|  | **NHTF Threshold Checklist** |  |
| --- | --- | --- |
| Code Reference | Description | **Required** |
| Application | Compliance with IFA Programs  IFA 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 Zone  No assisted rental unit may be located in an identified or proposed flood zone. | **Yes** |
| Application | Repay/Forfeit Funds  The 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 Control  Applicant must have site control valid for six months following the NHTF round closing date. | **Yes** |
| Application | Zoning  Property location is zoned correctly or will be prior to construction. | **Yes** |
| Application | Minimum NHTF Subsidy  The NHTF subsidy to the project is at least $1,000 per unit. | **Yes** |
| Application | Radon  All 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 Support  The application shall demonstrate local support for the proposed activity. | **Yes** |
| Application | NHTF Certification  The application shall include a NHTF certification that the applicant will comply with all applicable state and federal laws and regulations. | **Yes** |
| Application | Evidence of Need  The 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** |
| Application & Federal 24 CFR 93.300 | Pro Rata or Fair Share  The 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** |
| Federal  24 CFR 5, subpart A | Ineligible Parties  The 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** |
| Federal  24 CFR 93.150 | Site & Neighborhood Standards  Incorporate the site and neighborhood standards of the NHTF Program as an integral part of the project evaluation process. | **Yes** |
| Federal  24 CFR 93.250 | NHTF Income Limits  All NHTF-assisted units shall be rented to extremely low-income households (at or below 30% AMI). | **Yes** |
| Federal  24 CFR 93.300 | GAP Financing  The 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** |
| Federal  24 CFR 93.300 | NHTF Subsidy Layering  IFA shall evaluate the project in accordance with subsidy layering guidelines adopted by HUD for this purpose. | **Yes** |
| Federal  24 CFR 93.301 | Property Standards  All 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** |
| Federal  24 CFR 93.301 | Handicapped Accessibility Requirement  If new construction, the project must have at least 5% Handicapped Accessible units. (also adaptive reuse) | **Yes** |
| Federal  24 CFR 93.301 | Handicapped Accessibility Requirement  If new construction, the project must have at least 2% Visual/Hearing Handicapped Accessible units. (also adaptive reuse) | **Yes** |
| Federal  24 CFR 93.301 &  24 CFR 35 | Lead Based Paint Requirements  Applicant agrees to use a Lead Safe Renovator for lead based paint issues. (Only required for pre-1978 buildings) | **If pre-1978 project** |
| Federal  24 CFR 93.301 &  24 CFR 51, subpart B | Noise Abatement and Control  The 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** |
| Federal  24 CFR 93.302 | NHTF Rent Limits  NHTF-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** |
| Federal  24 CFR 93.400 | Project Timeline  Activity timeline for completing the project is within allowed HUD guidelines. | **Yes** |
| State HTF Allocation Plan | Eligible NHTF Applicant  Application is from a qualified, eligible NHTF applicant. | **Yes** |
| State HTF Allocation Plan | Eligible NHTF Activities  Funds requested are for eligible NHTF activity/activities. | **Yes** |
| State HTF Allocation Plan | Per Unit Dollar Limits  The 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** |
| State HTF Allocation Plan | Award Limit  An award shall be limited to no more than $2,700,000 for rental activities. | **Yes** |
| State HTF Allocation Plan | NHTF Purpose and Consolidated Plan  The 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** |
| State HTF Allocation Plan | Capacity  The application shall document the applicant’s capacity to administer the proposed activity. Such documentation may include successful administration of prior housing activities. | **Yes** |