

Early Preconstruction Checklist for 2026 LIHTC Applicants

from **START** to **STELLAR**



Strong LIHTC applications start with realistic assumptions.

This checklist highlights the core feasibility, cost, and constructability items our preconstruction team reviews early in the 9% cycle.

Why This Matters

Early preconstruction is often the difference between applications that hold together and those that face redesign or cost pressure post-award. Before drawings are finalized, early decisions around site feasibility, building systems, and scope alignment shape both application strength and execution readiness.

This checklist reflects how Stellar Construction supports developers during concept and pre-application phases — pressure-testing assumptions early to reduce risk later.



What We Review Early

1. Site Feasibility

- Grading and earthwork complexity
- Off-site infrastructure requirements
- Site access, fire lanes, and circulation
- Utility availability and proximity
- Adjacent property constraints

2. Structural & Layout Assumptions

- Building footprint efficiency
- Structural system selection and repetition
- Parking ratios and circulation
- Unit mix alignment with structural grid
- Opportunities for standardization

3. Early Civil Coordination

- Stormwater detention or retention needs
- Easements and site constraints
- Floodplain or soil considerations
- Utility routing feasibility

4. Early Cost Modeling

- Market-specific trade pricing assumptions
- Volatile cost categories
- Early escalation indicators
- Concept-level budget validation

5. Schedule Logic

- Long-lead material identification
- Seasonal construction constraints
- Sequencing considerations
- Labor availability assumptions

Early alignment across these areas helps strengthen applications and improves predictability through award and into construction.