



**Illinois Housing Development Authority
2010 QAP Workshops
Questions and Answers**

The following list of questions and answers is comprised of submissions at the four workshops as well as those submitted via email correspondence.

1. Will IHDA make the scores for all projects public information?

Answer: After scoring has been completed on all projects passing mandatory, a list of approved projects will be posted on the IHDA web site. In addition, all applicants will receive letters indicating their scores.

2. Can TIF funds in the form of a property tax rebate count towards the real estate tax abatement scoring category?

Answer: Projects that demonstrate a reduction in a Project's real estate taxes will be awarded points based on the percentage reduction and the term of the reduction. Owners seeking points in this category must submit documentation evidencing a current real estate tax abatement or a commitment to a real estate tax abatement. The Application must demonstrate that the TIF funds result in a reduction of the real estate taxes for the Project.

3. Does the most recent version of the Architectural Guidelines reflect the QAP standard for washers/dryers?

Answer: The QAP requires on-site laundry facilities that will include at a minimum one of the following: (a) one washer for every six apartments and one dryer for every two washers; (b) one washer and one dryer installed and maintained in every unit. The provision of washer /dryer hook ups will not fulfill this requirement.

4. What does the Operations & Maintenance plan entail and who completes it?

Answer: The Operations and Maintenance Manual is found in the Enterprise Green Communities Criteria 2008. The Enterprise Green Communities website as listed in the QAP is: www.greencommunitiesonline.org/tools/criteria/index.asp All Projects must comply with its green design requirements as outlined in the QAP.

5. What if the developer wants to put in wireless internet, instead of hard wired?

Answer: The QAP requires each unit to have high-speed internet access through a hard-wired connection, such as coaxial or Cat-5 cable.

6. How does donated land (and its value) factor into the developer fee, since the developer could get developer fee potentially from the acquisition value?

Answer: Donated land and its value does not factor into the calculation of developer fee.



7. Regarding large units, do single family attached properties fall under the same exemption as detached homes?

Answer: No. The QAP reads that projects proposing single family detached housing may exceed the thirty percent (30%) limit of units with three or more bedrooms and still receive the full six (6) points.

8. Clarify that the 10% at 30% units remain at that restriction, regardless of whether supportive housing tenant can be found by referral agency.

Answer: All points received in every scoring category will be incorporated in the project's Extended Use Agreement. Therefore, if projects receive points in the Deeper Targeting for Supportive Housing Populations category, the Extended Use Agreement will include language requiring 10% of the units to remain affordable to households at or below 30% of AMI throughout the term.

9. How is IHDA going to define full scope of services?

Answer: Scope of services is not a defined term under Section II of the QAP. However, the scope of services for the purposes of Section D of Scoring Categories should at a minimum include sections which provide a project description, project schedule, and description of services to be performed and by whom.

10. Will a 501c4 be considered a qualified non-profit?

Answer: Any nonprofit status as defined in Section 42 of the IRS Code will be considered a qualified non profit corporation under the QAP.

11. Can projects that qualify for the boost request the maximum credit allocation and then receive the boost (\$1.8M X 130% = \$2.3M)

Answer: The maximum reservation for which any single project may apply is 8% of the total allocation, or approximately \$1,818,600. In any case, no Project will be awarded more credits than is needed to make the Project financially feasible.

12. Does the pre-application site control documentation have to be current within six months?

Answer: No.

13. Can you request a waiver for any of the mandatory requirements or only the ones for which the QAP specifically allows for a waiver?

Answer: Only certain mandatory categories allow for an explanation of substantial deviation from the requirements; specifically, Local Support, Zoning – PUD in process, Required Project Amenities, Operating Expenses, Trending Factors, and Vacancy Rates.

Is there a listing on the website of all the projects financed by IHDA?

Answer: Yes, this is available on our website, Statewide resources, click on ALL Rental Apartments Financed by IHDA, then select the applicable county.



14. Will IHDA be coordinating with the City of Chicago Zoning Department to facilitate the required zoning letters? Historically, it has been very difficult to get letters from that department to fulfill the zoning mandatory requirements.

Answer: The Authority has informed the City of Chicago in order to prepare them for the new QAP zoning requirement.

15. Can deferred developer fee above the 25% mandatory amount count towards financial leveraging?

Answer: No.

16. Will a contributing building to a National Register of Historic Places district (not only a building individually listed) qualify for Historic preservation points?

Answer: In order to qualify for 6 points, the building(s) on the Project site must qualify as a certified historic structure which is defined as a building that is listed in the National Register of Historic Places, either individually or as a contributing building in a National Register historic district, or as a contributing building within a local historic district that has been certified by the Department of the Interior.

17. Does the washer / dryer requirement in the QAP conflict with the requirements in the plumbing code?

Answer: No. The plumbing code only requires hook-ups while the QAP requires washers and dryers.

18. Does a vacant commercial building count under preservation or adaptive re-use?

Preservation properties are currently occupied buildings. Adaptive re-use are buildings that are either vacant residential or commercial properties.

19. Can an Applicant submit more than 10 desirable activities to offset the negative scoring of any undesirable activities? For instance submit 12 desirables and 2 undesirables for a total score of 10.

Answer: No

20. What flexibility do you have in your preliminary application versus what you put in the full application?

Answer: The Authority would expect that your full application is consistent with the information submitted in your preliminary application.



21. How many copies of the preliminary application should we submit?

Answer: One hard copy and one electronic copy (if possible)

22. Page 41 of the QAP states that the insurance reserve is 105% of the real estate taxes. Is this correct?

Answer: No, the insurance reserve requirement is 110% of the previous year's insurance premium.

23. The City of Chicago allows up to \$1 million developer fee while IHDA allows a 12% developer fee. However the QAP requires a deferred developer fee. How will the Authority handle this discrepancy?

Answer: When the Authority and the City of Chicago both have financing in a project, the more stringent requirement rules.

24. Will attorney letters be allowed to evidence the proper zoning certification?

Answer: No, letters will only be accepted from the local zoning administrator or chief elected official if there is no zoning administrator. For projects in the City of Chicago, we highly recommend that you start the process early.

25. Your list of required Project amenities include fully equipped playground or tot lot. Is this one per building or one per project?

Answer: One per project.

26. Are playgrounds required for SROs?

Answer: SROs fall under supportive housing and as a result may request a waiver of this requirement.

27. What about insurance for these playgrounds?

Answer: Insurance for playgrounds as well as all other amenities should be a budgeted expense associated with the ongoing operations of your project.

28. Are scattered site projects eligible for points under unrestricted units.

Answer: yes

29. Are CHA units qualified as supportive housing?

Answer: Potentially; the answer depends on the population to be served.



30. Do projects under CHA's plan for transformation count as preservation?

Answer: No.

31. By unit mix do you mean the number of bedrooms or different layouts within the same number of bedrooms?

Answer: The number of bedrooms, not floor plans or layouts.

32. Can you describe for me in detail what IHDA is looking for in the line item in the preliminary application that requests "Map identifying Project site, location of community amenities". Should we treat this as the "Neighborhood Characteristics and Amenities" (Section B #2 in full application QAP) and included a full list of desirable/undesirable characteristics and explanation? Or can this simply be a map with site location and area amenities such as retail, hospital, library, etc?

Answer: This can be a simple map with site location and area amenities such as retail, hospital, libraries, etc. identified.

33. I see that the submitted drawings for the Preliminary Application should be no smaller than 8 1/2"x11 and no larger than 24x36. There is a minimum scale denoted for the Tax Credit Application due May 10th, but I do not see that specified scales are required at this time. Is that correct?

Answer: Yes.

34. Our client has requested a cost estimate for their use. Per the guidelines, I do not see that this is a requirement for the Preliminary Submission. Do you concur?

Answer: Yes, there is no requirement for a cost estimate for the preliminary application.

35. In the Mandatory Green Criteria in Section 19 of the Architectural Standards, there is mention of 2% of hard construction budget amount for landscaping. Can we include sprinkler system, sod, possible yard inlets for drainage, and landscaping items are part of the budget?

Answer: Yes.

36. Under the scoring categories for architectural design and project amenities you list 100% native landscaping as an exterior amenity. Where can I find what qualifies under this landscaping for Illinois?

Answer: the Illinois Department of Nature Resources website:
www.dnr.state.il.us/teachkids



37. I was hoping you could tell me how to determine if a project may affect endangered/threatened species as listed by the US Fish and Wildlife Service and Illinois Department of National Resources. It's not clear to me how I can make that judgement from looking at these lists.

Answer: This information can be obtained typically as part of a Phase I, however, you have to specify this requirement when ordering the Phase I.