

4% Credits/Tax Exempt Bonds Application Frequently Asked Questions (FAQs) November 26, 2019

THRESHOLD

- Q: What are the biggest changes that went into effect with the 2020-2021 QAP for bond deals?
- A: *The biggest changes are 1) a minimum score of 40; 2) 5 or more technical corrections will result in disqualification; 3) maximum bond request increased to \$35 million per deal.*

- Q: Once the application is submitted, how long does it take for approval?
- A: *It typically takes 90-120 days for the review to be completed (expect longer if submitted during the 9% round). If it meets the requirements, IHCDA will recommend it for funding at its next Board of Directors meeting, which occur on the 4th Thursday of every month.*

- Q: What gap resources does IHCDA have available for bond deals?
- A: *Although it's currently closed due to limited availability of funds, the Development Fund is the only source IHCDA has for gap financing for bond deals. IHCDA will release a RED Notice once it's reopened.*

- Q: Are there any pre-application requirements other than submitting Form C?
- A: *IHCDA requires that the developer meet with IHCDA at least 30 days prior to application submission to discuss the proposed project.*

- Q: Does IHCDA accept threshold waivers for bond deals?
- A: *Yes, and these must be submitted at least 30 days prior to application submission. However, not every threshold item is waivable. Please see [RED Notice 19-56](#) for additional information.*

- Q: Can you tell me more about the bond presentation to IHCDA Executive and Real Estate Staff that we are required to conduct?
- A: *After IHCDA determines that the project meets threshold, the final step is to present the project to IHCDA. This allows Executive and Real Estate staff to become more familiar with the project and ensure that they are comfortable recommending the project before the Board.*

EVALUATION CRITERIA

- Q: Is there any scoring requirement beyond reaching 40 points?

- *A: As part of its review, IHEDA will look to ensure that obtainable points aren't being left on the table. As such, we may ask for additional items in our preliminary score sheet to raise the score.*