

Summary of Changes for 2020/2021 Qualified Allocation Plan *2nd Draft*

This document outlines changes made from the 1st Draft of the 2020/2021 QAP to the 2nd Draft. Minor formatting, wording, or grammatical changes are not identified in this list or redlined in the draft QAP. In addition to the items below, website links referenced in the QAP have been revalidated and updated where appropriate.

Section 1: Role of the Authority

- No changes to 2nd Draft

Section 2: Authority's Housing Goals

- No changes to 2nd Draft

Section 3: Private Activity Tax-Exempt Bond Financing

- No changes to 2nd Draft

Section 4: Set-Aside Categories

- 4.1: Qualified Not-for-Profit- ensured all references to non-profit portion of developer fee were updated from 25% to 35%. This policy change was announced in the 1st draft.
- 4.7: Housing First- added note that Housing First developments must utilize the Homelessness Management Information System (HMIS) for reporting

Section 5: Threshold

- 5- removed “developer fee limitations” from list of items that cannot be waived to allow IHCD flexibility for particular cases or special initiatives
- 5.1 G- provided additional clarification on submitting financials when an Applicant is newly formed or when a General Partner is not yet formed
- 5.1 H(3)- clarified that demolition means demolition of structures, not internal demolition within an existing building that will remain
- 5.1 H(4)- clarified loan terms that must be included a Lender Letter of Interest
- 5.1 S(1)- clarified the calculation of Total Operating Expense includes replacement reserve contributions but excludes debt service
- 5.1 U- clarified that the Qualified Contract waiver does not preclude the ability to request a subsequent allocation of credits / resyndication post Year 15
- 5.2 B- increased developer fee cap and per unit calculations by 15% for 9% developments
- 5.2 B- clarified that the consultant fee is considered a separate fee from developer fee but that it must be included in the calculation for developer fee cap
- 5.3 E- updated universal design columns with language clarifications and new options
- 5.3 G- updated the definition of visitability to be based solely on the ICC A117.1 Type C Unit definition to ensure that any future changes in the ICC definition are automatically covered by the QAP. This now aligns with IHCD's reliance on the ICC definitions of Type A and Type B units to define accessible and adaptable units in the QAP.
- 5.4- executed Form K will now be submitted at the time of request for issuance of 8609 (Final Application) instead of with the Initial Application.

Section 6: Scoring Criteria

- 6.2 E- fixed incorrect language about amount of points available
- 6.2 H- added “greyfield redevelopment” back into Promotes Neighborhood Stabilization but with a revised definition
- 6.2 I- added language that a community revitalization plan will be considered to meet the within 15 years requirement if it was most recently updated/amended within 15 years prior to application submission date
- 6.2 I- added language that plan adoption can also include certification by a local unit of government
- 6.2 J- added OCRA’s Blight Clearance Program as eligible for federally assisted revitalization points
- 6.2 N- increased internet access from 3 to 4 points and added an additional bonus point option related to Wi-Fi access in a common area
- 6.2 N- added requirement that if the owner will provide free internet access, the cost of internet needs to be included in the project’s operating budget
- 6.3 C- updated link for most current data on primary care ratio
- 6.3 C- added grocery store photos in market study to required documentation list
- 6.4 A- clarified that leveraging capital resources can include both public and private sources
- 6.4 B- changed Opportunity Zone leveraging points from taking no basis boost to taking a basis boost of no more than 20%
- 6.4 C- added philanthropic sources as an eligible form of non-IHCDA rental assistance
- 6.5 G- amended community participation definition and required documentation
- 6.5 H- amended scoring category for reducing the impact of eviction
- 6.5 J- clarified that the negative point penalty will apply if the Applicant/Owner/Developer or a principal thereof has requested a Qualified Contract or experienced foreclosure

Section 7: Miscellaneous

- 7.9- removed requirement that an original hardcopy of the recorded extended use agreement be submitted to IHCDA. An electronic copy is fine.

Schedule D:

- Updated maximum bond volume request to \$35,000,000 to match QAP changes from 1st Draft
- Added 40 point minimum threshold score to match QAP changes from 1st Draft

Schedule E: Procedures for Accessing HOME Funds

- 2.B- added language about required borrowing resolution

Schedule J: Procedures for Accessing Development Fund Loan

- Clarified requirements for identifying alternate sources of funding in the event DF is not available
- Updated application fee to \$1000 to match QAP changes from 1st Draft
- Added language that IHCDA may issue a RED Notice reducing the Development Fund maximum request based on availability of the fund
- Added language that a project cannot be divided into multiple applications to seek multiple allocations of Development Fund.

- Removed language requiring the applicant to first request funds from a local housing trust fund
- Clarified language on loan terms
- Updated language on Historic Review process
- Removed reference to Section 504 accessibility requirements since that is a federal requirement that does not apply to State funds
- Clarified calculation of number of Development Fund assisted units
- Added language about required borrowing resolution for non-profit organizations