

## Comparison of Underwriting Guide, October 2023 and December 2024

October 2023 UW Guide	December 2024 UW Guide
<i>Authority Soft Loan Limits</i>	<i>Authority Soft Loan Limits</i>
The Authority's wage standard expectations were communicated during clarification period.	Projects requiring a Soft Loan must budget construction costs using the higher of Illinois Prevailing Wage or Davis Bacon contractor wage standards.
	Page 4
<i>Tax Credit Equity Sources</i>	<i>Tax Credit Equity Sources</i>
Limit for IAHTC was not detailed in the Guide (only in the QAP).	Requests for IAHTC in conjunction with competitive 9% LIHTC requests and Permanent Supportive Housing applications will be limited to 1,500,000 credits.
	Page 7
<i>Hard Cost Maximum Thresholds</i>	<i>Hard Cost Maximum Thresholds</i>
Changed to per square foot limits and updated to reflect 2024 limits.	Per square foot limits updated to reflect 2025 limits.
	Page 10-11
<i>Cash to Seller</i>	<i>Cash to Seller</i>
Cash to Seller with an Authority Soft Loan request scenario not mentioned.	For related-party transactions that are requesting an Authority Soft Loan, Cash to Seller is not allowed.
	Page 13
<i>Residential Income</i>	<i>Residential Income</i>
"Site and Market Study" rents were not explicitly mentioned.	Project rents must be supported by a "Site and Market Study" as described in the Authority's QAP and any discrepancy must be explained via written narrative submitted with the Project Application.
	Page 17
<i>Per Unit Operating Expenses</i>	<i>Per Unit Operating Expenses</i>
Based on 2024 projections.	Updated to reflect 2025 projections. Waiver Requests: Sponsors must submit two (2) years of audited financial statements for at least two (2) comparable properties in the Project Sponsor's portfolio, and a written explanation of any variance between the average of the historical comparable expenses and the proposed operating expenses budget.
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<i>Real Estate and Insurance Expenses</i>	<i>Real Estate and Insurance Expenses</i>
Sponsors must include a narrative explaining how construction period real estate taxes and operational period real estate taxes were estimated.	Sponsors must include a narrative explaining how construction period real estate taxes, operational period real estate taxes, and operational period insurance expenses were estimated. A quote from an insurance provider is encouraged at Project Application and will be required prior to Initial Closing.
	Page 22
<i>Salaried Staff</i>	<i>Salaried Staff</i>
Not mentioned.	Sponsor must include a description of each salaried staff position in the operating budget. The Sponsor must use the "Comments" Section of the "Expenses" tab of the Common Application to detail each position.
	Page 22
<i>Real Estate Tax Reserves</i>	<i>Real Estate Tax Reserves</i>
Reserve sized to equal 55% of the estimated annual real estate taxes in the first year of Project operations.	Reserve sized to equal 60% of the estimated annual real estate taxes in the first year of Project operations.
	Page 24
<i>Insurance Reserves</i>	<i>Insurance Reserves</i>
Reserve sized to equal 105% of the estimated annual insurance expense in the first year of Project operations.	Reserve sized to equal 110% of the estimated annual insurance expense in the first year of Project operations.
	Page 25
<i>Risk-Sharing Guidelines</i>	<i>Risk-Sharing Guidelines</i>
Not mentioned.	Risk-Sharing requirements listed.
	Page 29-30