**NHTF SCORING GUIDELINES**

**Category 1 – Targeted Populations (0 or 30 points)**

Points will be awarded for projects targeting Families Experience Homelessness.

**Category 2 – Great Places (0 or 2 points)**

Points will be awarded if the application says the project is located entirely in a Great Place and the completed IFA required form for Exhibit H-30, Great Places, is uploaded with the online application.

**Category 3 – Home Base Iowa Community (0 or 2 points)**

Points will be awarded if the application shows the project is located entirely in a Home Base Iowa Community (HBIC) as shown at [Home Base Iowa](https://www.homebaseiowa.gov/resources/communities/). The Home Base Iowa Community can be either a HBIC county or a HBIC city.

**Category 4 – Fully Accessible Units (0 to 10 points)**

The required percentage of NHTF-assisted units must be fully accessible (not adaptable) and shown as such in the plans submitted with the application. Fully accessible unit” means a unit designed and constructed for full accessibility in accordance with Section 1002 of the International Code Council (ICC) A117.1.

|  |  |
| --- | --- |
| 50% or more of the NHTF-assisted units will be fully accessible | 10 points |
| 25% but less than 50% of the NHTF-assisted units will be fully accessible | 5 points |
| 10% but less than 25% of the NHTF-assisted units will be fully accessible | 2 points |

**Category 5 – Utilization of Project-Based Assistance (0 to 15 points)**

Points will be awarded to projects providing Exhibit H-29 that show it has Federal Project-Based Rental Assistance, HUD-VASH Voucher Assistance or Local Project-Based PHA (Public Housing Authority) Voucher Assistance.

**Federal Project-Based Rental Assistance, HUD-VASH Voucher Assistance or Local Project-Based PHA Voucher Assistance**

|  |  |
| --- | --- |
| At least seventy-five percent (75%) of the total project units are covered by a project-based rental assistance contract. | 15 points |
| At least fifty percent (50%) of the total project units are covered by a project-based rental assistance contract. | 10 points |
| At least twenty-five percent (25%) of the total project units are covered by a project-based rental assistance contract.. | 5 points |

**Category 6 – Opportunity Index Census Tracts (0 to 6 points)**

Points will be awarded if the project is located entirely in a census tract that is identified as a High or Very High Opportunity Area as shown on Appendix F.

|  |  |
| --- | --- |
| Very High Opportunity Area | 6 points |
| High Opportunity Area | 3 points |

**Category 7 – Leverage (0 to 15 points)**

The total amount of local and non-federal funds designated as leverage (as approved by IFA) will be divided by the amount of total NHTF funds requested.

|  |  |
| --- | --- |
| 0 - 4% eligible NHTF leverage | 0 points |
| 5 - 9% eligible NHTF leverage | 3 points |
| 10 - 14% eligible NHTF leverage | 6 points |
| 15 - 20% eligible NHTF leverage | 9 points |
| 21% or more eligible NHTF leverage | 15 points |

**Category 8 – Flexible Tenant Selection Criteria (0 or 5 points)**

IFA will give preference in funding decisions to applicants who intend to create units for individuals or families who face multiple barriers to securing permanent housing. Multiple barriers may include poor credit, prior evictions, past criminal convictions, poor rental history, and multiple shelter placements.

**Category 9 – IFA Iowa Title Guaranty Certificate (0 or 2 points)**

Points will be awarded if the applicant selects on the application that the Ownership Entity shall, at a minimum obtain a Final Title Guaranty Certificate with an amount of coverage that is not less than the value of land and pre-existing improvements, if any, combined with the total Hard Construction Costs of the Project.

**Category 10 – Zoning (0 or 4 points)**

Points will be awarded if the property is appropriately zoned at the time of application for the proposed project and the completed Zoning Exhibit, H-31, is uploaded with the online application.

**Category 11 – Nonprofit Ownership (0 to 15 points)**

Points will be awarded as follows if the owner of the proposed project will be a nonprofit

entity. For scoring purposes, Nonprofit Ownership may also include a nonprofit general

partner of a limited partnership or a nonprofit managing member of a limited liability

corporation.

|  |  |
| --- | --- |
| Nonprofit owner with experience in providing housing or supportive services to extremely low-income households | 15 points |
| Nonprofit owner with experience in providing housing or supportive services to extremely low-income households | 10 points |
| Nonprofit owner with experience in providing any type of housing or supportive services | 5 points |

**Category 12 – HTF Subsidy Per Unit (0 to 10 points)**

The extent to which a project proposes to use the least amount of HTF subsidy per HTF-assisted

unit. The project with the lowest HTF-subsidy per unit requested will receive 10

points. The project with the highest subsidy per unit requested will receive 0 points. Projects in

between will receive points on a sliding scale from 0 to 10 points.

The calculation formula is: =IF (SPU Grant Amount/HTF-assisted Units) < Max SPU then 10-

(10\*(((SPU Grant Amount/HTF-assisted Units)-Min SPU)/ (Max SPU-Min SPU))) Else 0)