



## 2026-2027 QAP FAQ – 2027 Edition

### January 9, 2026

#### **APPLICATION SUBMISSION**

- IHCD will be utilizing an online application submission process for the July competitive rounds. Please see RED Notice 25-22 for additional information.
- Please see RED Notice 25-29 for the latest information.

#### **CLARIFICATION & UPDATES**

- 2026-2027 Schedule N v.4
  - Schedule updated based on most recent data available as of 7/28/25.
- Section 5.2(I): Stabilized Debt Coverage Ratio
  - If a Development has Project Based Vouchers but does not have debt, the expense ratio of Effective Gross Income to Total Annual Expenses (including replacement reserve contributions) may not exceed 1.45 for all years.
- Section 6.5(A): Certified Tax Credit Compliance Specialist
  - “TaCCs” has been rebranded to “LIHTC Compliance Specialist.”

#### **THRESHOLD REQUIREMENTS**

- ***Q: When submitting financial statements, can I submit those directly to IHCD via email?***
- ***A: No, these must be uploaded through the online application. If there are confidentiality concerns, they should be uploaded as password protected documents and the password can be emailed to IHCD at RHTC@IHCD.in.gov.***
- ***Q: Under 5.1(P): Appraisal, will IHCD accept a waiver to submit the appraisal after the tax credit funding decision is made if the Applicant is requesting PBVs from IHCD? The project is not requesting acquisition credits.***
- ***A: If a project does not request acquisition credits, IHCD will allow the Applicant to submit the appraisal at the time of PBV subsidy layering review after the award has been approved. A waiver request is not required.***
- ***Q: My project has a current HAP contract for project-based rental assistance. Do I have to underwrite using the current approved HAP contract rents or can I use projected rent increases?***

- A: You may underwrite using a projected rent increase but must submit a narrative explaining the justification and how the proposed rent was determined. IHCD must receive HUD approval of the new rents prior to closing of any IHCD financing.

## **EVALUATION CRITERIA**

- ***Q: Under 6.2(H) Foreclosed and Condemned Properties, would a letter from the local unit of government stating the property is condemned suffice?***
- A: No, you would need to submit applicable condemnation documents from the appropriate authority, signifying that the government authority acquired the property through the exercise of eminent domain. This is covered in IC 32-24.
- ***Q: Under 6.3(G) Five Year Actual Job Growth by County, are the points based on “Total Employment” or “Total Private Employment”?***
- ***A: The points are based on Total Private Employment.***
- 6.3(I): Community Revitalization Plan (clarifications in red font).
  - Per Section 42(m) and IRS Notice 16-77, allocating agencies must give preference to a proposed development located within a Qualified Census Tract (QCT) if that development is part of a concerted community revitalization plan. Therefore, an application will receive two points if the plan meets all the requirements below and the site is located within a QCT **(as determined by HUD in the current or most recent previous year listing)**. To be considered a Development located within a QCT at least 50% of the total units must be located within a QCT **(as defined above)**.
- ***Q: Under 6.5(I) Readiness to Proceed, can both of these points be claimed?***
  - ***The Phase I Environmental Site Assessment does not identify any Recognized Environmental Conditions. (1 point)***
  - ***A Phase II Environmental Site Assessment has already been completed and is submitted with the application. (1 point)***

A: No, IHCD views these as mutually exclusive.