

## **Summary of Changes for 2025 Qualified Allocation Plan \*Final Draft\***

This summary reflects changes made between the 2<sup>nd</sup> and Final Drafts of the 2025 QAP. Minor formatting, wording, grammatical changes, and clarifications are not identified in this list.

### **Section 5: Threshold Requirements**

- 5.1(J)- Evidence of Compliance- IHCD will provide a new affidavit form Form Q
- 5.1(R)- Rehabilitation Costs / Capital Needs Assessment- updated language from “new components, systems, appliances, etc. that will be utilized in any unit must be utilized in every unit of the Development” to “all units in the Development must have components, systems, appliances, finishings, etc. of the same or comparable quality and all items identified in the CNA must have been addressed.”
- 5.4(C)- Other Minimum Design Requirements- updated language from “new components, systems, appliances, etc. that will be utilized in any unit must be utilized in every unit of the Development” to “all units in the Development must have components, systems, appliances, finishings, etc. of the same or comparable quality and all items identified in the CNA must have been addressed.”
- 5.4(C)- Other Minimum Design Requirements- clarified language on energy efficiency by changing from “meeting one of the following certifications” to “registering for and receiving one of the following certifications”
- 5.4(C)- Other Minimum Design Requirements- added power control options for electric water heaters
- 5.4(C)- Other Minimum Design Requirements- added requirement for splash blocks if downspouts expel water onto grass or dirt

### **Section 6: Scoring Criteria**

- Total number of points possible reduced from 178 to 177
- 6.1(C) Removed scoring category for Owner-paid Sewer and Trash
- 6.2(A) Development Amenities
  - Chart 1: Common Area
    - Changed playground language from “minimum of two swings, one slide, and another piece of equipment” to “three types of play equipment”
    - Changed “billiards table” to “billiards, ping pong, or foosball table”
    - Changed language on common area laundry facilities
  - Chart 2: Apartment Unit- reduced required number of amenities to maximize points from six to five
    - Removed language about recessed lighting fixtures from option for ceiling lights in each bedroom
  - Chart 3: Safety & Security
    - Changed “monitored security cameras” to “must be monitored or recorded”
- 6.2(F) Infill New Construction- clarified “development on existing agricultural land” means “development on land that has been used for agricultural purposes in the last 12 months”
- 6.5(C) Emerging XBE Developers
  - Clarified XBE definition

- Allowing partnerships to include a co-developer, not just a consultant
- 6.5(E) Resident Services- Onsite Daycare/Onsite Adult Day- removed restriction that onsite adult day is only available for properties age restricted as 62+
- 6.5(J) Developments from Previous Institutes- revised 2021 or 2023 Institute to just 2023 or earlier

### **Schedules**

- Schedule D1- competitive tax-exempt bonds/4% RHTC with AWHTC
  - Clarified the annual AWHTC per application cannot exceed \$1,200,000
  - Clarified how IHEDA will allocate additional remaining AWHTC
- Schedule E- HOME funds- further clarifying language that HOME funds are only available to CHDO applicants except in the case of Housing First set-aside applications