2026-2027 QAP Questions and Comments

Section 6 – Scoring

Part 6.2 – Development Characteristics

F. Please clarify new requirements for ‘Infill’ Category:

* “The site must have had a previous residential or commercial use” – does this mean it needed to be zoned residential or commercial or does it mean it needed to physically serve as a residential or commercial site with a building(s) previously on site?
* Please clarify how this would be treated if a site had part residential and part agricultural (example – residential home with crops surrounding)?
* Please define ‘must use existing utilities’ – we often don’t know if the existing infrastructure is salvageable until civil plans are further along, so an architect or engineer may not feel comfortable certifying that existing utilities and infrastructure will be used.

H. Please further define the ‘Condemned’ category:

* Please provide the definition of ‘condemned’ that IHCDA is using.
* Does the municipality already need possession of the property? If so, this could complicate have a clear title and having the property available for transfer.
* Please consider adjusting the ‘condemned’ wording as some municipalities are hesitant to condemn properties due to the legal process and expenses related to acquisition.
  + After speaking with building commissioners in two LUGs, both expressed concern about the full condemnation process.
* Perhaps instead of a full condemnation, a list of violations for the property (or something similar) could be provided, detailing what the municipality has deemed unsafe.
  + By doing so, the goal would still align with what we believe is the goal of this scoring item – cleaning up blighted properties that are a hazard to the community.

K. Please consider removing points for providing free high-speed internet access to each unit. The resident can often utilize reduced internet rates through various wi-fi providers; many providers offer discounted rates (~$10/month) for households with income at or below 200% of the poverty level.