**NHTF THRESHOLD CHECKLIST**

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| **Code Reference** | **Description** | **Required** |
| Application | Compliance with IFA ProgramsIFA determines, at its discretion, whether the Ownership Entity or its partners listed for the project pass threshold if they are delinquent or out of compliance with another IFA program. | Yes |
| Application  | Complete Application | Yes |
| Application | Flood ZoneNo assisted rental unit may be located in an identified or proposed flood zone. | Yes |
| Application | WetlandNo assisted rental unit may be located in a designated wetland. | Yes |
| Application | Repay/Forfeit FundsThe Ownership Entity/General Partner(s) and Developer have not worked on any housing project/program where they had to repay or forfeit any funds awarded from a federal, state, or local program. | Must answer & explain |
| Application | Site ControlApplicant must have site control valid for six months following the NHTF round closing date. | Yes |
| Application | UnderwritingApplication met IFA underwriting standards. | Yes |
| Application | ZoningProperty location is zoned correctly or will be prior to construction. | Yes |
| Application | Minimum NHTF SubsidyThe NHTF subsidy to the project is at least $1,000 per unit. | Yes |
| Application | RadonAll buildings must be tested for radon. Radon gas is measured in picocuries per liter (pCi/L) of air. If a building tests at over 4.0 pCi/L or over, a mitigation system must be installed. | Yes |
| Application | Local SupportThe application shall demonstrate local support for the proposed activity. | Yes |
| Application | NHTF CertificationThe application shall include a NHTF certification that the applicant will comply with all applicable state and federal laws and regulations. | Yes |
| Application | Evidence of NeedThe application shall provide evidence of the need for the proposed activity, the potential impact of the proposed activity, the feasibility of the proposed activity, and the impact of additional housing resources on the existing related housing market. | Yes |

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| Application & Federal 24 CFR 93.300 | Pro Rata or Fair ShareThe total amount of NHTF funds awarded on a per-unit basis cannot exceed the (2012) pro rata or fair share of the total project costs when compared to a similar unit in a rental activity. | Yes |
| Federal24 CFR 5, subpart A | Ineligible PartiesThe following parties are not on the U.S. Dept. of HUD’s debarred list: Ownership Entity, General Partner, Co-General Partner, Developer, Co-Developer, and Management Company. | Yes |
| Federal24 CFR 93.150 | Site & Neighborhood StandardsIncorporate the site and neighborhood standards of the NHTF Program as an integral part of the project evaluation process. | Yes |
| Federal24 CFR 93.250 | NHTF Income LimitsAll NHTF-assisted units shall be rented to extremely low-income households (at or below 30% AMI). | Yes |
| Federal24 CFR 93.300 | GAP FinancingThe application shall show that a need for NHTF assistance exists after all other financial resources have been identified and secured for the proposed activity. | Yes |
| Federal24 CFR 93.300 | NHTF Subsidy LayeringIFA shall evaluate the project in accordance with subsidy layering guidelines adopted by HUD for this purpose. | Yes |
| Federal24 CFR 93.301 | Property StandardsAll rental housing shall be constructed in accordance with any locally adopted and enforced building or housing codes, standards and ordinances. In the absence of locally adopted and enforced building or housing codes, the requirements of the state building code shall apply. | Yes |
| Federal24 CFR 93.301 | Handicapped Accessibility RequirementIf new construction, the project must have at least 5% Handicapped Accessible units. (also adaptive reuse) | Yes |
| Federal24 CFR 93.301  | Handicapped Accessibility RequirementIf new construction, the project must have at least 2% Visual/Hearing Handicapped Accessible units. (also adaptive reuse) | Yes |
| Federal24 CFR 93.301 &24 CFR 35 | Lead Based Paint RequirementsApplicant agrees to use a Lead Safe Renovator for lead based paint issues. (Only required for pre-1978 buildings)  | If pre-1978 project |

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| Federal24 CFR 93.301 & 24 CFR 51, subpart B | Noise Abatement and ControlThe requirements set out in Section 51.104(a) are designed to ensure that interior level noise does not exceed the 45 decibels (dB) level established as a goal in Section 51.101(a)(9) | Yes |
| Federal24 CFR 93.302 | NHTF Rent LimitsNHTF-assisted units meet NHTF rent limits. If a unit receives Federal or [State](https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=26a6338a9b45e985c3cb4e4ae70708dd&term_occur=1&term_src=Title:24:Subtitle:A:Part:93:Subpart:G:93.302) [project](https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=87201aea9b347846b2f9b1dbda295aad&term_occur=2&term_src=Title:24:Subtitle:A:Part:93:Subpart:G:93.302)-based rental subsidy, and the tenant pays as a contribution toward rent not more than 30 percent of the tenant's adjusted income, the maximum rent is the rent allowable under the Federal or [State](https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=26a6338a9b45e985c3cb4e4ae70708dd&term_occur=2&term_src=Title:24:Subtitle:A:Part:93:Subpart:G:93.302) [project](https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=87201aea9b347846b2f9b1dbda295aad&term_occur=3&term_src=Title:24:Subtitle:A:Part:93:Subpart:G:93.302)-based rental subsidy program. | Yes |
| Federal24 CFR 93.400 | Project TimelineActivity timeline for completing the project is within allowed HUD guidelines. | Yes |
| StateHTF Allocation Plan | Eligible NHTF ApplicantApplication is from a qualified, eligible NHTF applicant. | Yes |
| StateHTF Allocation Plan | Eligible NHTF ActivitiesFunds requested are for eligible NHTF activity/activities. | Yes |
| StateHTF Allocation Plan | Per Unit Dollar LimitsThe total amount of NHTF funds awarded on a per-unit basis may not exceed the per unit dollar limitations established in the State of Iowa HTF Allocation Plan. | Yes |
| StateHTF Allocation Plan | Award LimitAn award shall be limited to no more than $2,700,000 for rental activities. | Yes |
| StateHTF Allocation Plan | NHTF Purpose and Consolidated PlanThe application shall propose a housing activity consistent with the NHTF purpose and eligibility requirements in the State of Iowa HTF Allocation Plan and the state Consolidated Plan. | Yes |
| StateHTF Allocation Plan | CapacityThe application shall document the applicant’s capacity to administer the proposed activity. Such documentation may include successful administration of prior housing activities. | Yes |