.hud.gov/**

A HUD-managed list of PHA contacts is available here:
https://www.hud.gov/program_offices/public_indian_housing/pha/contacts

b. Continuum of Care rental assistance
CoCs are regional or local planning bodies that coordinate housing and services funding for homeless families and individuals. CoCs manage HUD CoC funding, which can include rental assistance.

A HUD-managed list of CoC contacts is available here:
https://www.hudexchange.info/grantees/contacts/

[4] Opioid Remediation Funds are not an available funding source under this RFA
[5] Available only for Projects that are proposing new construction and/or adaptive reuse; Projects proposing rehabilitation are ineligible for requesting this resource under this RFA

c. Williams and Colbert bridge subsidy
As part of statewide system rebalancing efforts, the Illinois Department of Human Services Division of Behavioral Health and Recovery ("DBHR") Bridge Subsidy Program assists consumers diagnosed with serious mental illness ("SMI") or SMI with co-occurring substance abuse disorders who are living in institutional settings to secure affordable housing. The Bridge Subsidy Program is restricted to individuals who are current Class Members under one of two active Consent Decrees (Williams or Colbert), or that are at risk of institutionalization and assessed under the Front Door Diversion Program.

d. Chicago Low-Income Housing Trust Fund
For Projects within the City of Chicago, rental assistance may also be available through the Chicago Low-Income Housing Trust Fund through either the Rental Subsidy Program ("RSP") or the Multi-year Affordability through Upfront Investment ("MAUI") programs.

More information can be found here: **https://clihtf.org/programs-initiatives/**

ii. Authority-Managed Rental Assistance[6]

The Authority manages a limited amount of project-based rental assistance sources. Projects must agree to accepting Authority-managed rental assistance if they are deemed an eligible and appropriate recipient by the Authority at time of Application review. Authority-managed rental assistance is limited and may not be included in the underwriting assumptions at the time of Application.

These resources include but are not limited to the following:

a. Long-Term Operating Support Program
A minimum of 10% of the funding under the Rental Housing Support Program ("RHSP") is available as the LTOS Program. LTOS provides up to fifteen years of a long-term, project-based rent subsidy to newly available affordable units. This program works to increase the supply of affordable housing to households earning at or below 30% AMI.

b. Section 811 Project-Based Rental Assistance
The **Section 811 Project-Based Rental Assistance Program** assists low-income households (at or below 30% AMI) with long-term disabilities to live independently in the community by providing affordable housing linked with voluntary services and supports. The Authority works with affordable housing owners to set aside units for eligible populations in Authority-financed developments.

[6] The Authority does not anticipate LTOS availability for Projects seeking funding under the 2027 Round of this RFA.

Section 5: Preliminary Project Assessment

A. About the PPA

When applying for Authority resources, the first required step for all Projects is completing a PPA. All Projects seeking funding under this RFA must complete the process before submitting an Application under this RFA. Required PPA documentation includes information related to the Project concept, site, market, financing assumptions, and development team. PPAs will be evaluated based on the five components outlined in **Section 5.E** below. All required submission forms and documents can be downloaded from the **Developer Resource Center** section of the Website.

B. Timing

PPAs submitted under the 2027 RFA will be accepted in accordance with the **PSH Program Timeline**.

C. PPA Submission

All Sponsors who intend to submit a PPA under this RFA will be required to attend an RFA informational webinar on the date published in the **PSH Program Timeline**. The webinar will be recorded and made available on the Website for Sponsors who are unable to attend the virtual event. Attendance at the webinar or review of the recording is mandatory.

PPAs for all Authority resources are submitted electronically through **IHDA Connect** using the **2027 PSH Preliminary Project Assessment Workbook ("2027 PSH 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 **2027 PSH 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.

Due to the absence of a Universal PPA round in 2026, if a PPA was submitted for a Project's consideration under the Authority's 2027 9% LIHTC funding round and intended to pursue additional points under the PSH policy track, the Authority may allow the submitted PPA to be considered for feasibility under this RFA. Sponsors who submitted a PPA meeting these criteria and who would like the submitted Project to be considered under this RFA should notify the Authority by emailing **MultifamilyFin@IHDA.org** before the PPA submission deadline as published in the **PSH Program Timeline**. Should a PPA that was initially submitted for consideration under the 2027 9% LIHTC round be reevaluated for consideration under this RFA, the Sponsor may be required to provide additional information as requested by Authority staff.

D. Fees

The Authority will not collect a fee for submission of the PPA in correspondence with this RFA. Should a Project utilize the option to be considered for both funding under this RFA and 4% LIHTC, a fee will be required at time of PPA as outlined in the **2027-2028 QAP**.

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 the sub-sections below. Sponsors must submit documentation to satisfy each category's criteria at time of PPA submission. Projects that elect to be considered for 4% LIHTC at time of PPA must also satisfy each of the five categories' requirements as outlined in the **2027-2028 QAP**[1].

PPAs will receive an evaluation in each of the five categories, as well as an overall PPA evaluation determination 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 four 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 5.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 **2027 PSH PPA Workbook** for all Projects:

a. Project size and type
b. Target populations
c. Housing referral coordination
d. Preliminary service plan details

The Authority will evaluate Projects' proposed housing referral coordination and preliminary service plan details according to the standards set forth in the **IHDA PSH Requirements Guide**.

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.

Sponsors will determine and identify a Primary Market Area ("PMA") that is appropriate for their Project for the purpose of PPA review only. The identified PMA must be included within the **2027 PSH PPA Workbook**. This PMA does not need to be the same PMA used in the Site and Market Study referenced in **Section 7.L**. Sponsors can determine an appropriate PMA by:

[1] PPA standards for Projects electing consideration under 4% LIHTC may be substantively different than those indicated within this RFA. Projects must meet the requirements of all funding source programs under which they are seeking consideration.

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 7.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 markets trends and/or changes. These indicators include, but are not limited to, the following data sources which are published on the Authority's **Market Research website** and **Developer Resource Center**:

- The **Affordable Rental Unit Survey** ("ARUS");
- The **IHDA Market Analysis Application** ("IMAA");
- **Authority portfolio**/rent-restricted concentrations; and/or
- SRN demand lists, available on the **Developer Resource Center**.

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 5.E.ii**. The most current **Site and Market PPA Review Parameters** fully describe the Authority's market review metrics and evaluation methodology.

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 Geographic Set-Aside (see **Appendix I**), and are defined as follows[2]:

[2] Proximity radii used to evaluate food access at time of PPA are not equivalent with the walking distance proximities used to evaluate Neighborhood Assets at time of Application (see **Section 7.B** and **Section 8.H.ii**)

Food Access Requirements		
Set-Aside	**Qualifying Food Access Business(es)**	**Minimum Proximity Radius (miles)**
Chicago Metro **City of Chicago** **Other Metro**	• Full-service grocery store (NAICS 445110) • Fruit & vegetable market/produce market (NAICS 445230)	1 mile
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 ("CRS") 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.

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 outlined both in this RFA and the Authority's **Underwriting Standards Guide**.

v. Development Team Criteria[3]

All proposed development team members 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 **2027 PSH PPA Workbook**);
- A **General Contractor Development Experience Certification Form**[4];
- A **Property Manager Development Experience Certification Form**;
- An **Architect of Record Development Experience Certification Form**; and
- A **Service Provider Development Experience Certification Form**.

At least one Sponsor must meet stated ownership experience criteria as described in **Section 7.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

[3] PPA Development Team criteria requirements differ between this RFA and the LIHTC Program (see the **2027-2028 QAP**). Projects electing consideration under 4% LIHTC must meet the requirements of all funding source programs under which they are seeking consideration.
[4] 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 funding agreement. Approval of this form will be subject to Authority approval.

experience requirements for any of the Participants.

F. PPA Evaluation

i. Clarifications to the PPA

After review of all PSH Development Program 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 5.F.ii**) 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 outcomes for Projects seeking funding under this RFA are valid solely under the 2027 Round of the PSH Development Program.

PPA evaluation and notification letters issued prior to the 2027 Round PSH RFA are not valid under this RFA. Sponsors who received a PPA evaluation and notification letter under a prior PSH Development Program request for applications but did not receive a funding award, or under another Authority program must resubmit a new PPA subject to the requirements of this RFA.

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 funding under this RFA 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 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.

If a Sponsor is seeking 4% LIHTC as an additional funding component of their Application submitted under this RFA, they will be required to comply with all applicable Mandatory criteria outlined within the **2027-2028 QAP**. Compliance with these criteria may include submission of additional documentation required by the Mandatory criteria outlined in the QAP, which will be due at the time of Application unless requested in advance by Authority staff. Information about the Low-Income Housing Tax Credit program requirements can be found on the **Low-Income Housing Tax Credit program website**.

I. Optional Technical Assistance Meeting

Sponsors are encouraged to request additional technical assistance surrounding the requirements of this RFA from Authority staff. Sponsors may request optional technical assistance meetings after receipt of their Project's PPA Notification Letter and before submitting an Application, according to the dates published in the **PSH Program Timeline**. These discussions with the Authority may include a basic review from the Authority about preliminary Project financial details and the market and its need for PSH based on the Project's location. Optional technical assistance meetings may be held virtually. Sponsor's may request optional technical assistance meetings by emailing **PSHRFA@ihda.org.**

Section 6: Application Overview

Following PPA approval, an Application can be submitted for Projects seeking funding under this RFA.

A. Submission & Timing

Applications under this RFA will be accepted one time according to the **PSH Program Timeline**, which provides additional details and applicable dates.

In order to effectively manage the PSH Development Program, the Authority reserves the right to adjust the deadlines and hold additional Application rounds.

Applications under this RFA are accepted online through **IHDA Connect**. Applications will not be accepted in paper form.

An instructional video will be available on the Website for submitting an Application under this RFA. Sponsors can request additional assistance regarding PPA and/or Application submission by contacting Authority staff at **PSHRFA@ihda.org**.

B. Fees

The **Multifamily Fee Payment Form** contains all current fee information. Fees for all Authority resources requested through an Application via this RFA will be due at the time of Application. Applications that include a request for 4% tax credits are required to pay the associated 4% LIHTC Application fee in lieu of the PSH Application fee. 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 **Section 7** and **Section 8**. The full Application must be clear, unambiguous, complete and include all supporting documentation described in the respective sections of this RFA. **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. The Authority may waive this requirement at its sole discretion.

D. 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. Application 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 7** and **Section 8**; and
3. All criteria outlined in **Section 7** in order to proceed to competitive scoring as set forth in **Section 8**.

Application materials 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 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 funding under this RFA that fail to satisfactorily address any conditions received via the PPA evaluation and notification letter will not be formally scored.

ii. Mandatory Application Criteria

Applications will be reviewed to determine if they meet the Mandatory requirements set forth in **Section 7**. Applications that fail to meet one or more of the Mandatory requirements after any clarification period will not be formally scored.

iii. Application Scoring Criteria

If an Application has met all of the Mandatory Application criteria it will be reviewed and assigned a score. Applications will be reviewed for their adherence to the scoring criteria outlined in **Section 8.** All Projects will be competitively evaluated against one another.

Section 7: Mandatory Application Criteria

Sponsors must submit a full and complete **Common Application** as well as the documentation required as outlined in the **PSH 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 Authority reserves the right to rescind any award of funds that is unable to close within 15 months from the date of award.

The following components in this section are required for every Application seeking funding under this RFA.

A. Project Narrative and Supportive Service Plan Narrative

i. Project Narrative

All Applications must include the following information on Tab A (Project Narrative) of the **Common Application**:

- Amount of funding requested;
- Number of total units in the Project;
- Number of PSH units proposed; and
- Number of SRN units proposed, if any (SRN units must be 30% AMI units).

Sponsors are encouraged to provide as much detail and background information about the Project as possible. Detailed information will assist the Authority in determining if there is adequate market demand for the Project in terms of unit mix and rental structure, if the Project is located in an area with a shortage of PSH units, and if the Project is sited in a community that will meet the needs of the tenants.

ii. Supportive Service Plan Narrative

Projects must provide a service plan with the Application as described below. For clarity, please also include relevant details regarding under Tab A (Project Narrative) of the **Common Application**, addressing basic details of your plan including:

- The services that will be offered to residents;
- The number of proposed service staff;
- How services will be provided (on-site and/or community-based) and by what organization(s);
- Detail regarding how service referrals will be handled;
- How service provision will be funded; and
- Preliminary details about the intended approach to tenant selection and screening criteria.

The service plan may be provided as a standalone document or included as part of an agreement between the Sponsor and one or more service providers. At a minimum, all Projects must submit the following components:

a. Service Plan Requirements
Projects must submit a service plan that demonstrates compliance with the Authority's requirements as outlined in the **IHDA PSH Requirements Guide.**

b. Memorandum of Understanding
All Projects must provide at least one executed or fully drafted memorandum of understanding ("MOU") or other legally binding agreement with a service provider at time of Application. Applicants must submit an MOU that complies, at a minimum, with the **IHDA PSH Requirements Guide**. Projects that establish an MOU with a community-based service provider to provide support services on-site in a dedicated space may receive points under the scoring criteria outlined in **Section 8.F**.

B. Neighborhood Assets

All Applications must include a neighborhood assets map that clearly delineates the location of each Project Site along with neighborhood assets within the applicable walking distance proximity, which varies based on the Geographic Set-Aside (see **Appendix I**). In addition, the Application must include a table referencing each neighborhood asset identified on the map and stating the asset category and address. Please see **Section 8.H.ii** for neighborhood asset categories.

Applications that include fewer than two neighborhood assets for each Project Site within their Geographic Set-Aside's applicable proximity as noted in the table below may fail the Mandatory review.

Walking Distance Proximity[1] by Set-Aside	
Chicago Metro	0.5 miles
City of Chicago	0.5 miles
Non-Metro	1 mile
Other Metro	0.75 miles

The documentation provided for this Mandatory criterion may also be used for scoring to demonstrate compliance under Neighborhood Assets Beyond Mandatory (see **Section 8.H.ii**).

For Projects that are unable to demonstrate that at least two neighborhood assets are available within their applicable walking distance proximity, a narrative may be provided indicating how access to assets and services will be made available to residents of the development. The Authority, at its sole discretion, will determine whether any narrative will be sufficient to meet this Mandatory criterion.

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).

[1] Walking distance proximities used to evaluate neighborhood assets at time of Application are not equivalent with the proximity radii used to evaluate food access at time of PPA (see **Section 5.E.iii.b**)

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 language 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); and
2. A description of the Project (including number of units, proposed use, and whether it is new construction, rehabilitation, or both); and
3. A written explanation of the PD/PUD approval process; and
4. Evidence the PD/PUD process has been initiated; and
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 7.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 **UFSWS 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")[2]. 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.

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

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 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 for 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 20 additional items, not required by code, in 100% of the units. The 20 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**, three of which must be from the "first priority" categories.

The Authority encourages creativity and dual function design and, therefore, it is possible for a single amenity to qualify as more than one option in the following list:

Health and Safety	Community Spaces	Sustainability
First Priority		
Free internet access per unit	Computer room equipped with one computer for every three units	All appliances in the unit meet the Energy Star rating
Residential studio units are 15% larger than the minimum requirement	Exercise/fitness center with at least one machine per five units	Dedicated recycling area within the Project
The Project meets HUD's definition of smoke free housing	Garden plots/designated community garden area with a combined minimum of 200 square feet	Green Roof with available seating or other community activity area available on the roof
Washer and dryer in every unit	Secured bicycle parking *(minimum of eight slots per 25 units)*	Upgraded landscaping, including one tree planted on-site for every ten units. 100% native and adaptive plantings/landscaping
Second Priority		
Facility wide security camera system	An equipped sports court *(e.g., volleyball, tennis, basketball, etc.)*	On-site car sharing
Looped walking paths or connected sidewalks through the entire Project	At least one common room *(e.g., community room, community kitchen, library, hair salon, billiards room, arts & crafts room, game room, dining room, etc.)*	Screen doors on all exterior unit doors
Microwave oven in every unit	Outdoor entertainment space such as an outdoor theater and gazebo with available seating	Trash and/or recycling disposal chutes or other refuse collection system
Porch, patio, or balcony for each unit		

ii. Preliminary Plans and Specifications

The Application must include preliminary drawing and specifications that include all of 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 8.C**.
- 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:

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 explanation of all construction cost variances existing between the two aforementioned Construction Cost Breakdowns. If applicable, the explanation should also explain any cost variances from the and 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.

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 if also applying for LIHTC.

L. Market Study

There are different levels of market studies and/or analyses required by the various funding sources that may be used to fund a Project under this RFA. The Authority recommends that a Site and Market Study that meets all published **Standards for Market Study Reviews and Professionals**. be submitted at time of Application. This

method will leave the most funding options open to the Sponsor.

Applications that do not include a Site and Market Study that meets Authority standards described above must submit a **PSH Market Analysis Form** at time of Application[3]. This form must be filled out by the Sponsor or a relevant third party only, and will satisfy the requirements of the following funding sources:

- HOME;
- NHTF; and
- IAHTF.

Sponsors that wish to be considered for funding sources other than those listed above, including 4% LIHTC, must complete a Site and Market Study that meets all published **Standards for Market Study Reviews and Professionals**.

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**[4];
    - 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 an award under this RFA 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] Any Application that is also pursuing 4% LIHTC does not need to complete this requirement (it will be subject to 4% LIHTC Market Study requirement)

[4] 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 funding 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.
Service Provider	A history of providing social services applicable to the Project's target population in supportive housing settings	

Property Management Experience Requirements		
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 at least 75% of the number of housing units in the proposed Project; or • A comparable affordable 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 or industry equivalent (only required for Projects including LIHTC resources); • 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	• Blended Occupancy Specialist
	Projects contemplating rental subsidy	• Blended Occupancy Specialist

iii. Unacceptable Practices

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

- Participant maintaining an ownership interest in a Project, awarded financing 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 financing by the Authority that failed to close or be Placed in Service within 12 months of the execution of the funding agreement;
- A Participant has misrepresented or omitted to disclose material facts in connection with any application for 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 8.C**[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 Enterprise Green Communities. These criteria include:

1. Integrative Design;
2. Location and Neighborhood Fabric;
3. Site Design;

[5] Projects pursuing points under the Green Building Design category's Non-Certification pathway (see **Section 8.C**) will not be exempted from the EGC Mandatory requirement

4. Water;
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 8.C** 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 Requirements

Projects applying for funding under this RFA are not required to include SRN units in their proposed unit mix. However, Sponsors that are also submitting a LIHTC 4% application must adhere to the requirements outlined in the **2027-2028 QAP** regarding minimum SRN requirements. Projects may elect to include up to 25% of total units as SRN Units.

Projects applying for funding under this RFA and requesting 4% LIHTC may request a waiver from the minimum SRN requirements outlined in the QAP. This waiver should be requested when submitting a PPA, and Sponsors must explain how the Project will coordinate referrals and services to meet the service and housing needs of the intended Supportive Housing Population.

Any Project proposing to include SRN units must demonstrate that, 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, Sponsors must provide alternate documentation to demonstrate need related to the SRN-eligible populations. The Authority will review and accept alternative narratives or other documentation at its sole discretion. This should 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.

All Projects including SRN Units must submit a draft **Statewide Referral Network Agreement** at the time of Application.

ii. 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 restrictions[6];
- 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. 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 Website.

The Application Certification provides a written certification that the Project will adhere to certain affirmative fair housing policies, tenant selection policies[7], subsidy acceptance policies including Authority-managed rental assistance[8], and be willing to submit additional documentation under certain circumstances. Among these requirements are adherence to Authority smoke-free housing requirements, 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 7.M.i** and **Section 7.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] While not required, the Authority does encourage Projects to consider additional preferences within their TSP for veterans and persons on Public Housing Authority waiting list(s), and to make ongoing efforts to request that PHAs make referrals to the Project, or request that PHAs include relevant information about the Project on any listing the PHA makes available to persons on its waiting list(s).

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

Section 8: Application Scoring Criteria

Scoring Criteria	Points Available
Leveraging	**15**
Firm Commitment of Operating or Rental Assistance	**20**
Green Building Design	**7**
Access to Transportation	**5**
Coordination of Referrals	**10**
Coordination with local Continuum of Care	5
Coordination with State Agency	5
Coordination of Services	**14**
Coordination with Community-Based Provider	4
Additional Service and Support Coordination	4
Preliminary Service Budget and Experience with Service Funding Sources	4
Eviction Prevention Policy	2
Low-Barrier Tenant Screening	**4**
Community Characteristics	**10**
Development Team Characteristics	**11**
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
Supportive Housing Experience, Training and Endorsements	**4**
Totals	**100**

Projects that pass all Mandatory Application criteria will be scored on the following items and ranked according to total score. Points will be awarded based solely on the information submitted in the Application. The Authority reserves the right to verify information submitted in the Application.

The Authority may deny points if the correct forms or required information for each scoring category are not submitted, or if information available to the Authority negates a claim for points. The Sponsor's commitment to various scoring criteria shall, at the sole discretion of the Authority, be binding and shall be incorporated into a Regulatory Agreement.

All Applications must include a completed **PSH Scoring Workbook** which is available on the Website.

A. Leveraging

Projects can earn up to 15 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. Authority-issued LIHTC is not a leveraged resource. 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)	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)
Authority funds with market interest rates	A seller's financing note
USDA financing or municipal financing (i.e., local HOME or CDBG funds)	
Deferred developer fees	

Projects will be awarded points as follows:

Leveraged Resources as Percentage of Total Project Costs	Points
20.1% or more	15
15.1-20%	10
12-15%	6

B. Firm Commitment of Operating or Rental Assistance

Rental assistance will be considered project-based if it is tied to the units rather than to the tenants. Points will only be awarded if the rental assistance ensures tenants pay no more than 30% of their income, or the minimum rent required, toward rent and utility expenses combined.

Sponsors seeking points in this category must submit documentation evidencing a current rental assistance contract or a commitment to provide rental assistance. Projects with a current rental assistance contract must submit a copy of the fully executed contract in the Application.

Projects with a rental assistance commitment must provide a commitment letter in the Application that includes all of the following:

1. The maximum household income;
2. The total number of units assisted; and
3. The length of the rental assistance contract.

When HUD is providing the rental assistance, the commitment letter must be from HUD. Illinois Division of Mental Health Bridge Subsidy Program commitment letters must be from the Illinois Department of Human Services or the Illinois Division of Mental Health, and Project-Based Housing Choice Voucher Conversion and Public Housing Authority Annual Contribution Contracts must be from the executive director of the relevant Public Housing Authority. Developer-funded rental assistance is not eligible for points under this category. However, rental assistance from a health and hospital system (or Healthcare Partner) may at the Authority's sole discretion be eligible under this category, even if the health and hospital system is the Sponsor or part of the sponsorship entity.

The Authority understands the CoC 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. In recognition of this, and the Authority having a desire to work more closely with the CoCs of Illinois, points have been added in this RFA for rental assistance funded by CoCs which may not meet the Authority's traditional requirement that Rental Assistance Contracts be for a minimum of five years. Regardless of whether a Project has a commitment of CoC-funded rental assistance, the Authority encourages Projects to work closely with CoCs and, when feasible for the Project and target population, utilize Coordinated Entry for referrals to the property. Sponsors should be aware that these resources may not be included in the underwriting assumptions at the time of Application; subsidy rents may not be used to meet underwriting standards.

Projects that provide project-based rental or operating assistance may earn up to 20 points based on the number of units assisted and the length of committed assistance. Projects with a Rental Assistance Contract will be awarded points as follows:

Rental Assistance Requirements			
Percentage of Units Assisted	**Points for 10+ Year Commitment**	**Points for 5-Year to 9-Year and 11 Month Commitment**	**Points for CoC funded Rental Assistance**
75.1% or more units	20	10	7
50.1-75% of units	15	7	5
10.1-50% of units	10	5	3
1-10% of units	5	3	1

C. Green Building Design

Projects whose design and construction incorporate energy efficiency standards or meet/exceed green building criteria may earn up to 7 points by committing to a qualifying Non-Certification, Base, Advanced, 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 three 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 seven 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 seven points by achieving the requirements as follows:

Green Building Design Requirements		
Non-certification	**Non-Certification Pathway***	**3 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
	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).
Green building certification	**Administering Program Entity**	**Certification Level**
	Base Pathway	**5 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**	**6 points**
	EGC	Certification Plus Zero Emissions
	GPR	Gold Tier + Net Zero
	NCBS	Gold Tier + Net Zero
	USGBC, LEED	Gold Tier + Net Zero
	Zero Carbon Pathway	**7 points**
	International Living Futures 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. Access to Transportation

Projects may earn up to five points for access to transportation. Points awarded in this category are not cumulative. Points may be awarded 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.	5
	OR	
	All Sites are served by a DRT service Monday through Friday. DRT must be available to the public at large.	
Dial-A-Ride	Projects will be awarded five points if served by publicly available Dial-A-Ride modes of transportation that are, at a minimum, available between Monday and Friday from 8:00 a.m. to 5:00 p.m.	5
Maximum category points available		**5**

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

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.
3. A letter from the Dial-A-Ride provider stating that the Project is located within the service area of the Dial-A-Ride; and that the Dial-A-Ride service is, at a minimum, available between the hours of 8:00a.m. and 5:00p.m. Monday through Friday.

E. Coordination of Referrals

Projects may earn up to 10 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 DDD") 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**.

F. Coordination of Services

Projects 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 14 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 how specific additional services and supports will be made available to support tenants' ability to maintain financial and housing stability;
- Demonstrating that at least one service provider that is part of the development team demonstrates experience with service funding sources relevant to the Project;
- Providing a preliminary service budget;
- Demonstrating that the project will have an Eviction Prevention Policy aligning with IHDA standards.

To earn points in this category, Projects must meet the service requirements outlined in the **IHDA PSH Requirements Guide**, available on the Website.

G. Low-Barrier Tenant Screening

The Authority expects Projects pursuing an award under this RFA to utilize low-barrier tenant screening practices. Projects that commit to specific minimum thresholds in their TSPs may earn four 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 below[1]. 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 criteria[2]. 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

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**.

H. Community Characteristics

Projects may earn up to 10 points under the Community Characteristics category through either the Quality of Life Index or demonstrating the Site's walking distance proximity to neighborhood assets beyond the Mandatory requirements. Projects will be awarded the higher of their assigned Quality of Life Index score or points achieved under the Neighborhood Assets Beyond Mandatory.

i. Quality of Life Index

The Authority has developed a **Quality of Life Index** 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 Quality of Life Categories. These categories are: 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.

[1] Applicants should review the Authority's template **Tenant Selection Plan** as they prepare responses to this section
[2] Applicants should review the Reasonable Accommodations and Modifications: A Guide for Housing Professionals Reasonable Accommodations and Modifications: A Guide for Housing Professionals published by the Illinois Department of Human Rights

ii. Neighborhood Assets Beyond Mandatory

Projects may earn up to 10 points in this sub-category based on the walking distance proximity of neighborhood assets to the Project Site[3]. Proximity thresholds are based on the Project's Geographic Set-Aside (see **Appendix I**):

Walking Distance Proximity by Set-Aside	
Chicago Metro	0.5 miles
City of Chicago	0.5 miles
Non-Metro	1 mile
Other Metro	0.75 miles

Projects will be awarded points for each asset in excess of the Mandatory criteria neighborhood assets as follows:

Neighborhood Assets Requirements	Points
Health Services	4
Civic/Recreation	3
Job Training or Education	3

Only one establishment will count for each category. For example, a community college and a job training center both fall under the "Job Training or Education" category; the Sponsor would only be awarded points for one asset in this category.

The neighborhood assets/establishments used to meet the Mandatory criteria in **Section 7.B** will be excluded from the scoring under this section. Additional neighborhood assets beyond those utilized to meet the Mandatory criteria can be considered for scoring under this section.

Assets must meet the following threshold criteria:

a. Health Services
All sites are located within the walking distance proximity of a county health clinic, urgent care clinic, pharmacy, federally qualified health center, or hospital system.

b. Civic/Recreation
All sites are located within the walking distance proximity of a public library, public park / park district territory that is open to the public.

c. Job Training
All sites are located within the walking distance proximity of a workforce investment center or job training center. Please utilize the **Illinois workNet center** and/or the **Illinois Employment First website** to determine if these employment resources are located near your development site. The following categories on the Illinois workNet Service Finder Tool can be used to locate relevant job training locations:

- Disability Services;
- Education and Training;
- Job & Career Readiness Services;
- Mentoring;
- Workshop and Seminars;

[3] Walking distance proximities used to evaluate neighborhood assets at time of Application are not equivalent with the proximity radii used to evaluate food access at time of PPA (see **Section 5.E.iii.b**)

- Recruitment Services;
- Resources; and
- Training Services.

d. Education

All sites are located within the walking distance proximity of a public K-12 school, community college, or continuing education facility offering a full set of classes. Tuition based schools and selective enrollment schools do not qualify. Pre-K or daycare facilities will be considered for family Projects only. Assets must be evidenced through submission of all of the following:

- Map(s) clearly delineating all Sites and distance to the neighborhood asset(s);
- The applicable proximity radius around the Site;
- A table referencing each neighborhood asset identified on the map(s); and
- Documents provided to meet this criteria can also be used to meet the Mandatory criteria in **Section 7.B.**

I. Development Team Characteristics

i. 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 sub-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 sub-categories.

a. 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 Department of Central Management Services- Business Enterprise Program for Minorities, Females and Persons with Disabilities; or
2. City of Chicago, City of St. Louis, 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.

b. 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.

ii. 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 sub-category. Projects 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 sub-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 MOU at the time of the Application.

Only one entity may be awarded points under the BIPOC Development Control sub-category. Multiple entities may be awarded points under the Women/Disadvantaged/Minority Enterprises category, however, each qualifying entity may only be awarded points once[4]. 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:

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**

iii. 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

[4] 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

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. For Projects that include a 4% LIHTC request, 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.

J. Supportive Housing Experience, Training, and Endorsements

Sponsors who demonstrate that they either hold extensive experience or are pursuing training and certification(s) to grow their capacity for developing supportive housing units may earn a maximum of two points in the Supportive Housing Experience and Training 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 four 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 four points by providing a list of all property name(s), property address(s), supportive housing unit count(s), and year that property(ies) and/or unit(s) were placed in service.

ii. Supportive Housing Institute and CSH Pre-Development Quality Endorsement

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 that have participated in the Authority-sponsored Illinois Supportive Housing Institute from 2022 through the present[5] may earn two points. Points awarded under this category are not Project-dependent and will be awarded to all Projects submitted by Sponsors who demonstrate their qualifying 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 may earn two points.

Points will be awarded by under this category as follows:

Supportive Housing Experience and Training Requirements	Points
Sponsor(s) demonstrates that they have developed and placed in service no less than 300 supportive housing units within the United States	4
OR	
Sponsor(s) has participated in the Illinois Supportive Housing Institute	2
Sponsor(s) provides a letter of support from CSH demonstrating the Project meets **CSH Quality Supportive Housing Standards**	2

[5] The eligibility of qualifying Sponsors who have participated in the Illinois Supportive Housing Institute to earn points under this scoring category is indefinite and not subject to expiration.

Section 9: Post-Award Requirements

If the Members of the Authority approve the Application, a term sheet and conditional commitment letter (collectively, the "Commitment") will be issued to the Sponsor specifying the terms, conditions, documentation, and timelines under which the Authority will fund the Project. If the Sponsor does not satisfy the terms and conditions of the Commitment in the Authority's sole and absolute discretion within the time frame specified therein the funds will not be awarded and will be withdrawn.

Among the requirements in the Commitment will be signature and delivery by the Sponsor of the following documents to be provided by the Authority, including without limitation:

(i) Funding Agreement;
(ii) Regulatory Agreement;
(iii) Recapture Agreement, and
(iv) In cases where NHTF is the source of funds, a certification that the Sponsor shall comply with all NHTF Regulations.

Aside from certain costs associated with preparing a successful Application (for example, physical needs assessments), no Project costs may be incurred prior to closing of the award and funding of the Project. Closing shall be at such time as the Sponsor satisfies the terms and conditions of the Commitment as determined by the Authority in its sole and absolute discretion.

Sponsors must agree to comply with all applicable federal and State of Illinois requirements. Such requirements may have significant impact on the costs and complexity of the Project.

Sponsors are expected to be familiar with the full range of all legal and statutory compliance requirements applicable to the funds awarded and to obtain all necessary information and advice so that they can comply with such requirements. The following is a non-exhaustive summary of certain aspects of the major compliance requirements.

A. Approval of Final Plans and Specifications

The Authority's Design, Construction and Regulatory Compliance team must approve the complete final architectural plans and specifications for the Project. The complete plans and specifications must incorporate all Mandatory criteria as well as any scoring criteria for which the Project received points. In addition to the Project plans and specifications, the following documents will be required:

- A copy of the Illinois Architectural Registration Certificate for the design firm and/or the sole proprietor;
- An Architect's Error and Omissions Certificate of Insurance;
- The ALTA/ACSM Land Title Survey; and
- If determined by the Authority to be applicable, a soils boring report describing the subsurface exploration, analysis relative to mining hazards, and geotechnical recommendations for the Site or a Site-specific certified letter from the architect regarding the suitability of soils.

B. Environmental Assessment

Unless federal funds are present, the Authority will determine in its sole discretion the scope of the environmental studies and, if applicable, the scope of remediation that may be required for one or more of the Projects. If a Project Site(s) will require remediation, the development budget must include both an environmental remediation line item to cover the scope of the remediation and an environmental remediation contingency line item in the amount of 10% of the remediation costs.

If federal funds are awarded, a determination will be made as to whether an environmental clearance from HUD will be required. If such clearance is required, the Sponsor may not undertake, or commit any funds to, physical or choice-limiting actions, including property acquisition, demolition, tenant relocation, rehabilitation, conversion, repair, or construction prior to receipt of environmental clearance from HUD.

C. Excluded Parties

The Excluded Parties List System ("EPLS") includes information regarding entities that have been debarred, suspended, proposed for debarment, excluded, or disqualified under the non-procurement common rule, or otherwise declared ineligible from receiving federal contracts, certain subcontracts, and certain federal assistance and benefits. The Authority will check all names of all Participants against the EPLS found at **www.epls.gov**. The Authority may rescind a conditional approval of a funding award if a Participant appears on EPLS.

D. Labor Standards

The Authority will implement labor standards on demolition, construction, and rehabilitation Projects. In instances when a Project utilizes only non-federal funds, the Authority must ensure the Project abides by the Illinois Prevailing Wage Act (820 ILCS 130/0/.01). In instances where the Project utilizes federal funds from the Authority, the Authority must ensure the Project complies with Davis Bacon and Related Acts (DBRA). Federal Regulations can be found in part from the Code of Federal Regulations (Title 29 CFR, parts 1,3,5,6 and 7). If a loan or grant from another source requires a Project to comply with the Davis-Bacon Act, 40 USC 276a et seq., the requirements of the other source will prevail.

E. Fair Housing

Fair housing is otherwise known as equal housing opportunity. Federal, state, and various local laws legally define fair housing and identify specific protected classes based on documentation of past patterns of discrimination.

i. Fair Housing Act of 1968 as amended in 1988 ("Fair Housing Act")

Title VIII of the Civil Rights Act of 1968, also known as the Fair Housing Act, prohibits discrimination based on race, color, religion, national origin, sex, familial status, or disability and requires landlords to make reasonable accommodations and modifications for tenants with disabilities.

The Fair Housing Act requires the Secretary of HUD to administer housing and development programs and activities that "affirmatively further" (actively support and encourage) fair housing. Participants must undertake specific activities to affirmatively further equal opportunity and fair housing and must assure all activities and services are accessible to persons with disabilities.

ii. Section 504 of the Rehabilitation Act of 1973 ("Section 504")

Section 504 prohibits discrimination in federally funded programs. For a federally assisted new construction housing Project, Section 504 requires five percent of the dwelling units, or at least one unit, whichever is greater, to meet Uniform Federal Accessibility Standards ("UFAS") or a standard that is equivalent or stricter, for persons with mobility disabilities. An additional two percent of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities.

For federally financed housing rehabilitation Projects that result in substantial alteration, the new construction provisions of 24 CFR 8.22 (equivalent to that described above) will apply. Alterations are considered substantial if they are undertaken to a property that has 15 or more units and the cost of the alterations is 75% or more of the replacement cost of the completed facility.

If the subject property has fewer than 15 units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the Project accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) - Other Alterations apply.

iii. The Americans with Disabilities Act of 1990 ("ADA")

The ADA prohibits discrimination on the basis of disability in government-funded programs, including housing programs ("Title II"), as well as public accommodations ("Title III") which means that rental offices, homeless shelters, and other on-site business locations used by the public, including common areas of public/assisted housing, must be accessible to persons with disabilities.

iv. *Olmstead v. L.C.,* 527 U.S. 581 (1999)

Olmstead v. L.C. found that persons with disabilities have a right to receive their services in the most integrated setting according to their needs and desires. The following Guidance on Olmstead and how it relates to housing has been released by HUD and the U.S. Department of Justice:

https://nhlp.org/files/olmsteadguidnc060413.pdf
http://www.ada.gov/olmstead/q&a_olmstead.htm

v. Illinois Human Rights Act

The Illinois Human Rights Act provides equal access to residential housing choices regardless of race, color, religion, national origin, sex, familial status, disability, pregnancy, marital status, age (40 and over), order of protection status, ancestry, military status, unfavorable military discharge, and sexual orientation (including gender-related identity).

F. Section 3 and Minority- and Women-Owned Business Enterprises

Projects will comply with Section 3 of the Housing and Urban Development Act of 1968 if an awarded loan or grant from a funding source triggers such requirement. In addition, hiring practices shall comply with any applicable Illinois or Federal requirements, including but not limited to the Business Enterprise for Minorities, Females, and Persons with Disabilities Act (30 ILCS 575).

G. Management Documents

All Projects will prepare management documents which may include a TSP, management plan, management agreement, affirmative fair housing marketing plan, and sample lease, and other documents as required, to be reviewed and approved by the Authority. At the Authority's discretion, some Projects may be required to provide a marketing plan and marketing agreement, and, if the Project involves the acquisition of existing condominiums or homes, a plan to engage and gain the support of any existing condominium or homeowner associations.

H. Regulatory Period

Projects will be required to execute a Regulatory Agreement with the Authority whereby the Owner shall agree to maintain unit affordability and serve the targeted populations for a minimum period of 15 years. Note that some sources may require affordability requirements be in place for 30 years or longer.

I. Reporting and Monitoring

The Authority will assess property and unit condition, compliance with affordability and targeting requirements, and financial stability through submission of audits.

Appendix I: Definitions

"Application" shall mean an entire set of required and requested documents, in electronic form, as prescribed in this Request for Applications 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 or the metropolitan statistical area in which the Project is located, adjusted for family size, as such adjusted income and median income for the area are determined from time to time for purposes of Section 8 of the United States Housing Act of 1937.

"Authority" shall mean the Illinois Housing Development Authority ("IHDA").

"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.

"Board" shall mean the Members of the Authority's governing body, appointed by the Governor of Illinois.

"Chronic Homelessness" shall mean an individual or family who meet the criteria of disability and long-term homelessness as defined in the Defining Chronic Homeless Final Rule from the U.S. Department of Housing and Urban Development, available at: **https://www.govinfo.gov/content/pkg/FR-2015-12-04/pdf/2015-30473.pdf**.

"Clarification Letter" shall mean a written request (sent via email) sent by the Authority in response to an Application requesting further information or clarification of any Application submissions or their components. The sending of the Clarification Letter will signify the beginning of this RFA's three-business day clarification period, during which Sponsors may respond to the requests laid out in the Clarification Letter. Sponsor responses may not include any new information or any additional submissions outside of the items noted in the Clarification Letter.

"Co-Occurring Disorder" ("COD") shall mean the coexistence of both a mental illness and a substance use disorder, known as a co-occurring disorder.

"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 (defined below). The strategy should include a concerted plan for comprehensive community redevelopment that includes housing policy goals, and may also include education, public infrastructure, and employment and job training. A locally approved plan is one method of documentation as well as 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 CRSA must be contained to an area that is the smaller of the following two options: (1) An area that is no larger than a three-mile radius from the subject property(ies), or (2) an area (census tract(s), municipality, neighborhood/community area, etc.) with a population no greater than 30,000. The Authority's Community Revitalization staff may approve a larger CRSA on an individual basis if sponsor provides documentation evidencing the need to define a larger area.

"Compliance Period" shall mean the period of time under which any and all Authority resources utilized to finance a Project are applicable and monitored, according to their respective funding source's specific rules and guidance. For 4% LIHTC, (notwithstanding Section 42(i)(1) of the Code) this shall mean the period of 15 consecutive taxable years beginning with the first taxable year of the Credit Period.

"Continuum of Care" ("CoC") A local planning body that coordinates housing and services planning and funding for homeless families and individuals. The CoC tracks and manages the homeless needs and services in its area.

"Coordinated Entry" ("CE") shall mean a centralized or coordinated process required for the CoC and Emergency Services Grants Program to coordinate program participant intake, assessment, and referrals within the CoC area. Under 24 CFR 578.3, HUD requires each CoC to establish and operate a standard CE system with the goals of increasing the efficiency of local crisis response and improving fairness and ease of access to resources for eligible homeless and at-risk populations.

"Funding Agreement" shall mean the document that outlines the terms and conditions of a funding award.

"Geographic Set-Aside" ("Set-Aside") shall mean Projects will be categorized by Set-Asides defined below and as published on the Authority's **Set-Aside Lookup tool**:

- "**Chicago Metro Set-Aside"** shall mean the county boundaries containing DuPage, Kane, Lake, McHenry, Will, and Cook counties, excluding the city of Chicago.
- "**City of Chicago Set-Aside"** shall mean the municipal boundary containing the City of Chicago.
- "**Non-Metro Set-Aside"** shall mean regions that are located outside of any contiguous development metro areas, including all counties with a population less than 50,000 people.
- "**Other Metro Set-Aside"** shall mean metropolitan areas outside of the Chicago Metro region, including smaller municipalities, with contiguous development.

"Healthcare Partner" shall mean a hospital, healthcare organization, insurer or Managed Care Organization ("MCO") with investments in the Project's financing.

"HOME Investment Partnership Program" ("HOME") shall mean a federal block grant program created by the National Affordable Housing Act of 1990. Block grants are made to state and local governments, known as Participating Jurisdictions, who distribute the funds through local affordable housing programs, including loans or grants for rental housing. Participating Jurisdictions such as the Authority make Project awards and monitor Project compliance throughout the affordability period.

"Homelessness" shall mean homeless as defined by the U.S Department of Housing and Urban Development HEARTH Homeless Definition Final Rule found at: **https://www.govinfo.gov/content/pkg/FR-2011-12-05/pdf/2011-30942.pdf**.

"Housing First" shall mean a homelessness prevention approach centered around quickly and successfully connecting individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements.

"Illinois Affordable Housing Tax Credit" ("IAHTC") shall mean Illinois Affordable Housing Tax Credits, also known as state donation tax credits.

"Illinois Affordable Housing Trust Fund" ("IAHTF") shall mean the capital fund created by the Illinois Affordable Housing Act to finance projects of the Illinois Affordable Housing Program as authorized and approved by IHDA.

"Illinois Supportive Housing Institute" ("SHI") A four-month training Institute, sponsored by the Authority and led by the Corporation for Supportive Housing ("CSH") to provide targeted training and technical assistance to development teams, with the goal of helping teams navigate the development process and increase the supply of quality supportive housing throughout the Illinois.

"Insurer" shall mean an insurance company, insurance service, or insurance organization that is required to be licensed to engage in the business of insurance, particularly the issuance of health insurance coverage to individuals in the State of Illinois.

"Long-Term Operating Support" ("LTOS") shall mean the long-term operating support program established under the Rental Housing Support Program Act (Public Act 094-0118), to be used exclusively to provide commitments of rental subsidies for units that will be targeted to extremely low-income households (≤30% AMI).

"Mandatory" shall mean one or more requirement(s) that all Applications are subject to as set forth in **Section 7** of this RFA.

"Members" shall mean the duly appointed Board members of the Authority.

"Moving On" shall mean a supportive housing strategy to support individuals and families who are able and want to move on from permanent supportive housing to do so by providing them with a sustainable, affordable housing options through mainstream systems and the services and resources they need to have continued housing success.

"National Housing Trust Fund" ("NHTF") shall mean the national Housing Trust Fund program, which was established under Title I of the Housing and Economic Recovery Act of 2008 ("HERA"). Under this program, HUD provides grants to states to increase and preserve the supply of rental housing for extremely low- and very low-income families, including homeless families and increase homeownership for extremely low and very low-income families. HUD's implementing rule is codified at 24 CFR Part 93. All units funded by the national Housing Trust Fund shall be restricted as 30% AMI units.

"Owner" shall mean the duly formed, validly existing, single purpose entity, organized under the laws of the State of Illinois, or any other state, that is awarded funds for a Project pursuant to this Request for Applications and which owns or will own the Project. The Owner shall be owned or controlled by the Sponsor.

"Participant" shall mean a member of the Project's development team, including Sponsor, general contractor, architect, and/or property manager.

"Participating Jurisdiction" ("PJ") shall mean any state, local government or consortium that has been designated by HUD to administer a HOME Program.

"Permanent Supportive Housing" ("PSH") shall mean a Project that creates units for people who could benefit from supportive services to access and maintain affordable housing, including households who are experiencing or at risk of homelessness, are living with chronic disabilities, and/or are experiencing or at risk of institutionalization. Supportive services must be appropriate to the needs and preferences of residents and be available either on-site or closely integrated with the housing. The housing should be permanent (not time-limited, not transitional), affordable (typically rent-subsidized or otherwise targeted to extremely low-income tenants who make ≤30% of the area median income), 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).

"Pre-Screening, Assessment, Intake, and Referral Module" ("PAIR Module") shall mean the online waiting list system that has the SRN and Section 811 unit waiting lists.

"Project" shall mean an existing or proposed qualified project which satisfies, or will satisfy, all of the requirements of this Request for Applications and the Authority.

"Qualified Non-Profit Organization" ("Qualified Non-Profit") shall mean an organization which:

- 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;
- Has an ownership interest in the Project, either directly or through a wholly owned subsidiary;
- Materially participates in the operations of the Project on a regular, continuous, and substantial basis, throughout the Compliance Period; and
- Is determined by the Authority not to be affiliated with, or controlled by, a for profit corporation.

For purposes of scoring points for Non-Profit Organization 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 seeking 4% LIHTC that elect to score points for Non-Profit Organization Participation will be identified as part of the Authority's not-for-profit set-aside on IRS Form 8610.

"Qualified Allocation Plan ("QAP") shall mean the Illinois Housing Development Authority's issued 2027-2028 Low-Income Housing Tax Credit Qualified Allocation Plan, as required under Section 42.

"Regulatory Agreement" shall mean a document that outlines the terms of the period during which a Project must comply with the occupancy restrictions (both income and rent) and amenities represented in the Project's Application.

"Request for Applications" ("RFA") shall mean this Permanent Supportive Housing Development Program Request for Applications, which outlays the mandatory criteria, scoring criteria, and other administrative and application procedures for which the Authority will determine and award funds under the 2027 Round of its Permanent Supportive Housing Development Program.

"Section 811 Project Rental Assistance" ("Section 811") shall mean the Section 811 Project Rental Assistance (PRA) Program, which was authorized by the Frank Melville Supportive Housing Investment Act of 2010, and seeks to expand the supply of supportive housing that promotes community integration for low-income people with disabilities.

"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 Regulatory Agreement. A Project may consist of multiple Sites.

"Sponsor" shall mean a duly formed, validly existing entity, organized under the laws of the State of Illinois, or any other State, that is applying for funds for a Project pursuant to this Request for Applications. The Sponsor shall own or control the Owner of the Project. Project consultants and other like professionals shall not be considered as Sponsors.

"Substance Use Disorder" ("SUD") shall mean the recurrent use of alcohol and/or drugs causes clinically significant impairment, including health problems, disability, and failure to meet major responsibilities at work, school, or home.

"Supportive Housing Populations" shall mean 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.

"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 be in need of long-term social services. It is expected that referrals in-need of on-going social services will have them arranged by the referring service provider.

"Statewide Referral Network Units" shall mean 30% AMI units set aside for households earning at or below 30% AMI, which are headed by Supportive Housing Populations and referred through a statewide referral network. Projects funded pursuant to this Request for Applications may set-aside up to 25% of total units as SRN Units.

"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.

"Website" shall mean **http://www.ihda.org**