

Summary of Changes for 2025 Qualified Allocation Plan *2nd Draft*

Minor formatting, wording, grammatical changes, and clarifications are not identified in this list.

Section 4: Set-Aside Categories

- 4.2: Community Integration- minor wording clarification

Section 5: Threshold Requirements

- 5.1(B) Notification of Intent to Apply- for non-competitive applications, a Form C is still required but does not have to fall within the 30-60 day prior to application requirement
- 5.1(C) Nonprofit Participation- Removed specific signature requirements on board resolutions
- 5.1(H)(3) Readiness to Proceed/Development Site Information- removed “narrative listing the location and page number of all required site plan items” and replaced with requirement to highlight square footage on unit plans and highlight accessible/adaptable units on floor plans
- 5.1(L) Development Fund State Historic Review- clarified language and updated links
- 5.3(B) Developer Fee Limitations- removed per unit developer fee calculation and replaced with policy that maximum developer fee is 15% of eligible basis. This aligns the 9% program with the existing 4%/bond policy.
- 5.4(A) & 5.4(C) Minimum Equipment Requirements and Other Minimum Design Requirements- took out the accessibility requirements and moved those into a new section 5.4(D) to keep all accessibility requirements in the same section
- 5.4(A)(3) Minimum Equipment Requirements- changed CO detector policy to align with NSPIRE requirements
- 5.4(B) NSPIRE Affirmative Habitability Requirements- added clarifications on GFCI requirements
- 5.4(C)(4) Other Minimum Design Requirements
 - Added “LP engineered wood” to list of allowable siding options
 - Changed energy certifications for threshold from LEED Silver Rating and Silver Rating NGBS back to LEED rating system and Bronze NGBS to revert to previous policy
- 5.4(D) Minimum Accessibility Requirements- created new section to keep all accessibility requirements combined in the same section (previously spread across Parts 5.4(A) and 5.4(C)). Added clarifications on applicable regulations and expanded definitions.
- 5.4(G) Universal Design Features
 - Column A- for remote controlled drapery/blinds/curtains, increased % of units from 5% to 10% to match other requirements in the column
 - Column B- for wall blocking for grab bars, removed “developer must provide photos demonstrating blocking” and replaced with “unit plans must demonstrate the blocking”
 - Column C- updated “self-closing drawers” to “self-closing or soft-closing drawers”
- 5.4(K) Broadband Infrastructure- added definitions of broadband infrastructure

Section 6: Scoring Criteria

- 6.1(C) Owner-paid Utilities- changed from “water, sewer, and trash” to “sewer and trash”
- 6.2(A) Development Amenities- Moved definitions from Appendix G into the chart for clarity. Language from Appendix G is showing in blue font in this draft.

- Chart 1 Column A- updated “bike racks or bike storage lockers” to also include “interior bike storage room” as an option
- Chart 1 Column A- added “arts and crafts room” as option
- Chart 2 Column A- changed “hardwood or tile floors” to “hardwood, tile, or luxury vinyl or plank flooring”
- Chart 3 Column A- changed “peep holes on exterior doors” to “peep holes on unit entry doors”
- Chart 3 Column A- added “keyless keypad” to options for keyless door locks
- 6.2(I) Community Revitalization Plan- removed bonus point for LUG adoption
- 6.3(A) Building Certification- changed energy certifications for points from LEED Gold and Gold NGBS back to LEED Silver and Silver NGBS to revert to previous policy
- 6.4(C) Unit Production in Areas Underserved by the 9% RHTC Program- added language about unincorporated areas
- 6.5(A) Certified Tax Credit Compliance Specialist- restored SCS/NCP option. However, IHCD intends to remove this option in the 2026/2027 QAP. Restoring it this year allows partners time to find a replacement certification.
- 6.5(C) Emerging XBE Developers- clarified nonprofit organizations do not qualify
- 6.5(H) Low-barrier tenant screening- clarified screening based on sex offender registry is allowed. Clarified required criminal history screening for PBV properties.
- 6.5(J) added new category

Schedules

- Schedule C- market study requirements- clarified market study must acknowledge other applications within the same funding round
- Schedule D1- competitive tax-exempt bonds/4% RHTC with AWHTC- reduced points for previous bond experience
- Schedule E- HOME funds- due to availability of HOME funds, HOME funds are only available to CHDO applicants except in the case of Housing First set-aside applications
- Schedule J- Development Fund- added examples of eligible and ineligible costs to match language from the Development Fund manual