

2025 QAP – FAQs & Clarifications

June 4, 2024

Update #2 – July 2, 2024

THRESHOLD REQUIREMENTS

- **Waiver Requests**

Q: Do waiver requests for noncompetitive bond applications have to be submitted at least 30 days prior to the application deadline, since there's not an actual deadline to apply?

A: They just have to be submitted prior to the application, with the application submission then taking into account IHCD's decision on the waiver.

- **Form Q – Template Affidavits**

Q: When will Form Q be released?

A: It's now posted under QAP Forms on the website, as of July 2nd.

- **Phase I Environmental Assessment**

Q: The Restricted Sites map link in the QAP no longer works. What site should we use?

A: IDEM has launched a new page at <https://www.in.gov/idem/resources/whats-in-my-neighborhood/>

1. Select "IDEM Interactive Map"
2. Under Layers, check "Restricted Sites – IC Approved" and "Restricted Sites – IC Recorded Unverified"
3. Environmental Restricted Covenants are showing as a moss green and orange outline

- **Indiana Brownfield Program and HUD Contamination Rule**

As HUD Region V has requested additional due diligence in regards to funding on existing or mitigated properties within the Indiana Brownfields Program, IHCD requests that development teams seek out technical assistance from Environmental Review staff ahead of the Rental Housing Tax Credit funding round deadline. Development applications that require this assistance meet the following two conditions:

- 1) Application for Tax Credits includes HUD capital financing (HOME, Housing Trust Fund, or Project-Based Vouchers) from either IHCD or other Participating Jurisdiction (City, HFA, etc)
- 2) Development property falls within the Indiana Brownfields Program

Please reach out to Meagan Heber at mheber@ihcda.in.gov or Sam Spergel at sspergel@ihcda.in.gov if your development application meets these criteria.

- **Minimum Energy Standards for New Construction of HUD and USDA Financed Housing**

On April 26, 2024, HUD published the final energy standards determination in the Federal Register, with a link located [here](#). With the Notice, new construction properties using HUD and USDA financing must adopt the 2021 IECC and ASHRAE 90.1-2019 as the minimum energy efficiency standards. **For new construction tax credits projects also requesting funding through the HOME Investments Partnership Programs Grant (HOME) from any Indiana Participating Jurisdiction and/or National Housing Trust Fund, the affidavit for the high-performance building professional must acknowledge that the development will meet the 2021 IECC and ASHRAE 90.1-2019 as the minimum energy efficiency standards. IHEDA will release additional information on implementation of the new standards as additional guidance is released by HUD and USDA.**

EVALUATION CRITERIA

- **Infill Housing**

Q: The QAP says development on land that has been used for agricultural purposes within the last 12 months does not qualify as infill. What is the 12-month look-back period?

A: 12 months from the application due date for competitive applications, and 12 months from the application submission date for noncompetitive applications. Land would cease being used for agricultural purposes once the crop is harvested.

- **Opportunity Index**

- Life expectancy – The QAP references 2023 County Health Rankings. 2024 County Health Rankings are now available and should be used instead. 2025 Schedule K (revised 5-15-24) on the [website](#) has the updated link.
- Access to Primary Care – The QAP references 2021 data. 2024 data is now available and should be used instead. 2025 Schedule K (revised 5-15-24) on the [website](#) has the updated link.

APPLICATION SUBMISSION

- Please see [RED Notice 24-28](#) for information regarding the online application that will be used for the July funding rounds. **Please see [RED Notice 24-32](#) for an update on the online application.**