

**IOWA FINANCE AUTHORITY
BOARD MEETING AGENDA**

**1963 Bell Ave. Des Moines, IA 50315
Helmick Conference Room**

**Wednesday, November 2, 2022
11:00 a.m.**

***Public Attendee Web Conference Registration: <https://akaiowa.us/ifaboard>**

- I. Board Chair** *Michel Nelson*
- A. Roll Call and Introductions
 - B. Approval of October 5, 2022 Meeting Minutes Action
- II. Public Comment Period**
- A public comment period for the full meeting will be held at this time to accommodate visitors. This period is limited to 5 minutes per person.
- III. Consent Agenda** *Michel Nelson*
- IADD - Authorizing Resolutions Action on all items
- A. AG 22-035B, Morgan E. Cline
 - B. AG 22-036B, Alexis Anne Johnson
 - C. AG 22-037B, Brandon Glenn and Olivia Kristin Kollasch
 - D. AG 22-038B, Joseph S. and McKenna H. Kvidera
- IADD – Loan Participation Program
- E. AG-LP P0275, Loan Participation Program
- IADD - Beginning Farmer Tax Credit Program
- F. AG-TC #22-08, Beginning Farmer Tax Credit Program
- Water Quality
- G. WQ-16, SRF Planning and Design Loans
 - H. WQ-17, SRF Construction Loans
- IV. Finance**
- A. September 2022 Financials *Jennifer Pulford – Action*
 - B. FIN 22-16, Single Family 2022JK Bonds *Cindy Harris – Action*
 - C. FIN 22-17, HOME Loan Forgiveness – Solon Community Housing Corp. *Sam Askland - Action*
- V. Housing Programs**
- A. HI 22-16, 2023 Shelter Assistance Fund (SAF) Awards *Amber Lewis – Action*
 - B. HI 22-17, 2023 Emergency Solutions Grant (ESG) Awards *Amber Lewis – Action*
 - C. HI 22-18, ESG-CV Change Request – New Visions Homeless Services *Amber Lewis – Action*
 - D. HI 22-19, National Housing Trust Fund Awards *Justin Knudson – Action*
 - E. HI 22-20, 2022 9% LIHTC Award *Derek Folden - Action*



Derek Folden - Action

- F.** HI 22-21, 2023 9% QAP

- VI. Legal - Adopt Amendments to Chapter 12 Low-Income Housing Tax Credits** *Kristin Hanks-Bents - Action*

- VII. Executive Director's Office**
 - A. Executive Director's Report *Debi Durham*

- VIII. Other Business**
Next IFA Board Meeting – Wednesday, December 7, 2022

- IX. Adjournment** *Action*



BOARD MEETING MINUTES

**Helmick Conference Room
1963 Bell Ave. Des Moines, IA
October 5, 2022**

Board Members Present

Ashley Aust
Lyle Borg
Amy Reasner
Gilbert Thomas
Representative Sorensen
Representative Judge

Tracey Ball
Jennifer Cooper
Michel Nelson
Ruth Randleman
Michael Van Milligen
Jina Bresson

Board Members Absent

John Eisenman
Representative Klimesh
Senator Wahls

Staff Members Present

Debi Durham, Executive Director
Aaron Smith, Chief Bond Programs Officer
Cindy Harris, Chief Financial Officer
Rob Christensen, Chief Information Officer
Jennifer Pulford, Accounting Director
Ashley Jared, Communications Director
Derek Folden, LIHTC Program Director
Brian Sullivan, Chief Programs Officer
Stacy Cunningham, LIHTC Analyst
Linda Day, Staff Accountant
Tim Morlan, Asset Management Director
Rick Peterson, Chief Operations & Cultural Officer
Maicie Pohlman, Business Finance Project
Manager

Nicki Howell, IFA Office Assistant
Kristin Hanks-Bents, Legal Counsel
Rita Grimm, Chief Legal Counsel
Alyson Fleming, Section 8 Director
Katie Kulisky, LIHTC Analyst
Nichole Hansen, Legislative Liaison
Terri Rosonke, Housing Programs Manager
Stephanie Willis, Account Manager
Michael Thibodeau, Legal Counsel
Morgan Potts, Legal Project Manager
Jamie Giusti, Housing Programs Specialist
Bethany Coop, HR Coordinator
David Morrison, Single Family Accounting
Manager

Others Present

Dave Grossklaus, Dorsey & Whitney
Mary Borg
Jessica Flannery
Heather Hackbarth

James Smith, Dorsey & Whitney
Tara Engquist, Eide Bailly
Holly Engelhart, Eide Bailly
Emily Willits

Board Chair
Welcome and Roll Call

Chair Nelson called to order the October 5, 2022 meeting of the Iowa Finance Authority (IFA) Board of Directors at 11:00 a.m. Roll call was taken, and a quorum was established. The following Board members were present: Aust, Ball, Borg, Nelson, Randleman, Reasner, Thomas and Van Milligen. The following Board members were absent: Cooper and Eisenman.

Approval of September 7, 2022 Meeting Minutes

MOTION: On a motion by Mr. Thomas and a second by Ms. Aust, the Board unanimously approved the September 7, 2022 IFA Board Meeting minutes.

Approval of September 20, 2022 Special Meeting Minutes

MOTION: On a motion by Mr. Thomas and a second by Ms. Aust, the Board unanimously approved the September 20, 2022 IFA Special Board Meeting minutes.

Administration

GEN 22-01, Special Recognition and Resolution, Lyle Borg

Director Durham commended Lyle Borg on his dedication and service to the IFA Board. Mr. Borg thanked the Board and shared that John Fredrickson, IADD Board Chair, will be the new IADD representative for the IFA Board.

MOTION: On a motion by Ms. Aust and a second by Mr. Thomas, the Board unanimously approved GEN 22-01.

Ms. Cooper joined the meeting at 11:04 a.m.

Public Comment Period
Receive Comments from General Public

Chair Nelson opened the public comment period and asked if anyone in the audience would like to address the Board. No members of the audience requested to speak. Chair Nelson closed the public comment period.

Consent Agenda

Chair Nelson asked if any items needed to be removed from the consent agenda. No items were removed from the consent agenda.

MOTION: Mr. Thomas made a motion to approve the following items on the consent agenda:

- IADD – Authorizing Resolutions
 - A. AG 22-032B, Mason P Reimer
 - B. AG 22-033B, William Paul and Tayler Mary Clough
- IADD – Amending Resolutions
 - C. 04496M, Shawn L Sponheim, Osage
 - D. 04658M, Samuel R and Sara F Bender, Lockridge
- IADD – Loan Participation Program
 - E. AG-LP #22-04, Loan Participation Program
- IADD - Beginning Farmer Tax Credit Program
 - F. AG-TC #22-07, Beginning Farmer Tax Credit Program

Private Activity Bonds

G. PAB 22-21A, AHEPA 192-IV Apartments LP Project

Water Quality

H. WQ 22-15, SRF Construction Loans

On a second by Ms. Aust, the Board unanimously approved the items on the consent agenda.

Finance

August 2022 Financials

Ms. Pulford presented the highlights of the August 2022 financial statement that was included in the board packet.

MOTION: On a motion by Mr. Borg, and a second by Ms. Aust, the Board unanimously approved the August 2022 financials.

Presentation and Approval of Audited Financials

Holly Engelhart and Tara Engquist, from Eide Bailly, presented the 2022 audit that was shared with the Board. The board, IFA staff, and Ms. Engelhart discussed the findings of the audit.

Mr. Thomas shared that he was not able to view the audit documents and requested that they be shared with the board a week in advance.

MOTION: On a motion by Ms. Cooper, and a second by Ms. Aust, the Board unanimously approved the 2022 Audited Financials.

Swap Policy Amendment

Ms. Harris presented the Swap Policy Amendment that was included in the board packet. Ms. Cooper and Ms. Harris discussed SIFMA and Ms. Harris shared that staff selected Evercrest Advisors as the advisor.

MOTION: On a motion by Ms. Cooper, and a second by Ms. Aust, the Board unanimously approved the Swap Policy Amendment.

Housing Programs

HI 22-14, 2023 4% Draft QAP

Mr. Folden presented the 2023 4% Draft QAP that was included in the board packet. Staff included a lot of the same changes in the 9% QAP in this 4% QAP draft. The draft will be open for comment for the next 30 days and then a public hearing will be set. Mr. Folden shared that the public hearing for the 9% QAP will be held tomorrow, October 6th at 10:00 a.m. The comments received on the 9% QAP will also be considered for the 4% QAP.

MOTION: On a motion by Ms. Cooper, and a second by Ms. Aust, the Board unanimously approved HI 22-14.

HI 22-15, 4% Application Waiver of Ineligibility

Mr. Folden stated that IFA approved a 9% competitive award to Prairie Fire Development Group, LLC in Red Oak, IA in April 2019. The project will not be completed due to construction, funding, and

timing issues and the developers have agreed to return the 9% credits. The credits can now be reallocated to a new project later this year or next year. To attempt to salvage the project, which is a historic school building, staff recommends waiving the ineligibility requirement and converting it to a 4% LIHTC project. Mr. Folden shared that there are several hurdles to go through to complete this process and staff is working with Dorsey & Whitney to get their opinion on whether the bond cost will be eligible for 4% credits.

Mr. Folden shared that this is the first time a project has ever not been completed and needed to convert from the 9% QAP to 4% QAP. Staff does not expect there to be any additional projects that need to convert.

MOTION: On a motion by Ms. Cooper, and a second by Ms. Aust, the Board unanimously approved HI 22-15.

Legal – Notice of Intended Action, Amend 265 Chapter 12 Low-Income Housing Tax Credits (4%)

Ms. Hanks-Bents shared that the 2023 4% QAP rules need to be amended now that the draft has been approved. Administrative code 265 – Chapter 12 is the chapter that governs the administrative rules for the low-income housing tax credits. The rules function by incorporating the QAP by reference. The changes that staff proposes include amending sub rules 265-12.1(1) and 265-12.2(1) by changing the dates that are referenced in the rules. Staff recommends that the Board approve the filing of a Notice of Intended Action to amend chapter 265-12 as set forth in the included rule making.

MOTION: On a motion by Ms. Aust, and a second by Ms. Cooper, the Board unanimously approved the filing of a Notice of Intended Action to amend 265 Chapter 12.

Private Activity Bonds

Mr. Smith presented four Private Activity Bond projects for consideration. The first three projects on the agenda are amending resolutions, ED 12-22B-3, ED 17-15B-1, and ED 17-16B-1. These resolutions are changing the benchmark rate from LIBOR to SOFR. The last project on the agenda is PAB 21-10B-1, Lifespace Communities, Inc. Project which was initially adopted in July 2021. This amending resolution addresses changes to the covenants regarding debt service coverage ratio and the interest rate of the bonds based on Borrower rating downgrades.

ED 12-22B-3, Von Maur Project

MOTION: On a motion by Ms. Aust, and a second by Mr. Van Milligen, the Board unanimously approved ED 12-22B-3.

ED 17-15B-1, Woodgrain Millwork, Inc. Project (Norwalk)

MOTION: On a motion by Ms. Aust, and a second by Ms. Cooper, the Board unanimously approved ED 17-15B-1.

ED 17-16B-1, Woodgrain Millwork, Inc. Project (West Des Moines)

MOTION: On a motion by Ms. Aust, and a second by Ms. Cooper, the Board unanimously approved ED 17-16B-1.

PAB 21-10B-1, Lifespace Communities, Inc. Project

MOTION: On a motion by Ms. Aust, and a second by Ms. Cooper, the Board unanimously approved PAB 21-10B-1.

Executive Director's Office

Director Durham gave an update on the HousingIowa Conference, which had record attendance this year. Next year's conference will be held in Cedar Rapids.

The Iowa Rent and Utility Assistance Program has closed. IFA stopped taking applications on August 30th to meet the end of the program with the Department of the Treasury on September 30th. At this time, the program has awarded around \$55 million to Iowans.

The Homeowner Assistance Fund has received more than 1000 applications and assisted 340 homeowners for a total of \$2.5 million disbursed to assist homeowners with delinquencies on their mortgage or other non-mortgage home related expenses.

Director Durham shared that she recently visited the pocket neighborhood in Maquoketa and that there will be a groundbreaking in Boone tomorrow, October 6th. Several staff members will also be attending the NCSHA annual conference in Houston. IFA's homeownership marketing efforts are being recognized and Ms. Jared, Ms. Kimble, and Ms. Harris will be discussion leaders at the conference.

Mr. Folden gave an update on the guidelines from Treasury for the LIHTC loans versus grants. Of the 15 projects, two are still considering the grant and 13 are moving toward the loans. A few loans have closed in the last week and three or four more are expected to close in the next week or two.

Several meeting attendees and Mr. Borg left the meeting at 12:01 p.m.

Closed Session, if Necessary [Iowa Code Section 21.5(1)(c) – Legal Matter

MOTION: Ms. Aust moved that the Iowa Finance Authority Board of Directors go into closed session pursuant to Iowa Code section 21.5(1)(c) to discuss strategy with Council and matters that are presently in litigation or litigation is imminent, where it's disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. It is necessary that Council and IFA staff assisting the board attend the meeting due to their special knowledge relating to the subject matter or their role in ensuring compliance with the Open Meetings Act. On a second by Ms. Cooper, a roll call vote was taken with the following results: **YES:** Aust, Ball, Cooper, Nelson, Randleman, Reasner, Thomas and Van Milligen; **NO:** None; **Abstain:** None. The motion passed.

IFA board members present during closed session: Ashley Aust, Tracey Ball, Jennifer Cooper, Michel Nelson, Ruth Randleman, Amy Reasner, Gilbert Thomas, and Michael Van Milligen, Ray Sorensen, Kenan Judge, Jina Bresson; Staff present: Director Durham, Rita Grimm, Kristin Hanks-Bents, Michael Thibodeau, Brian Sullivan, Nicki Howell, Rob Christensen; Others present: Emily Willits, Assistant Attorney General.

MOTION: On a motion by Ms. Cooper, and a second by Ms. Aust, the board unanimously approved ending the closed session and returning to open session at 12:23 p.m.

Other Business

The next meeting of the IFA Board of Directors will be Wednesday, November 2, 2022.

Adjournment

On a motion by Ms. Aust and a second by Ms. Cooper, the October 5, 2022 meeting of the Iowa Finance Authority Board of Directors adjourned at 12:24 p.m.

Dated this 2nd day of November 2022.

Respectfully submitted:

Approved as to form:

Deborah Durham,
Executive Director

Michel Nelson, Chair
Iowa Finance Authority

To: Iowa Finance Authority Board of Directors

From: Tammy Nebola, Iowa Ag Program Specialist
Aaron Smith, Chief Bond Programs Director

Date: October 26, 2022

Re Iowa Agricultural Division Beginning Farmer Loan and Tax Credit Programs

Consent Agenda

Iowa Agricultural Development Division

Authorizing Resolutions

AG 22-035 Morgan E. Cline

This is a resolution authorizing the issuance of \$265,343 for Morgan E. Cline. The bond will be used: To purchase approximately 78.62 acres of agricultural land in Adams County. The lender is TS Bank in Corning.

- **Need Board action on Resolution AG 22-035B**

AG 22-036 Alexis Anne Johnson

This is a resolution authorizing the issuance of \$454,250 for Alexis Anne Johnson. The bond will be used: To purchase approximately 79 acres of agricultural land in Buchanan County. The lender is WCF Financial Bank in Independence.

- **Need Board action on Resolution AG 22-036B**

AG 22-037 Brandon Glenn and Olivia Kristine Kollasch

This is a resolution authorizing the issuance of \$575,400 for Brandon Glenn and Olivia Kristine Kollasch. The bond will be used: To purchase approximately 9.37 acres of agricultural land including (3) Hog Facilities in Kossuth County. The lender is Fidelity Bank & Trust in Bancroft.

- **Need Board action on Resolution AG 22-037B**

AG 22-038 Joseph S. and McKenna H. Kvidera

This is a resolution authorizing the issuance of \$259,853 for Joseph S. and McKenna H. Kvidera. The bond will be used: To purchase approximately 32.18 acres of agricultural land in Tama County. The lender is Farmers Savings Bank & Trust in Traer.

- **Need Board action on Resolution AG 22-038B**

Loan Participation Program

AG-LP P0275, Loan Participation Program

Loan Participation Project P0275 went delinquent in 2019, and IADD staff has been working with the lender and their attorney since then on the liquidation process. IADD anticipated that once the lender had possession of the property it would sell at near market value and the LLP loan would be fully repaid with the proceeds. Unfortunately, the property did finally go to auction and was purchased for less than 50% of appraised value causing a total loss of the outstanding loan funds on the LPP project. The IADD Board is recommending approval of the Resolution to have the LPP loan charged off and the loan loss reserve released.

Beginning Farmer Tax Credit Program

AG-TC #22-08, Beginning Farmer Tax Credit Program

The Beginning Farmer Tax Credit (BFTC) program allows agricultural asset owners to earn Iowa income tax credits for leasing their land, equipment and/or buildings to beginning farmers. Leases must be for terms of 2-5 years. The tax credit for cash rent leases is 5% of the amount of the rent. The tax credit for crop share leases and the flex bonus portion is 15%. The maximum amount of tax credits allocated cannot be more than \$12 million in any one year. Attached are the BFTC applications reviewed last month. The IADD Board has recommended approval.

RESOLUTION
AG 22-035B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning

Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 2nd day of November 2022.

Michel Nelson, Board Chairman

ATTEST:

Deborah Durham, Secretary

(Seal)

EXHIBIT A

- 1. Project Number:** AG 22-035
- 2. Beginning Farmer:** Morgan E. Cline
1672 Poplar Ave
Prescott, IA 50859-8029
- 3. Bond Purchaser:** TS Bank
701 Davis Ave, PO Box 109
Corning, IA 50841-0109
- 4. Principal Amount:** \$265,343
- 5. Initial Approval Date:** 10/26/2022
- 6. Public Hearing Date:** 10/26/2022
- 7. Bond Resolution Date:** 11/2/2022
- 8. Project:** To purchase approximately 78.62 acres of agricultural land

**RESOLUTION
AG 22-036B**

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 2nd day of November 2022.

Michel Nelson, Board Chairman

ATTEST:

Deborah Durham, Secretary

(Seal)

EXHIBIT A

- 1. Project Number:** AG 22-036
- 2. Beginning Farmer:** Alexis Anne Johnson
2967 Iowa Ave
Rowley, IA 52329-9743
- 3. Bond Purchaser:** WCF Financial Bank
305 1st St W, PO Box 289
Independence, IA 50644-0289
- 4. Principal Amount:** \$454,250
- 5. Initial Approval Date:** 10/26/2022
- 6. Public Hearing Date:** 10/26/2022
- 7. Bond Resolution Date:** 11/2/2022
- 8. Project:** To purchase approximately 79 acres of agricultural land

RESOLUTION
AG 22-037B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 2nd day of November 2022.

Michel Nelson, Board Chairman

ATTEST:

Deborah Durham, Secretary

(Seal)

EXHIBIT A

- 1. Project Number:** AG 22-037
- 2. Beginning Farmer:** Brandon Glenn and Olivia Kristine Kollasch
4107 40th Ave
Armstrong, IA 50514-7024
- 3. Bond Purchaser:** Fidelity Bank & Trust
108 W Ramsey St, PO Box 107
Bancroft, IA 50517-0107
- 4. Principal Amount:** \$575,400
- 5. Initial Approval Date:** 10/26/2022
- 6. Public Hearing Date:** 10/26/2022
- 7. Bond Resolution Date:** 11/2/2022
- 8. Project:** To purchase approximately 9.37 acres of agricultural land including (3) Hog Facilities

RESOLUTION
AG 22-038B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 2nd day of November 2022.

Michel Nelson, Board Chairman

ATTEST:

Deborah Durham, Secretary

(Seal)

EXHIBIT A

- 1. Project Number:** AG 22-038
- 2. Beginning Farmer:** Joseph S. and McKenna H. Kvidera
2022 M Ave
Traer, IA 50675-9368
- 3. Bond Purchaser:** Farmers Savings Bank & Trust
611 2nd St, PO Box 435
Traer, IA 50675-1230
- 4. Principal Amount:** \$259,853
- 5. Initial Approval Date:** 10/26/2022
- 6. Public Hearing Date:** 10/26/2022
- 7. Bond Resolution Date:** 11/2/2022
- 8. Project:** To purchase approximately 32.18 acres of agricultural land

**RESOLUTION
AG-LP P0275**

WHEREAS, the Iowa Agricultural Development Division of the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, as amended, works to provide affordable financing for beginning farmers in the State of Iowa; and

WHEREAS, in 2019, the Authority, provided a \$ 147,000 beginning farmer Loan Participation Program (LPP) Loan, known as Loan Number P0275 (“the LPP loan”), to Jacob R. and Brittany A. Reinert (the “Owner”) for the purchase and construction of 2 Accu Steel Cattle Sheds 320’ x 50’ each located in Hinton, Plymouth County, Iowa (the “Project”); and

WHEREAS, due to the Projects inability to make loan payments, the Authority and Lender wish to have the LPP loan charged off and the loan loss reserve released.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Authority to work with the Lender and any other necessary parties to forgive all or part of the LPP loan balance plus any accrued interest and other capitalized amounts, as the Executive Director, working with Authority staff, deems necessary and appropriate.

SECTION 2. Upon settlement of the LPP loan, Authority staff is hereby authorized to write the remaining debt of the LPP loan off of the Authority’s loan account.

SECTION 3. Authority staff is hereby further authorized to work with the Lender to complete and issue the appropriate tax documents over one or more years associated with the write off of the LPP loan.

PASSED AND APPROVED this 2nd day of November, 2022.

Michel Nelson, Board Chair

(Seal)

ATTEST:

Deborah Durham, Secretary

**RESOLUTION
AG-TC 22-08**

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, has established the Iowa Agricultural Development Division (“IADD”) to administer the Beginning Farmer Tax Credit Program; and

WHEREAS, the Authority offers tax credits under the Beginning Farmer Tax Credit Program as a means of encouraging the execution of assets transfer agreements with beginning farmers; and

WHEREAS, the Authority has received applications seeking tax credit allocations from the Beginning Farmer Tax Credit Program; and

WHEREAS, the IADD has determined the applications meet the eligibility requirements of Chapter 16; and

WHEREAS, the IADD Board has recommended approval of the tax credit applications set forth on Exhibit A; and

WHEREAS, the Authority desires to authorize the allocation of tax credits set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes allocating tax credits to the asset owners set forth on Exhibit A, attached hereto, against taxes imposed in chapter 422, division II, as provided in section 422.11M, and in chapter 422, division III, as provided in section 422.33, and such other restrictions as may be deemed necessary and appropriate by the Executive Director.

SECTION 3. The Board authorizes the Executive Director to certify said tax credits in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 2nd day of November 2022.

Michel Nelson, Board Chairman

ATTEST:

Deborah Durham, Secretary

(Seal)

Exhibit A
Beginning Farmer Tax Credit (BFTC)
Approval Date: 2022 November

Account Number	Owner Name	County	Beginning Farmer	Rental Type	Cash Rent / Acre	Crop Share Percentage	Number Of Lease Years	Total Award
4661	Betty Lou Balsley Revocable Trust	Bremer	Seth L. Walker	Cash Rent	\$285.00	0.00	4	\$9,064.00
4662	Grosse Family Farms, LLC	Black Hawk, Bremer	Seth L. Walker	Cash Rent	\$275.00	0.00	2	\$13,126.00
4676	Danny Lee Beek	Osceola	Dayton James Remmers	Share Crop	\$0.00	50.00	5	\$8,905.00
4678	David C. Bjustrom	Kossuth	Tyler Dean Kraft	Share Crop	\$0.00	66.00	5	\$35,315.00
4679	Bridget K. Peterson	Mitchell	Green County Farms LLC, Green County Farms LLC	Cash Rent	\$285.00	0.00	3	\$2,748.00
4680	Robert D. Warrick, John Warrick, Ronald Warrick	Jasper	JVW Farms Inc	Share Crop	\$0.00	50.00	5	\$22,665.00
4681	Jason Paul Jedele	Wright	Philip Andrew Long	Flex Cash Rent	\$150.00	0.00	2	\$376.00
4682	R & F Legacy LP	Webster	Sorensen Ag LLC	Share Crop	\$0.00	50.00	5	\$51,485.00
4683	Charles & Dolores Vesely Revocable Trust	Tama	Grant L. Vesely	Cash Rent	\$150.00	0.00	5	\$3,385.00
4688	Richard A. Hubbard	Webster	Joshua Lee Carlson	Share Crop	\$0.00	50.00	3	\$25,188.00
4694	Todd D. Phillips	Wapello	Shane Elliott Rupe	Share Crop	\$0.00	50.00	5	\$60,595.00
4695	TKR Ag Land LLC	Franklin	Lane Bowden	Cash Rent	\$300.00	0.00	2	\$2,160.00
4702	Dan J. Fox	Mitchell	Marcus David Uthe	Cash Rent	\$260.00	0.00	2	\$12,660.00
4704	Melva M. Bargman Revocable Trust, Melva M. Bargman	Palo Alto	John Nicholas Banwart	Cash Rent	\$285.00	0.00	5	\$14,390.00
4705	Charles M. Evans	Grundy	319 Farms LLC, 319 Farms LLC, 319 Farms LLC	Share Crop	\$0.00	75.00	3	\$63,951.00
4706	Timothy J. Caswell Revocable Living Trust	Chickasaw	Austin Ryan Teeling	Cash Rent	\$280.00	0.00	2	\$2,884.00
4707	LaVurne Josten	Winnebago	Landon Thad Josten	Hybrid	\$0.00	50.00	4	\$73,776.00
4717	Jeanne Louise Handeland, Nathan Skattebo, Katherine Linn, Anna Rau, Michael Skattebo, Claire Haskell	Emmet	Eli Charles Fehr	Cash Rent	\$230.00	0.00	5	\$8,850.00
4718	Jeanne Louise Handeland	Emmet	Eli Charles Fehr	Cash Rent	\$250.00	0.00	5	\$9,230.00
4720	Nancy Colleen Kriens Revocable Trust	Lyon	Justin Kooistra	Cash Rent	\$315.00	0.00	3	\$3,216.00
4723	Virginia Claire Neeley	Mitchell	Stevan M. Merten	Cash Rent	\$265.00	0.00	2	\$8,928.00
4733	Linda Jo Spiegel Revocable Trust	Crawford	Tanner Edward Weed, Carson Schultz	Cash Rent	\$310.00	0.00	5	\$16,120.00
4757	Harold A Bjustrom Irrevocable Trust, Marlys R. Bjustrom Family Trust	Kossuth	Bradley Thomas Bjustrom	Cash Rent	\$275.00	0.00	2	\$3,972.00
4764	Kathleen Patricia Hunt	Hardin	Jacob M. Bolson	Cash Rent	\$205.00	0.00	3	\$4,275.00

Exhibit A

Beginning Farmer Tax Credit (BFTC)

Approval Date: 2022 November

Account Number	Owner Name	County	Beginning Farmer	Rental Type	Cash Rent / Acre	Crop Share Percentage	Number Of Lease Years	Total Award
4791	Lewis W Robbins Jr, Lois M Johnson	Dallas	Noah Timothy Taylor	Cash Rent	\$261.05	0.00	2	\$3,748.00
4792	Keith L Johnson	Kossuth	Derrik K Johnson	Share Crop	\$0.00	50.00	5	\$17,740.00
4796	Daniel Schroeder	Ida	Caleb Schroeder, Malachi Schroeder	Cash Rent	\$300.00	0.00	5	\$6,675.00
4800	Melissa Gingrich	Mahaska	Grant Jacob Gingrich	Cash Rent	\$210.00	0.00	2	\$6,702.00
4803	Joseph Roth	Osceola	Matthew Naig	Share Crop	\$0.00	50.00	5	\$36,205.00
4804	William Flynn Petersen	Scott	Zachary Ralfs	Cash Rent	\$306.45	0.00	3	\$5,700.00
4813	Marjorie Neulieb	Buena Vista, Cherokee	Wyatt Tuttle	Cash Rent	\$240.00	0.00	2	\$4,304.00
4822	Janice Stickfort	Grundy	Jason A Dempster	Cash Rent	\$266.02	0.00	2	\$1,976.00
4826	Lloyd Keck	Cherokee	Keck Farms LLC	Cash Rent	\$300.00	0.00	5	\$15,525.00
4828	Mark L Babbitt	Mills	Briggs Jenson	Share Crop	\$0.00	75.00	4	\$80,040.00
4836	Lorelei Rodgers	Henry	Clayton Robison	Cash Rent	\$213.45	0.00	2	\$3,800.00
4841	Harold & Sue Krogman Living Trust	Osceola	Joshua D Kauffman	Share Crop	\$0.00	50.00	5	\$15,945.00
4846	Diane Alesch	Sioux	Jeff Alesch	Share Crop	\$0.00	50.00	5	\$65,000.00
4847	Engler Un Ltd.	Story	Shayn Harrison	Cash Rent	\$310.00	0.00	3	\$9,069.00
4850	Darin J Johnson	Cherokee	Chase Fuhrman	Cash Rent	\$275.00	0.00	2	\$1,140.00
4854	Gary W Kuehnast	Humboldt	Grant Louis Kuehnast	Cash Rent	\$265.00	0.00	2	\$2,176.00
4855	Jeffrey J. Staley	Franklin	Staley Farms LLC, Staley Farms LLC	Cash Rent	\$220.00	0.00	5	\$8,965.00
4871	Mary Ellen Wall	Johnson	Gregory J. Wall	Hybrid	\$146.33	50.00	2	\$19,172.00
Total								\$761,146.00

MEMORANDUM

Subject: Consent Agenda for November 2022 IFA Board Meeting
From: Aaron Smith, Chief Bond Programs Director
To: Iowa Finance Authority Board of Directors
Date: October 27, 2022

WATER QUALITY

WQ 22-16 – State Revolving Fund Planning & Design Loans

This is a resolution to approve SRF Planning & Design (P&D) Loans totaling \$3,481,000 for the following entities:

- Ainsworth
- Coralville
- Danville
- Granger
- Johnston
- Johnston
- Manson
- Peosta
- Swisher
- Waucoma

P&D loans have 0% interest for up to 3 years to help communities with the costs during the planning and design phase of their wastewater or drinking water project.

WQ 22-17 – State Revolving Fund Construction Loans

This is a resolution to approve SRF Construction Loans totaling \$34,019,000 for the following entities:

- Ackley
- Charles City
- Hartford
- Lovilia
- Osceola County Rural Water System - water line
- Waterloo
- WRA (2 loans)

SRF Construction Loans currently have an interest rate of 1.75% for 20 years, or 2.75% for up to 30 years.

RESOLUTION
WQ 22-16

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa and sections 455B.291 through and including 455B.299 of the Code of Iowa, works with the Iowa Department of Natural Resources to administer the Iowa Water Pollution Control Works Financing Program and the Iowa Drinking Water Facilities Financing Program (collectively, the “SRF Program”); and

WHEREAS, the Authority offers loans under the SRF Program for planning and design expenses associated with clean water and drinking water projects (the “Planning and Design Loans”); and

WHEREAS, the Authority offers the Planning and Design Loans as zero interest loans maturing no later than three years from execution; and

WHEREAS, the communities listed on Exhibit A have applied to the Authority for financial assistance through Planning and Design Loans; and

WHEREAS, the Authority desires to approve Planning and Design Loans to the communities and in the amounts set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes funding Planning and Design Loans to the communities and in the amounts set forth on Exhibit A attached hereto, each with an interest rate of 0%, with a maturity of not to exceed three years, and such other restrictions as may be deemed necessary and appropriate by the Executive Director.

SECTION 3. The Board authorizes the Executive Director to fund said loan from funds held under the SRF Program, all in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 2nd day of November, 2022.

Michel Nelson, Chairperson

ATTEST:

Deborah Durham, Secretary

(SEAL)

EXHIBIT A

SRF Planning & Design Loans

Borrower	County	Pop.	Amount	CW/DW	Description
Ainsworth	Washington	511	\$79,000	DW	Transmission Improvements
Coralville	Johnson	20,001	\$193,000	CW	Transmission Improvements
Danville	Des Moines	927	\$450,000	CW	Treatment Improvements
Granger	Dallas/Polk	1,654	\$95,000	DW	Storage Improvements
Johnston	Polk	24,064	\$225,000	CW	Non-Point Improvements
Johnston	Polk	24,064	\$450,000	DW	Transmission Improvements
Manson	Calhoun	1,709	\$542,000	DW	Transmission Improvements
Peosta	Dubuque	2,500	\$600,000	DW	Source & Storage Improvements
Swisher	Johnson	839	\$732,000	CW	Transmission Improvements
Waucoma	Linn	299	\$115,000	DW	Source Improvements

\$3,481,000

RESOLUTION
WQ 22-17

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa and sections 455B.291 through and including 455B.299 of the Code of Iowa, works with the Iowa Department of Natural Resources (the “Department”), to administer the Iowa Water Pollution Control Works Financing Program and the Iowa Drinking Water Facilities Financing Program (collectively, the “SRF Program”); and

WHEREAS, the Authority offers loans under the SRF Program as a means of financing all or part of the construction of certain drinking water or wastewater treatment facilities; and

WHEREAS, the construction activities being undertaken meet the requirements of the SRF Program and have been approved by the Department; and

WHEREAS, the Authority offers the SRF loans at below market interest maturing no later than thirty years from execution; and

WHEREAS, the Authority desires to approve SRF Loans to the communities and in the amounts set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes funding SRF Loans to the communities and in the approximate amounts set forth on Exhibit A attached hereto, each with an interest rate of 1.75% for a maturity of twenty years or an interest rate of 2.75% with a maturity of not to exceed thirty years, and such other restrictions as may be deemed necessary and appropriate by the Executive Director.

SECTION 3. The Board authorizes the Executive Director to fund said loan from funds held under the SRF Program, all in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 2nd day of November, 2022.

ATTEST:

Michel Nelson, Chairperson

Deborah Durham, Secretary

(SEAL)

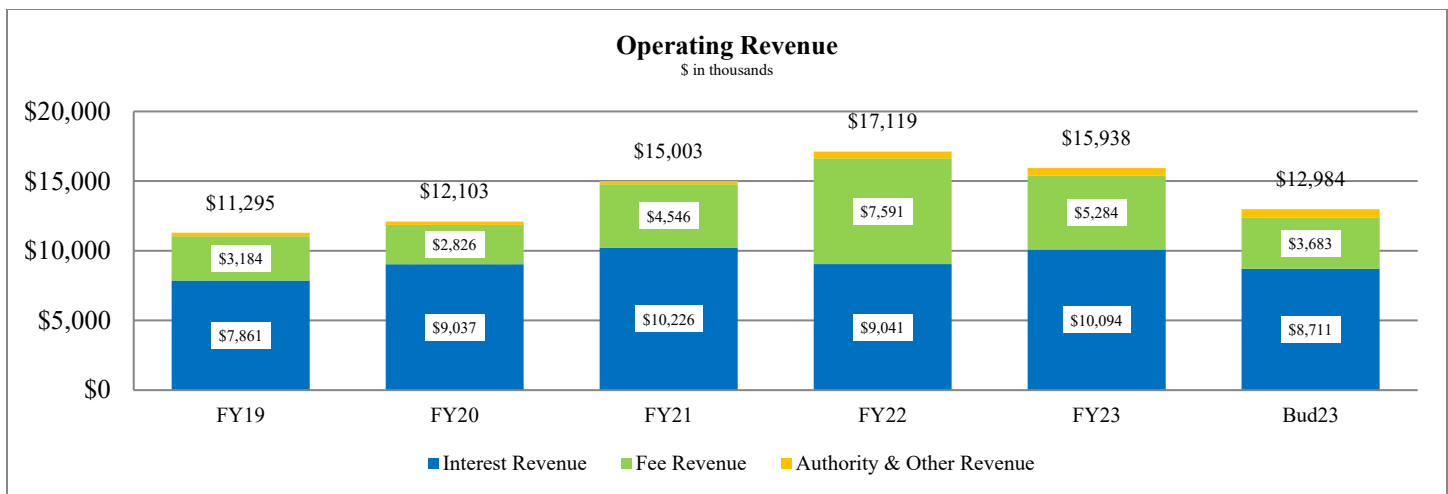
EXHIBIT A**SRF Construction Loans**

Borrower	County	Population	Amount	CW/ DW	Description
Ackley	Franklin/Hardin	1,599	\$3,760,000	CW	Treatment Improvements
Charles City	Floyd	7,396	\$4,750,000	DW	Treatment Improvements
Hartford	Warren	733	\$3,855,000	CW	Treatment Improvements
Lovilia	Monroe	472	\$450,000	CW	Transmission Improvements
Osceola County RWS - water line	Osceola & O'Brien	1,978	\$5,536,000	DW	Transmission Improvements
Waterloo	Black Hawk	67,314	\$1,068,000	CW	Transmission Improvements
WRA	Multiple	n/a	\$11,000,000	CW	Transmission Improvements
WRA	Multiple	n/a	\$3,600,000	CW	Transmission Improvements

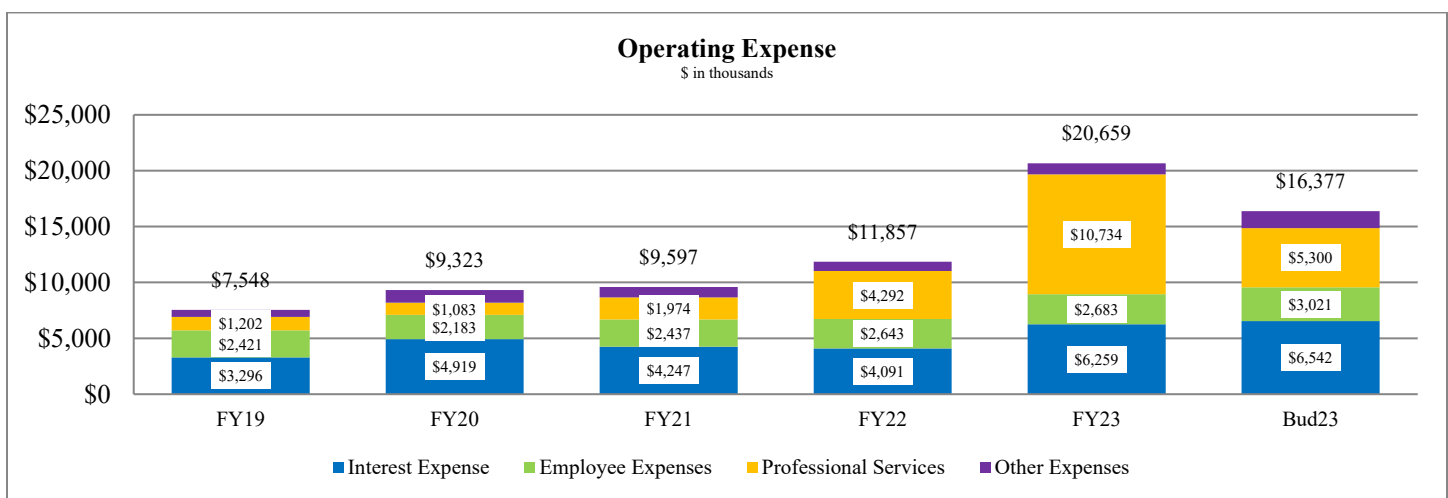
\$34,019,000

To: IFA Board of Directors
 From: Jen Pulford
 Date: October 25, 2022
 Re: September 2022 Financial Results

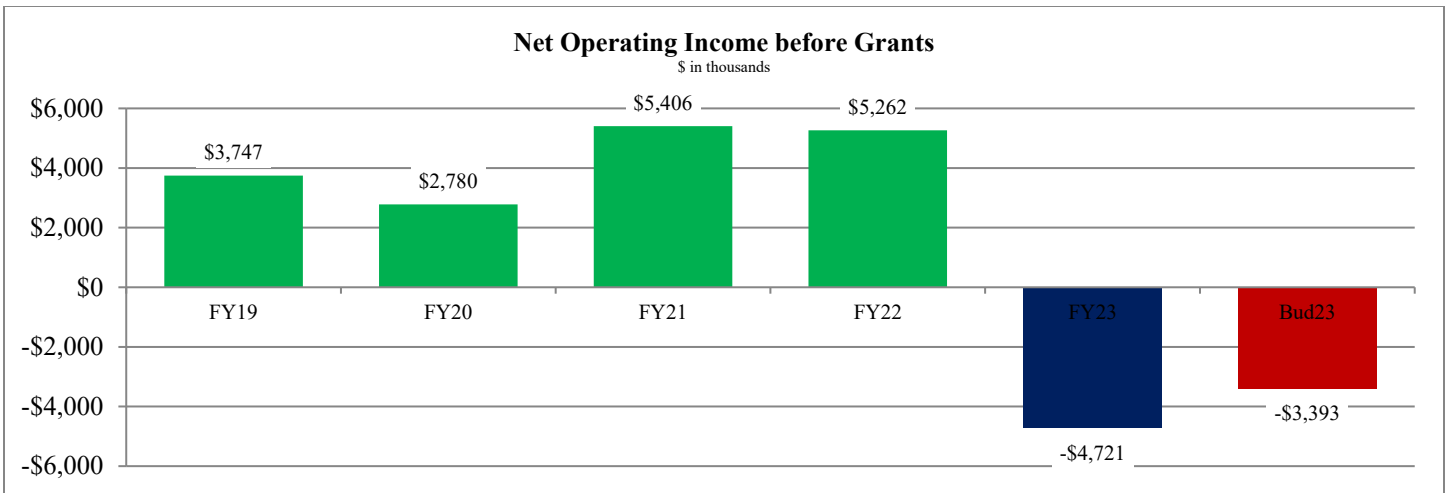
The Housing Authority operated favorably to budget through the end of the first quarter; operating revenues continue to be favorable to plan while operating expenses are unfavorable to plan this month due to obligation of closeout expenses related to ERA1 and the IRUAP program.



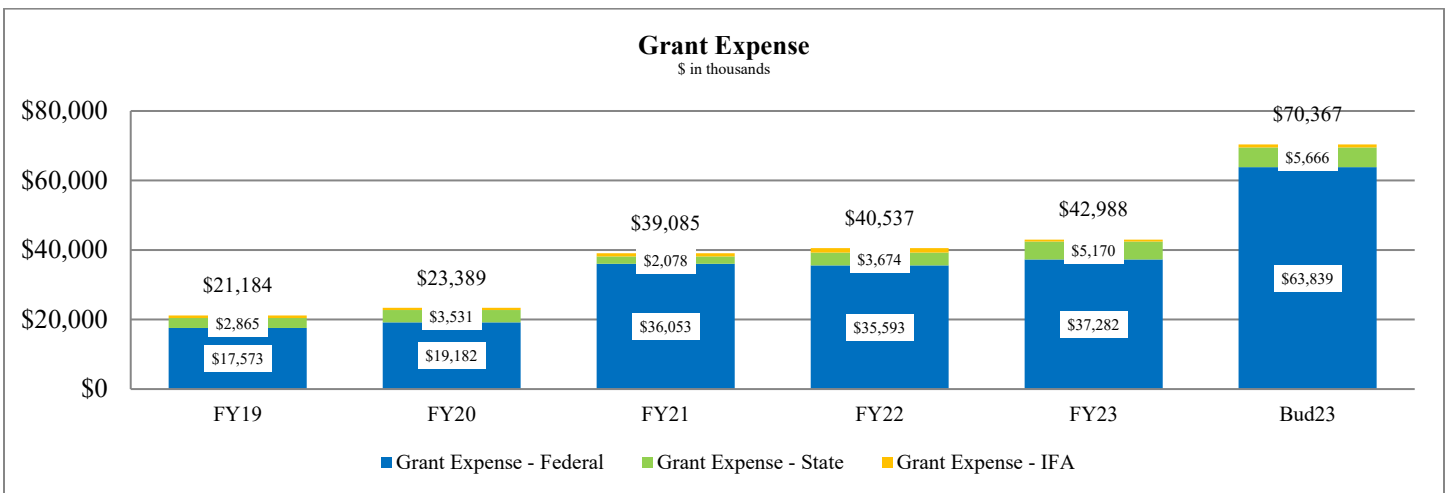
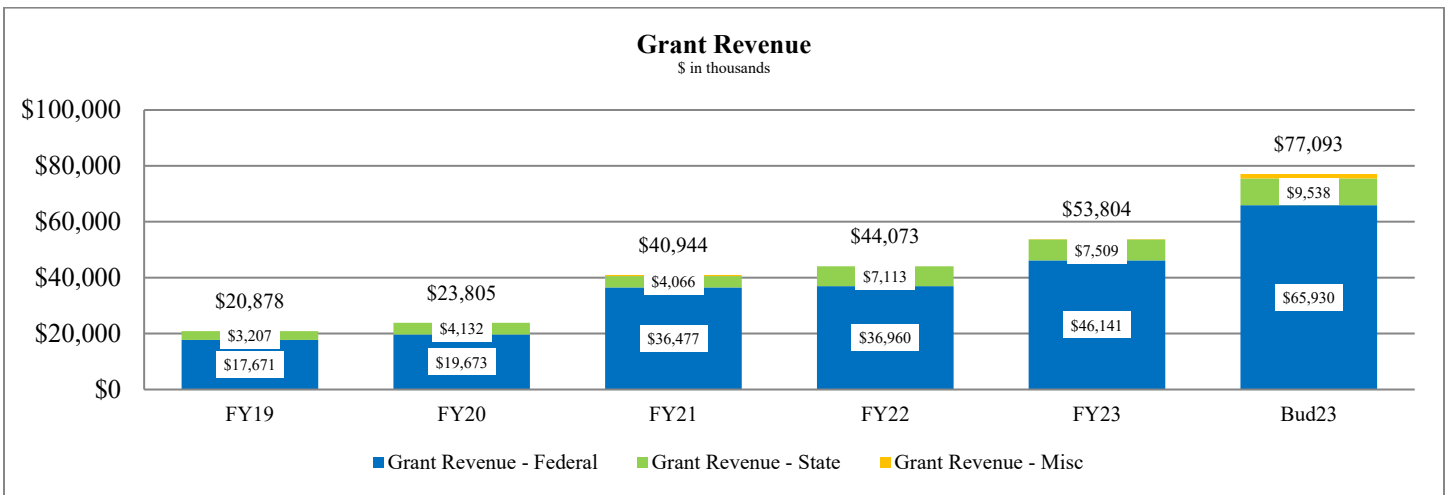
Operating revenue exceeded budget by \$2,954 or 23% but was 7% unfavorable to last year. Interest revenue and timing of LIHTC reservation fees account for this favorable variance.



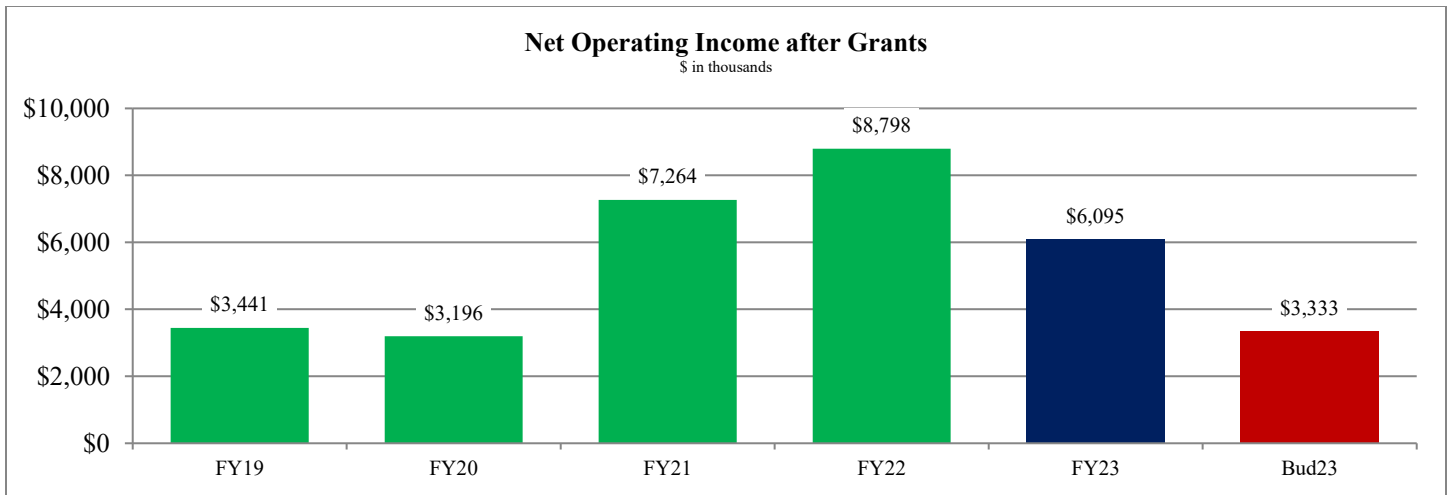
Operating Expenses were \$4,282 or 26% above budget. Professional Services expense is greater than planned related to obligation of expenses for closeout of ERA1 and the IRUAP program. Per program requirements, expenses had to be obligated by September 30, 2022, for any closeout expenses to be incurred through final closeout of the program.



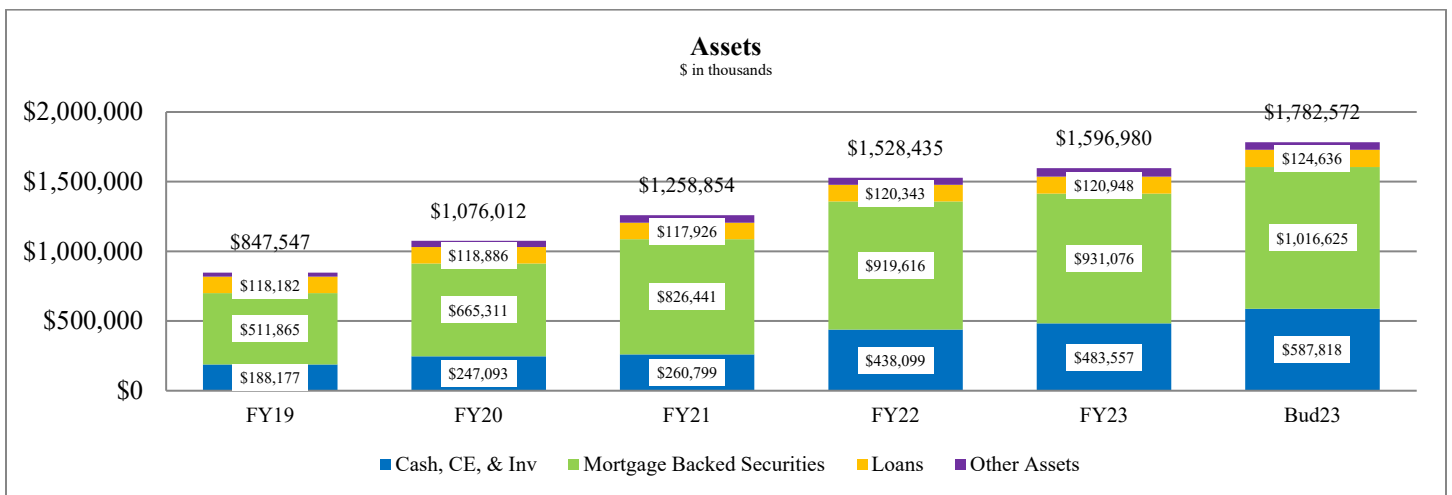
As a result, NOIBG was \$1,328 or 39% unfavorable to budget.



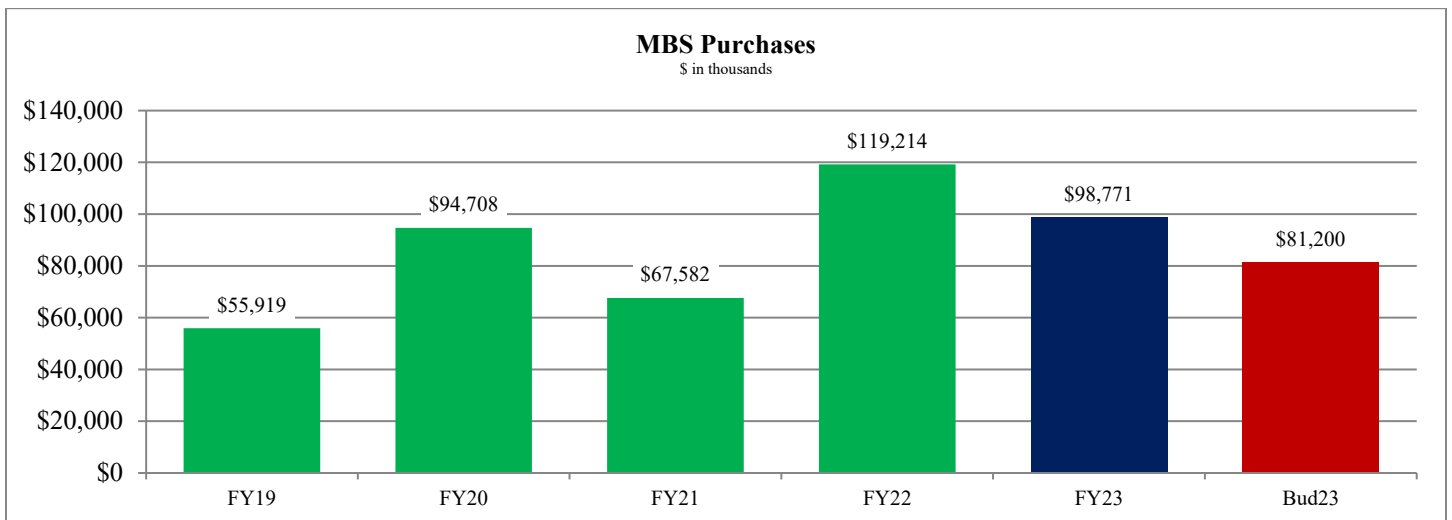
Net grant income was \$4,090 favorable to budget.



As a result, NOIAG was \$2,762 or 83% favorable to budget.

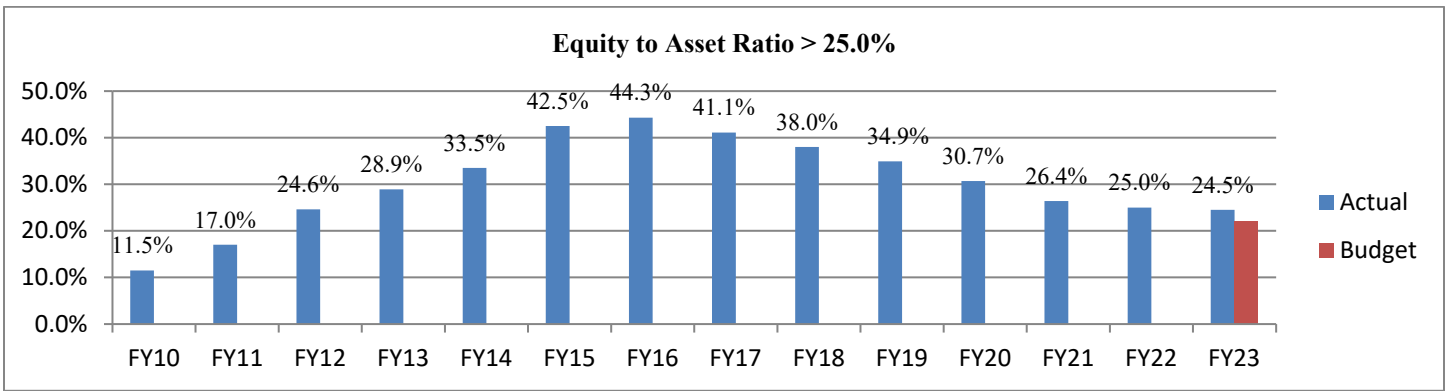


Total Assets have increased \$68,545 since last year.

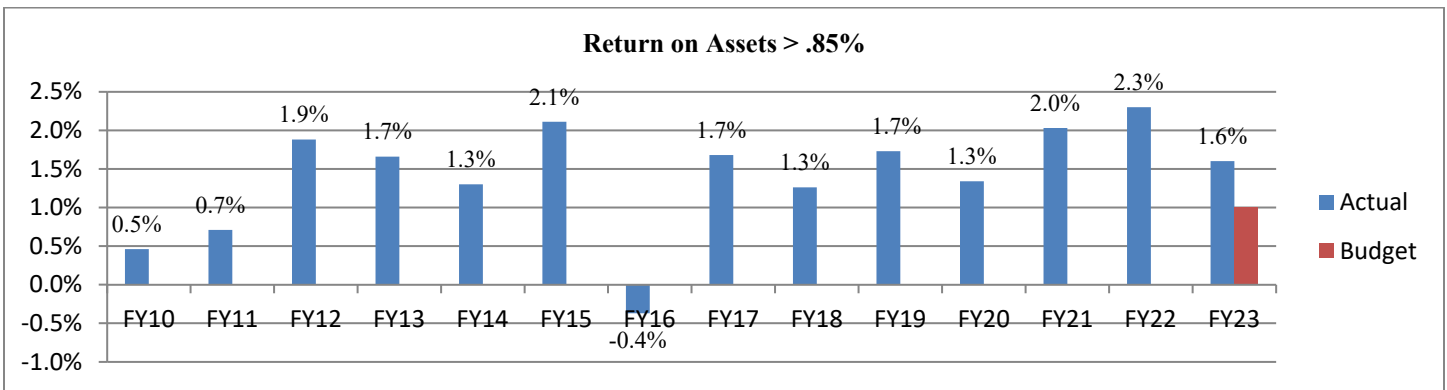


MBS purchases exceed budget by \$17,571.

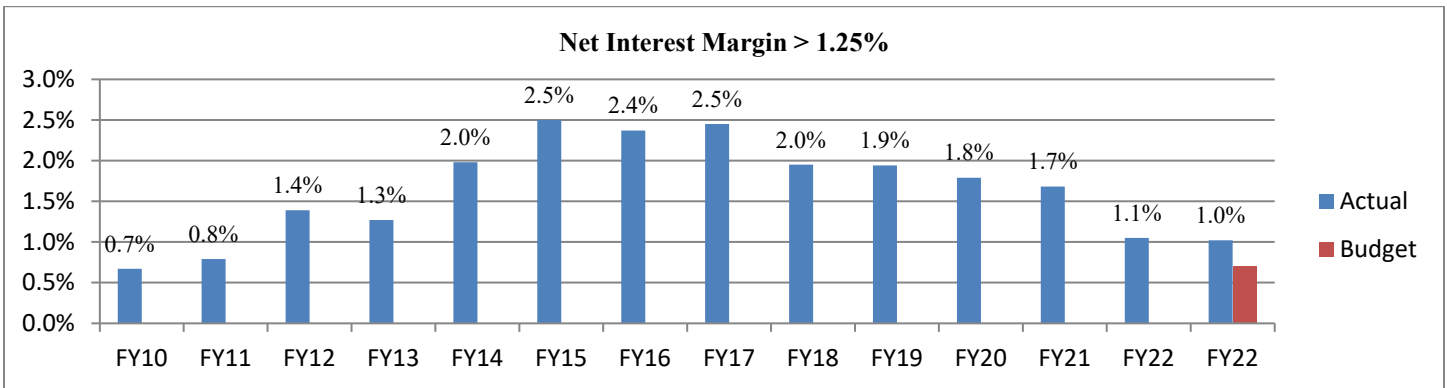
Housing Authority Long-Term Measures



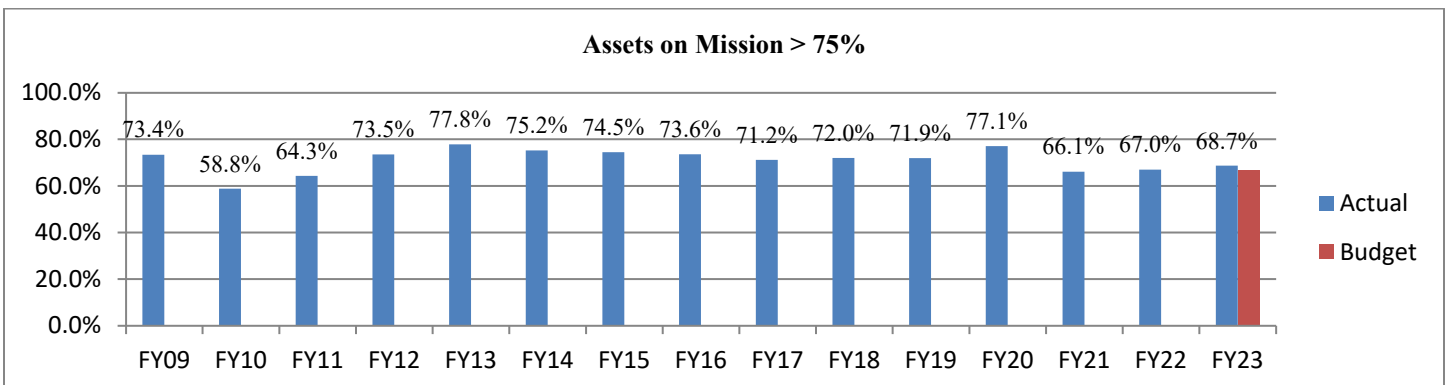
This ratio is an indicator of the Housing Authority's financial strength and ability to increase debt to acquire assets.



This ratio represents the rate of return on the Housing Authority's assets.



This is the rate of interest earned, after interest expense is deducted, on the Housing Authority's cash, cash equivalents, investments, MBS, and loans.



This ratio is the percentage of MBS and Loans (Mission Assets) to the Housing Authority's total assets.

Income Statement	Housing Authority (Rollup)													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	3,581,974	2,939,201	642,773	21.9	3,174,897	407,077	12.8	10,094,180	8,710,981	1,383,199	15.9	9,041,364	1,052,816	11.6
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	1,141,797	1,665,400	(523,603)	-31.4	3,413,826	(2,272,029)	-66.6	5,284,122	3,682,746	1,601,377	43.5	7,591,017	(2,306,895)	-30.4
Other Revenue	345,397	341,309	4,088	1.2	246,058	99,339	40.4	559,708	590,496	(30,788)	-5.2	486,490	73,218	15.1
Total Operating Revenue	5,069,168	4,945,910	123,258	2.5	6,834,781	(1,765,613)	-25.8	15,938,011	12,984,223	2,953,788	22.7	17,118,871	(1,180,860)	-6.9
Operating Expense														
Interest Expense	2,845,201	2,858,160	(12,959)	-0.5	2,188,946	656,256	30.0	6,258,637	6,541,603	(282,966)	-4.3	4,090,921	2,167,716	53.0
Authority Expense	-	-	-	0.0	-	-	0.0	(0)	-	(0)	0.0	(0)	0	-75.0
Employee Expenses	952,955	1,013,594	(60,639)	-6.0	885,812	67,142	7.6	2,683,491	3,021,081	(337,591)	-11.2	2,643,186	40,305	1.5
Shared Expenses	232,143	277,583	(45,439)	-16.4	275,516	(43,372)	-15.7	893,499	1,092,688	(199,188)	-18.2	695,789	197,710	28.4
Marketing Expense	161,874	409,708	(247,834)	-60.5	182,305	(20,431)	-11.2	196,480	580,244	(383,764)	-66.1	222,541	(26,061)	-11.7
Professional Services	7,747,657	1,779,551	5,968,106	335.4	1,313,839	6,433,818	489.7	10,733,509	5,300,284	5,433,225	102.5	4,291,586	6,441,923	150.1
Claim and Loss Expenses	(3,039)	(2,525)	(513)	20.3	753	(3,792)	-503.4	7,962	(6,076)	14,038	-231.0	(39,490)	47,452	-120.2
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	(55,688)	(38,922)	(16,766)	43.1	(12,546)	(43,142)	343.9	(52,801)	(107,863)	55,062	-51.0	(14,556)	(38,245)	262.7
Overhead Allocation	(26,312)	(14,550)	(11,763)	80.8	(12,258)	(14,054)	114.7	(61,955)	(44,734)	(17,220)	38.5	(33,399)	(28,555)	85.5
Total Operating Expense	11,854,791	6,282,599	5,572,192	88.7	4,822,367	7,032,424	145.8	20,658,823	16,377,227	4,281,596	26.1	11,856,577	8,802,245	74.2
Net Operating Income (Loss) Before Grants	(6,785,623)	(1,336,689)	(5,448,934)	407.6	2,012,414	(8,798,037)	-437.2	(4,720,812)	(3,393,004)	(1,327,808)	39.1	5,262,294	(9,983,105)	-189.7
Net Grant (Income) Expense														
Grant Revenue	(20,829,006)	(24,171,081)	3,342,075	-13.8	(12,270,910)	(8,558,096)	69.7	(53,803,853)	(77,093,239)	23,289,386	-30.2	(44,072,828)	(9,731,025)	22.1
Grant Expense	12,970,121	23,103,732	(10,133,611)	-43.9	12,239,074	731,046	6.0	42,987,899	70,367,102	(27,379,203)	-38.9	40,537,293	2,450,606	6.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	(7,858,885)	(1,067,349)	(6,791,536)	636.3	(31,836)	(7,827,049)	24585.6	(10,815,954)	(6,726,137)	(4,089,817)	60.8	(3,535,535)	(7,280,419)	205.9
Net Operating Income (Loss) After Grants	1,073,262	(269,339)	1,342,601	-498.5	2,044,250	(970,988)	-47.5	6,095,142	3,333,133	2,762,009	82.9	8,797,829	(2,702,687)	-30.7
Other Non-Operating (Income) Expense	49,764,651	-	49,764,651	0.0	1,474,200	48,290,451	3275.7	54,886,459	-	54,886,459	0.0	(217,934)	55,104,392	-25284.9
Net Income (Loss)	(48,691,389)	(269,339)	(48,422,050)	17978.1	570,050	(49,261,439)	-8641.6	(48,791,317)	3,333,133	(52,124,450)	-1563.8	9,015,762	(57,807,079)	-641.2
IFA Home Dept Staff Count	-	105	(105)	-100.0	84	(84)	-100.0	27	106	(79)	-74.5	84	(57)	-67.9
FTE Staff Count	82	97	(14)	-14.9	84	(1)	-1.3	82	98	(15)	-15.6	83	(1)	-1.0

Balance Sheet	Housing Authority (Rollup)						
	Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	458,640,358	585,149,009	(126,508,651)	-21.6	437,928,991	20,711,367	4.7
Investments	24,917,000	2,668,736	22,248,264	833.7	170,000	24,747,000	14557.1
Mortgage Backed Securities	908,982,015	999,998,413	(91,016,398)	-9.1	891,881,833	17,100,182	1.9
Line of Credit	22,093,565	16,626,959	5,466,607	32.9	27,734,094	(5,640,529)	-20.3
Loans - net of reserve for losses	120,947,657	124,635,923	(3,688,266)	-3.0	120,342,808	604,849	0.5
Capital Assets (net of accumulated depreciation)	13,871,489	14,088,634	(217,144)	-1.5	13,915,846	(44,357)	-0.3
Other Assets	43,817,627	30,402,472	13,415,155	44.1	27,272,056	16,545,571	60.7
Deferred Outflows	3,710,449	9,001,508	(5,291,059)	-58.8	9,189,427	(5,478,978)	-59.6
Total Assets and Deferred Outflows	1,596,980,160	1,782,571,653	(185,591,493)	-10.4	1,528,435,056	68,545,105	4.5
Liabilities, Deferred Inflows, and Equity							
Debt	1,078,024,824	1,135,435,352	(57,410,528)	-5.1	883,141,403	194,883,421	22.1
Interest Payable	5,223,336	15,230,962	(10,007,626)	-65.7	3,946,366	1,276,970	32.4
Unearned Revenue	171,777,073	183,651,563	(11,874,489)	-6.5	184,329,221	(12,552,148)	-6.8
Escrow Deposits	10,919,832	11,250,896	(331,064)	-2.9	11,143,891	(224,059)	-2.0
Reserves for Claims	1,656,198	2,323,267	(667,069)	-28.7	2,109,865	(453,667)	-21.5
Accounts Payable & Accrued Liabilities	13,241,532	4,809,828	8,431,704	175.3	6,313,000	6,928,532	109.8
Other liabilities	1,483,046	12,496,044	(11,012,998)	-88.1	11,813,565	(10,330,519)	-87.4
Deferred Inflows	17,569,261	1,524,551	16,044,710	1052.4	2,710,373	14,858,888	548.2
Total Liabilities and Deferred Inflows	1,299,895,101	1,366,722,463	(66,827,361)	-4.9	1,105,507,684	194,387,417	17.6
Equity							
YTD Earnings(Loss)	(48,791,317)	3,333,133	(52,124,450)	-1563.8	9,015,762	(57,807,079)	-641.2
Prior Years Earnings	345,858,223	412,516,058	(66,657,835)	-16.2	413,911,609	(68,053,387)	-16.4
Transfers	18,153	-	18,153	0.0	-	18,153	0.0
Total Equity	297,085,059	415,849,191	(118,764,132)	-28.6	422,927,372	(125,842,313)	-29.8
Total Liabilities, Deferred Inflows, and Equity	1,596,980,160	1,782,571,653	(185,591,493)	-10.4	1,528,435,056	68,545,105	4.5

IOWA FINANCE AUTHORITY
RESERVE FOR LOAN LOSS ANALYSIS

September 30, 2022					
Series	Description	Principal	Reserve %	Reserve \$	Loans, Net of Reserve
001-010	General Fund	360,324	0%	-	360,324
	Performing first mortgage loans	916,255	0%	-	
	Performing less than first mortgage loans	42,297	5%	2,115	
100-053	Single Family	958,553	0%	2,000	956,553
	Single Family Second Mortgage Loans	17,193,147	0%	-	17,193,147
	Performing first mortgage loans	23,639,010	0%	-	
	Impaired first mortgage loans:				
	MF-09-004P - SA Roosevelt LP	1,490,158	25%	372,539	
	MF-08-003 - Welch Hotel	401,470	25%	100,368	
	MF-08-005 - Maquoketa Housing	206,043	25%	51,511	
	MF-07-001 - Humility of Mary Shelter	770,100	100%	770,100	
	Performing less than first mortgage loans	216,619	5%	10,831	
	Cash Flow Loans:				
	MF-02-003B - West Cap Santa Clara, LLC	13,447	25%	3,362	
200-005	MF Program	26,736,848	5%	1,309,000	25,427,848
200-007	MF 2007 AB	18,669,306	0%	-	18,669,306
200-009	MF 2008 A	3,179,651	0%	-	3,179,651
200-011	MF FHLB 1	9,535,762	0%	-	9,535,762
200-100	MF FHLB 2018	1,468,650	0%	-	1,468,650
	Performing first mortgage loans	281,358	0%	-	
	Impaired first mortgage loans:				
	MF-03-002 - Marsh Place, L.P.	261,970	25%	65,492	
	Performing less than first mortgage loans	957,440	5%	47,872	
	Impaired Loans:				
	MF-08-004 - Welch Hotel	179,012	25%	44,753	
	MF-08-006 - Maquoketa Housing	92,212	25%	23,053	
	IHC-95-034 - Countryside Assoc of Manchester	45,000	100%	45,000	
	Cash Flow Loans:				
	MF-15-004 - Twin Oaks Manor	218,209	100%	218,209	
	IHC-03-001 - Stout Place	58,354	100%	58,354	
500-047	State Housing Trust Fund	2,093,219	24%	503,000	1,590,219
500-049	Senior Living Trust Fund	5,982,568	0%	-	5,982,568
	Performing first mortgage loans	1,280,694	0%	-	
	Performing less than first mortgage loans	121,821	5%	6,091	
500-050	Home and Community Based Trust	1,402,515	0%	6,000	1,396,515
	Performing first mortgage loans	380,271	0%	-	
	Impaired loans:				
	TH-06-001 - The Way Home I, LLP	370,371	25%	92,593	
500-051	Transitional Housing Trust	750,642	12%	93,000	657,642
500-057	Tax Credit Assistance Proram (TCAP)	17,890,957	100%	17,891,000	(43)
	Risk Category 1 - fully amortizing	2,969,346	5%	133,928	
	Risk Category 2 - partially amortizing with balloon	33,909,048	50%	16,954,524	
	Risk Category 3 - interest only with balloon	4,371,510	55%	2,404,330	
	Risk Category 4 - less than interest only with balloon	5,530,010	60%	3,318,006	
	Risk Category 5 - cash flow loans	3,704,560	70%	2,593,192	
	Risk Category 6 - no payment loans with balloon	13,711,342	75%	10,283,507	
	Risk Category 7 & 8 CHDO & Forgivable	46,699,259	100%	46,699,259	
500-058	HOME	110,894,615	74%	82,387,000	28,507,615
	Performing first mortgage loans	144,201	0%	-	
	Forgivable Loans				
	CH-19-001B Hope Haven Development Ctr.	297,500	100%	297,500	
	CH-19-002B Hope Haven Development Ctr.	174,700	100%	174,700	
500-062	Community Housing and Services	616,401	77%	472,000	144,401
600-174	Ag Loan Participating Program IFA Loans	157,743	1%	2,000	155,743
	Performing participation loans	5,779,627	1%	57,796	
	Impaired participation loans:				
	AG-P0275 - Northwest Bank	139,128	100%	139,128	
600-635	Ag Development	5,918,755	3%	197,000	5,721,755
Total Housing Authority Loans		223,809,657		102,862,000	120,947,657

**Iowa Finance Authority
Housing Agency Grant Commitments**

Grant Program	Grant #	Original Commitment	Balance 06/30/2022	Additional Funding	Deallocated Funds		Commitment Balance
					Total Disb		
Local Housing Trust Fund Grant (FY20)							
Northwest Iowa Regional Housing Trust Fund, Inc.	20-LHTF-02	-	180,470	(30,209)			150,261
City of Dubuque Housing Trust Fund	20-LHTF-10	-	64,987	(64,987)			-
Great River Housing, Inc.	20-LHTF-12	-	125,603	(72,378)			53,225
Western Iowa Community Improvement Regional Housing Trust Fund	20-LHTF-13	-	53,618	(36,473)			17,145
East Central Iowa Housing Trust Fund	20-LHTF-16	-	45,933	-			45,933
Heart of Iowa Regional Housing Trust Fund	20-LHTF-17	-	36,517	(31,984)			4,533
Housing Fund for Linn County	20-LHTF-24	-	51,951	(13,339)			38,612
Dallas County Local Housing Trust Fund, Inc.	20-LHTF-26	-	1,289	(1,289)			(0)
Story County Housing Trust	20-LHTF-27	-	89,809	-			89,809
Subtotal		-	650,176	(250,658)			399,518

Local Housing Trust Fund Grant (FY21)

Homeward HTF	21-LHTF-01	283,686	13,342	(13,342)			0
Northeast Iowa Regional HTF	21-LHTF-02	246,555	1,546	(1,546)			0
NIACOG HTF	21-LHTF-03	219,522	107,968	(99,303)			8,664
Northwest Iowa Regional HTF, Inc	21-LHTF-04	299,547	299,547	(42,774)			256,773
Waterloo HTF	21-LHTF-05	153,667	70,214	(49,571)			20,642
Southwest Iowa HTF, Inc	21-LHTF-06	253,756	63,824	(32,145)			31,679
Sioux City HTF, Inc	21-LHTF-07	170,087	71,418	(71,418)			(0)
Region 6 HTF	21-LHTF-08	259,092	88,369	(84,127)			4,242
Pottawattamie County HTF, Inc.	21-LHTF-09	212,132	52,191	(32,503)			16,688
Iowa Northland Regional Housing Council LHTF	21-LHTF-10	274,680	103,249	(32,050)			71,199
AHEAD Regional HTF	21-LHTF-11	266,935	-	-			-
Eastern Iowa Regional Housing Corporation HTF	21-LHTF-12	312,429	102,871	(75,411)			27,460
HTF of Johnson County	21-LHTF-13	255,514	128,295	(128,295)			-
Chariton Valley Regional HTF, Inc.	21-LHTF-14	193,046	96,435	(28,549)			67,886
Heart of Iowa Regional HTF	21-LHTF-15	211,739	211,739	(13,218)			198,522
Dallas County LHTF, Inc.	21-LHTF-16	181,055	106,633	(7,142)			99,491
Housing Fund for Linn County	21-LHTF-17	347,910	256,270	(74,950)			181,320
City of Dubuque HTF	21-LHTF-18	141,283	121,283	(2,641)			118,642
Story County Housing Trust	21-LHTF-19	207,973	207,973	-			207,973
Central Iowa HTF	21-LHTF-20	314,084	162,286	(162,286)			-
East Central Iowa HTF	21-LHTF-21	247,489	205,319	(17,516)			187,803
Western Iowa Community Improvement Regional HTF	21-LHTF-22	233,810	178,488	(80,726)			97,762
Scott County Housing Council	21-LHTF-23	389,164	16,878	-			16,878
Council of Governments Housing, Inc.	21-LHTF-24	235,872	235,872	(94,663)			141,209
Great River Housing, Inc.	21-LHTF-25	273,877	273,877	(58,240)			215,637
Southern Iowa COG HFT	21-LHTF-26	229,482	-	-			-
Polk County HTF	21-LHTF-27	600,236	51,712	(51,712)			-
Subtotal		7,014,622	3,227,598	(1,257,127)			1,970,471

Local Housing Trust Fund Grant (FY22)

NIACOG HTF	22-LHTF-01	285,681	285,681	-			285,681
Northeast Iowa Regional HTF	22-LHTF-02	320,942	286,840	(88,945)			197,895
Homeward HTF	22-LHTF-03	369,374	285,267	(146,774)			138,493
Sioux City HTF	22-LHTF-04	221,526	221,526	-			221,526
Southern Iowa COG Housing Trust Fund	22-LHTF-05	298,673	298,673	(38,111)			260,562
AHEAD Regional HTF	22-LHTF-06	347,525	218,896	(157,095)			61,801
Northwest Iowa Regional HTF, Inc	22-LHTF-07	390,062	390,062	-			390,062
HTF of Johnson County	22-LHTF-08	332,823	332,823	(116,345)			216,478
Eastern Iowa Regional Housing Corporation HTF	22-LHTF-09	406,865	329,090	(151,200)			177,890
Region 6 HTF	22-LHTF-10	337,295	337,295	-			337,295
Housing Fund for Linn County	22-LHTF-11	453,339	453,339	-			453,339
City of Dubuque HTF	22-LHTF-12	183,956	183,956	-			183,956
Pottawattamie County HTF, Inc.	22-LHTF-13	276,237	276,237	(56,802)			219,435
Council of Governments Housing, Inc.	22-LHTF-14	307,007	307,007	-			307,007
Waterloo HTF	22-LHTF-15	200,109	180,099	(7,826)			172,273
Dallas County LHTF, Inc.	22-LHTF-16	235,703	235,703	-			235,703
Southwest Iowa HTF, Inc	22-LHTF-17	330,335	226,302	(5,000)			221,302
Story County HT	22-LHTF-18	270,813	270,813	-			270,813
Chariton Valley Regional HTF, Inc.	22-LHTF-19	251,147	251,147	-			251,147
Heart of Iowa Regional HTF	22-LHTF-20	275,529	275,529	-			275,529
Central Iowa HTF	22-LHTF-21	409,023	409,023	(69,676)			339,347
Western Iowa Community Improvement Regional HTF	22-LHTF-22	304,317	304,317	-			304,317
East Central Iowa HTF	22-LHTF-23	322,160	322,160	-			322,160
Polk County HTF	22-LHTF-24	782,460	782,460	(340,788)			441,672
Scott County Housing Council	22-LHTF-25	506,954	425,901	(67,460)			358,441
Iowa Northland Regional Housing Council LHTF	22-LHTF-26	357,626	321,864	(20,000)			301,864
Great River Housing, Inc.	22-LHTF-27	356,579	356,579	-			356,579
Subtotal		9,134,060	8,568,589	(1,266,023)			7,302,566

Project Based Grant (FY22)

Siouxland Habitat for Humanity	22-PBHP-01	50,000	50,000	(50,000)			-
Iowa Heartland Habitat for Humanity	22-PBHP-02	25,000	25,000	(25,000)			-
Iowa Heartland Habitat for Humanity	22-PBHP-04	50,000	50,000	-			50,000
Iowa Heartland Habitat for Humanity	22-PBHP-05	50,000	50,000	-			50,000
HFH of Marion County - Knoxville	22-PBHP-06	50,000	50,000	-			50,000
HFH of North Central Iowa Mason City	22-PBHP-07	25,000	25,000	-			25,000
HFH of North Central Iowa Clear Lake	22-PBHP-08	25,000	25,000	-			25,000
Subtotal		275,000	275,000	(75,000)			200,000

Project Based Grant (FY21)

Habitat for Humanity of North Central Iowa	21-PBHP-02	-	50,000	-			50,000
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**Iowa Finance Authority
Housing Agency Grant Commitments**

Grant Program	Grant #	Original Commitment	Balance 06/30/2022	Additional Funding	Deallocated Funds		Commitment Balance
					Total Disb		
Subtotal		-	50,000	-	-	-	50,000
General Fund Homes for Iowa							
Homes for Iowa RUN Thru MF CKG	Place Holder	-	-	-	-	-	-
Subtotal		-	-	-	-	-	-
Disaster Recovery Assistance (FY 2022)							
Habitat for Humanity of IA - Disaster Recovery Assistance	HI 19-26	100,000	75,842	(9,397)	(66,446)	-	-
Subtotal		100,000	75,842	(9,397)	(66,446)	-	-
Shelter Assistance Fund (2021)							
Crisis Intervention Services	SAF-62003-21	33,049	1,153	-	-	-	1,153
Family Resources, Inc	SAF-82030-21	53,841	18,755	-	-	-	18,755
Subtotal		86,890	19,908	-	-	-	19,908
Shelter Assistance Fund (2022)							
Area Substance Abuse Council	SAF-57001-22	29,403	749	(749)	-	-	-
Assault Care Center Extending Shelter & Support (ACCESS)	SAF-85001-22	21,939	19,469	-	-	-	19,469
Beacon of Life	SAF-77111-22	19,134	8,990	(6,406)	-	-	2,584
Catherine McAuley Center	SAF-57002-22	15,026	-	-	-	-	-
Catholic Council for Social Concern, dba Catholic Charities	SAF-78020-22	47,248	15,768	(15,768)	-	-	-
Center for Siouxland	SAF-97001-22	53,091	38,627	(20,731)	-	-	17,896
Central Iowa Shelter & Services	SAF-77129-22	132,435	114,420	(18,253)	-	-	96,167
Children and Families of Iowa	SAF-77193-22	42,496	25,757	(11,773)	-	-	13,984
Community Action Agency of Siouxland	SAF-97005-22	29,207	15,508	(12,596)	-	-	2,912
Community Kitchen of North Iowa, Inc	SAF-17003-22	20,340	1,282	-	-	-	1,282
Crisis Intervention Services	SAF-62003-22	24,803	16,337	(2,400)	-	-	13,937
Domestic/Sexual Assault Outreach Ctr	SAF-94001-22	36,155	17,340	(8,853)	-	-	8,487
Domestic Violence Intervention Program	SAF-52001-22	99,278	80,335	(13,317)	-	-	67,018
Family Promise of Greater DSM	SAF-77194-22	27,587	10,010	(2,566)	-	-	7,444
Family Resources	SAF-82030-22	121,509	104,862	(12,836)	-	-	92,026
Friends of the Family (CEDAR VALLEY)	SAF-09001-22	27,201	15,237	(9,013)	-	-	6,224
Fort Dodge Housing Agency	SAF-94013-22	10,496	5,562	(832)	-	-	4,730
Hawthorn Hill	SAF-77013-22	55,041	26,449	(17,809)	-	-	8,640
Helping Hand of Warren County	SAF-91001-22	8,167	492	-	-	-	492
Institutue for Community Alliance-HMIS	SAF-HMIS-2022	63,800	35,780	(23,834)	-	-	11,946
Humility Homes and Services, Inc	SAF-82003-22	165,124	128,379	(48,574)	-	-	79,805
MICAH House	SAF-78002-22	152,627	89,037	(38,154)	-	-	50,883
Muscatine Center for Social Action	SAF-70001-22	62,363	29,473	(16,148)	-	-	13,325
New Visions Homeless Services	SAF-78017-22	166,298	70,335	(69,269)	-	-	1,066
Pathway Living Center, Inc	SAF-23020-22	8,871	-	-	-	-	-
SafePlace	SAF-97002-22	48,434	28,744	(13,011)	-	-	15,733
Salvation Army of Waterloo/Cedar Falls	SAF-07005-22	64,694	-	-	-	-	-
Shelter House	SAF-52003-22	162,609	90,961	(90,961)	-	-	-
Shelter Housing Corporation dba Emergency Residence Project	SAF-85002-22	74,152	40,855	(40,855)	-	-	-
Transitions	SAF-29003-22	26,541	7,859	(7,859)	-	-	-
Warming Shelter	SAF-97006-22	108,165	81,165	(53,036)	-	-	28,129
Waypoint	SAF-57007-22	53,852	39,752	(13,657)	-	-	26,095
Willis Dady Emergency Shelter	SAF-57010-22	104,650	-	-	-	-	-
YMCA Clinton Empowerment Center	SAF-23009-22	24,985	13,627	(4,207)	-	-	9,420
Youth and Shelter Services	SAF-85003-22	31,259	23,663	(10,415)	-	-	13,248
Subtotal		2,138,980	1,196,824	(583,882)	-	-	612,942
Emergency Solutions Grant Program (FFY 2021 in CY 2022)							
Assault Care Center Extending Shelter and Support (ACCESS)	ESG 85001-22	24,128	20,570	(3,400)	-	-	17,170
Catherine McAuley Center	ESG 57002-22	24,000	22,494	(1,017)	-	-	21,477
Central Iowa Shelter & Services	ESG 77129-22	201,856	199,876	(61,794)	-	-	138,082
Children & Families of Iowa (CFI)	-	-	-	-	-	-	-
Community Action Agency of Siouxland	ESG 97005-22	20,721	15,929	(7,218)	-	-	8,711
Community Action of Southeast Iowa	ESG 29001-22	44,003	9,512	(9,512)	-	-	-
Community Solutions of Eastern Iowa (East Central Development Corp)	ESG 31024-22	105,426	61,821	(21,889)	-	-	39,932
Crisis Intervention & Advocacy Center	ESG 25001-22	122,165	119,257	(34,835)	-	-	84,422
Domestic Violence Intervention Program	ESG 52001-22	92,214	46,984	(16,661)	-	-	30,323
Family Crisis Centers	ESG 84003-22	67,674	45,358	(18,140)	-	-	27,218
Family Resources, Inc.	ESG 82030-22	44,723	44,314	-	-	-	44,314
Friends of the Family (Cedar Valley)	ESG 09001-22	321,546	232,250	(44,450)	-	-	187,800
Hawkeye Area Community Action Prog.	ESG 00005-22	148,630	89,748	(23,957)	-	-	65,791
Heartland Family Service (HFS)	ESG 78018-22	58,015	21,162	(12,017)	-	-	9,145
HOME	ESG-77014-22	87,625	39,080	(36,326)	-	-	2,754
Humility Homes and Services, Inc	ESG 82003-22	49,250	33,623	(19,336)	-	-	14,259
Institute for Community Alliances-HMIS	ESG-HMIS-2022	55,000	26,852	(21,353)	-	-	5,499
Iowa Legal Aid	ESG 77054-22	75,000	9,778	(9,778)	-	-	8,854
Muscatine Center for Social Action	ESG 70001-22	72,012	58,361	(11,351)	-	-	47,010
New Visions Homeless Services	ESG 78017-22	73,041	47,112	(24,566)	-	-	22,546
NIAD Center for Human Development	-	-	-	-	-	-	-
Shelter House Community Shelter and Transition Services	ESG 52003-22	189,123	179,676	(78,271)	-	-	101,405
Shelter Housing Corporation-dba Emergency Residence Project	ESG 85002-22	93,757	79,806	(29,759)	-	-	50,047
The Salvation Army of the Quad Cities	ESG 82005-22	159,268	117,791	(24,248)	-	-	93,543
Upper Des Moines Opportunity, Inc	ESG 74003-22	78,867	74,737	(5,895)	-	-	68,842
Waypoint Services	ESG 57007-22	222,133	168,787	(70,991)	-	-	97,796
West Des Moines Human Services	ESG 77029-22	67,247	12,679	(9,221)	-	-	3,458
Willis Dady Emergency Shelter	ESG 57010-22	184,620	168,646	(19,904)	-	-	148,742
YWCA Clinton	ESG 23009-22	103,176	76,911	(22,194)	-	-	54,717

**Iowa Finance Authority
Housing Agency Grant Commitments**

Grant Program	Grant #	Original Commitment	Balance 06/30/2022	Additional Funding	Deallocated Funds		Commitment Balance
					Total Disb		
Youth and Shelter Services, Inc.	ESG 85003-22	48,378	36,358		(8,910)		27,448
Subtotal		2,833,598	2,059,472	-	(638,167)	-	1,421,305

Emergency Solutions Grant Program (FFY 2020 in CY 2021)

Central Iowa Shelter & Services	ESG 77129-21	75,462	14,833	-	-	-	14,833
Children & Families of Iowa (CFI)	ESG-77193-21	69,426	1,062	-	-	-	1,062
Community Action Agency of Siouland	ESG-97005-21	63,584	1,694	-	-	-	1,694
Community Action of Southeast Iowa	ESG 29001-21	50,800	547	-	-	-	547
Family Resources, Inc.	ESG 82030-21	78,164	7,690	-	-	-	7,690
Friends of the Family (Cedar Valley)	ESG-09001-21	115,015	9,003	-	-	-	9,003
Hawkeye Area Community Action Prog.	ESG-00005-21	135,219	77,621	-	-	-	77,621
Heartland Family Service (HFS)	ESG 78018-21	169,330	19,848	-	-	-	19,848
HOME	ESG-77014-21	40,179	21,054	-	-	-	21,054
Humility Homes and Services, Inc	ESG-82003-21	44,090	4,382	-	-	-	4,382
Muscatine Center for Social Action	ESG-70001-21	39,445	7	-	-	-	7
Upper Des Moines Opportunity, Inc	ESG-74003-21	154,200	732	-	-	-	732
Youth and Shelter Services, Inc.	ESG 85003-21	111,728	20,577	-	-	-	20,577
Subtotal		1,146,642	179,050	-	-	-	179,050

Emergency Solutions Grant Program (Cares Funding)

Area Substance Abuse Council	ESG-CV2-57001-20	44,629	14,294	(11,522)	-	-	2,772
Assault Care Center Extending Shelter & Support (ACCESS)	ESG-CV-85001-20	44,923	-	-	-	-	-
Assault Care Center Extending Shelter & Support (ACCESS)	ESG-CV2-85001-20	77,000	24,159	-	-	-	24,159
Catherine McAuley Center	ESG-CV2-57002-20	35,500	3,905	(3,353)	-	-	552
Catholic Council for Social Concern	ESG-CV2-78020-20	54,000	-	-	-	-	-
Children & Families of Iowa	ESG-CV2-77193-20	40,000	382	(382)	-	-	-
Central Iowa Shelter & Services	ESG-CV-77129-20	417,931	-	-	-	-	-
Central Iowa Shelter & Services	ESG-CV2-77129-20	723,996	154,782	(104,204)	-	-	50,578
Central Iowa Shelter & Services	REHAB ESG-CV2-77129-20-2	200,000	131,802	(131,802)	-	-	-
City of Sioux City	ESG-CV-97077-20	63,531	-	-	-	-	-
City of Sioux City	ESG-CV2-97077-20	148,648	38,705	(29,740)	-	-	8,965
Community Action Agency of Siouland	ESG-CV-97005-20	29,566	-	-	-	-	-
Community Action Agency of Siouland	ESG-CV2-97005-20	18,915	-	-	-	-	-
Community Action of Southeast Iowa	ESG-CV-29001-20	23,621	158	-	-	-	158
Council on Sexual Assault and Domestic Violence	ESG-CV-97002-20	16,371	-	-	-	-	-
Council on Sexual Assault and Domestic Violence	ESG-CV2-97002-20	20,000	6,301	(6,301)	-	-	-
Crisis Intervention & Advocacy Center	ESG-CV-25001-20	426,959	47,663	-	-	-	47,663
Crisis Intervention & Advocacy Center	ESG-CV2-25001-20	333,518	99,769	(89,401)	-	-	10,368
Community Solutions of Eastern Iowa	ESG-CV-31024-20	427,776	-	-	-	-	-
Community Solutions of Eastern Iowa	ESG-CV2-31024-20	225,000	109,727	(59,280)	-	-	50,447
Cedar Valley Friends of the Family	ESG-CV-09001-20	876,142	46,835	-	-	-	46,835
Cedar Valley Friends of the Family	ESG-CV2-09001-20	685,685	414,657	(73,951)	-	-	340,706
Domestic/Sexual Assault Outreach Center	ESG-CV2-94001-20	22,000	-	-	-	-	-
Domestic Violence Intervention Program	ESG-CV-52001-20	323,059	967	-	-	-	967
Domestic Violence Intervention Program	ESG-CV2-52001-20	419,864	188,812	(75,921)	-	-	112,891
Family Crisis Centers, Inc	ESG-CV-84003-20	248,284	-	-	-	-	-
Family Crisis Centers, Inc	ESG-CV2-84003-20	204,756	28,252	(20,865)	-	-	7,387
Family Promise of Greater Des Moines	ESG-CV2-77194-20	18,575	-	-	-	-	-
Family Resources, Inc.	ESG-CV-82030-20	157,745	10,857	-	-	-	10,857
Family Resources, Inc.	ESG-CV2-82030-20	217,692	89,523	-	-	-	89,523
Hawkeye Area Community Action Program	ESG-CV-00005-20	301,168	-	-	-	-	-
Hawkeye Area Community Action Program	ESG-CV2-00005-20	210,885	60,189	(15,872)	-	-	44,317
Heartland Family Service	ESG-CV-78018-20	307,186	48,720	(10,219)	-	-	38,501
Heartland Family Service	ESG-CV2-78018-20	171,093	99,889	(28,255)	-	-	71,634
Home Opportunities Made Easy (HOME)	ESG-CV-77014-20	643,478	30,778	(1,355)	-	-	29,423
Home Opportunities Made Easy (HOME)	ESG-CV2-77014-20	556,329	290,441	(62,471)	-	-	227,970
Humility Homes and Services, Inc	ESG-CV-82003-20	377,476	-	-	-	-	-
Humility Homes and Services, Inc	ESG-CV2-82003-20	473,335	70,463	(67,068)	-	-	3,395
Institute for Community Alliances	ESG-CV-20	287,248	81,444	(16,731)	-	-	64,713
Iowa Legal Aid	ESG-CV-77054-20	200,000	46,292	(33,881)	-	-	12,411
Lotus Community Project, Inc	ESG-CV2-94014-20	166,778	864	(864)	-	-	-
MICHA House Corp	ESG-CV-78002-20	35,955	-	-	-	-	-
MICAH House	ESG-CV2-78002-20	50,000	23,773	(22,015)	-	-	1,758
Muscatine Center for Social Action	ESG-CV-70001-20	203,113	36,814	-	-	-	36,814
Muscatine Center for Social Action	ESG-CV2-70001-20	340,568	132,712	(21,987)	-	-	110,725
Muscatine Center for Social Action	Rehab ESG-CV2-70001-20	193,470	193,470	(100,000)	-	-	93,470
New Visions Homeless Services	ESG-CV-78017-20	185,367	1,552	(1,255)	-	-	297
New Visions Homeless Services	ESG-CV2-78017-20	277,288	13,584	(13,584)	-	-	-
NAID Center for Human Development dba Crisis Intervention Service	ESG-CV-17001-20	35,374	-	-	-	-	-
Northern Lights Alliance for the Homeless	ESG-CV-17014-20	15,000	1,324	-	-	-	1,324
Northern Lights Alliance for the Homeless	ESG-CV2-17014-20	45,000	2,359	-	-	-	2,359
The Salvation Army Quad Cities Family Services	ESG-CV-82005-20	302,920	-	-	-	-	-
The Salvation Army Quad Cities Family Services	ESG-CV2-82005-20	304,119	33,254	(31,667)	-	-	1,587
Transitions DMC, Inc	ESG-CV-29003-20	125,000	(2,600)	-	-	-	-
Transitions DMC, Inc	ESG-CV2-29003-20	40,000	2,600	-	-	-	-
Shelter House Community Shelter and Transition Services	ESG-CV-52003-20	760,589	119,228	(74,349)	-	-	44,879
Shelter House Community Shelter and Transition Services	ESG-CV2-52003-20	802,880	361,656	(23,221)	-	-	338,435
Waypoint Services	ESG-CV-57007-20	1,415,056	-	-	-	-	-
Waypoint Services	ESG-CV2-57007-20	1,248,785	810,795	(529,710)	-	-	281,085
West Des Moines Human Services	ESG-CV-77029-20	52,703	-	-	-	-	-
Willis Dady Emergency Shelter	ESG-CV-57010-20	78,965	-	-	-	-	-
Willis Dady Emergency Shelter	ESG-CV2-57010-20	132,214	76,953	(19,933)	-	-	57,020
Youth and Shelter Services, Inc.	ESG-CV-85003-20	51,953	3,420	-	-	-	3,420

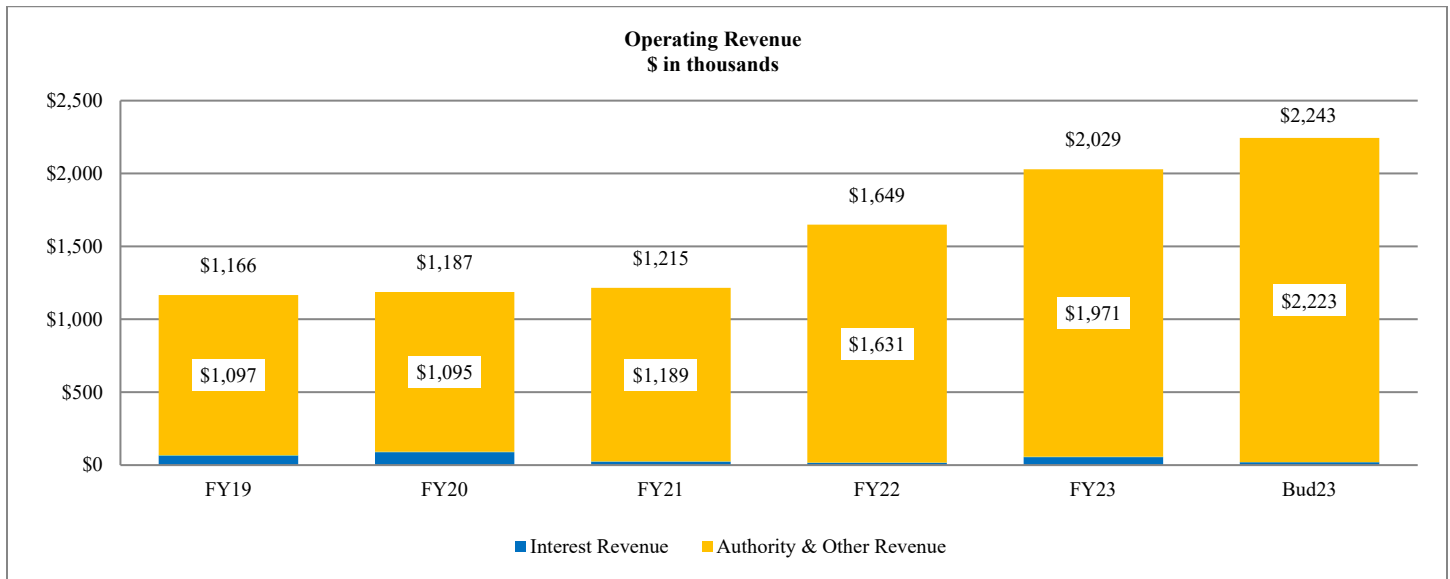
**Iowa Finance Authority
Housing Agency Grant Commitments**

Grant Program	Grant #	Original Commitment	Balance 06/30/2022	Additional Funding	Deallocated Funds		Commitment Balance
					Total Disb		
Shelter Housing Corporation dba Emergency Residence Project	ESG-CV-85002-20	353,317	-	-	-	-	-
Shelter Housing Corporation dba Emergency Residence Project	ESG-CV2-85002-20	200,000	-	-	-	-	-
Upper Des Moines Opportunity, Inc	ESG-CV-74003-20	313,514	22	-	-	-	22
Upper Des Moines Opportunity, Inc	ESG-CV2-74003-20	215,314	108,727	-	(99,187)	-	9,540
City of Cedar Rapids	ESG-CV2-57011-20	150,000	123,742	-	(5,685)	-	118,057
Subtotal		18,169,126	3,990,545	-	(1,786,031)	-	2,397,984
HOPWA (FFY 2020 IN CY 2021)							
Cedar Valley Hospice	HOPWA-007-2021	41,403	9,449	-	-	-	9,449
Primary Health Care Inc	HOPWA-077-2021	280,110	3,304	-	-	-	3,304
Siouxland Community Health Center	HOPWA -097-2021	97,236	9,459	-	-	-	9,459
University of Iowa	HOPWA-052-2021	162,509	6,666	-	-	-	6,666
The Project of the Quad Cities (AIDS Project Quad Cities)	HOPWA-082-2021	93,055	1,914	-	-	-	1,914
Subtotal		674,313	30,792	-	-	-	30,792
HOPWA (Cares Funding)							
Cedar Valley Hospice	HOPWA-CV-007-2020	6,275	1,604	-	-	-	1,604
Primary Health Care	HOPWA-CV-077-2020	40,930	3	-	-	-	3
University of Iowa	HOPWA-CV-052-2020	24,585	509	(509)	-	-	-
Siouxland Community Health Center	HOPWA-CV-097-2020	13,344	101	-	-	-	101
Subtotal		85,134	2,217	(509)	-	-	1,708
HOPWA FY 2022							
Cedar Valley Hospice	HOPWA-007-2022	47,450	31,457	(10,559)	-	-	20,898
Institute for Community Alliances	HOPWA-HMIS-2022	21,594	13,721	(5,583)	-	-	8,138
Primary Health Care Inc	HOPWA-077-2022	334,526	265,008	(73,695)	-	-	191,313
Siouxland Community Health Center	HOPWA-097-2022	109,927	68,169	(34,578)	-	-	33,591
University of Iowa	HOPWA-052-2022	184,793	132,654	(47,708)	-	-	84,946
The Project of the Quad Cities (AIDS Project Quad Cities)	HOPWA-082-2022	111,772	83,526	(41,738)	-	-	41,788
Subtotal		810,062	594,535	(213,861)	-	-	380,674

To: IFA Board of Directors
 From: Linda Day
 Date: October 18, 2022
 Re: YTD Sept 2022 Financial Results

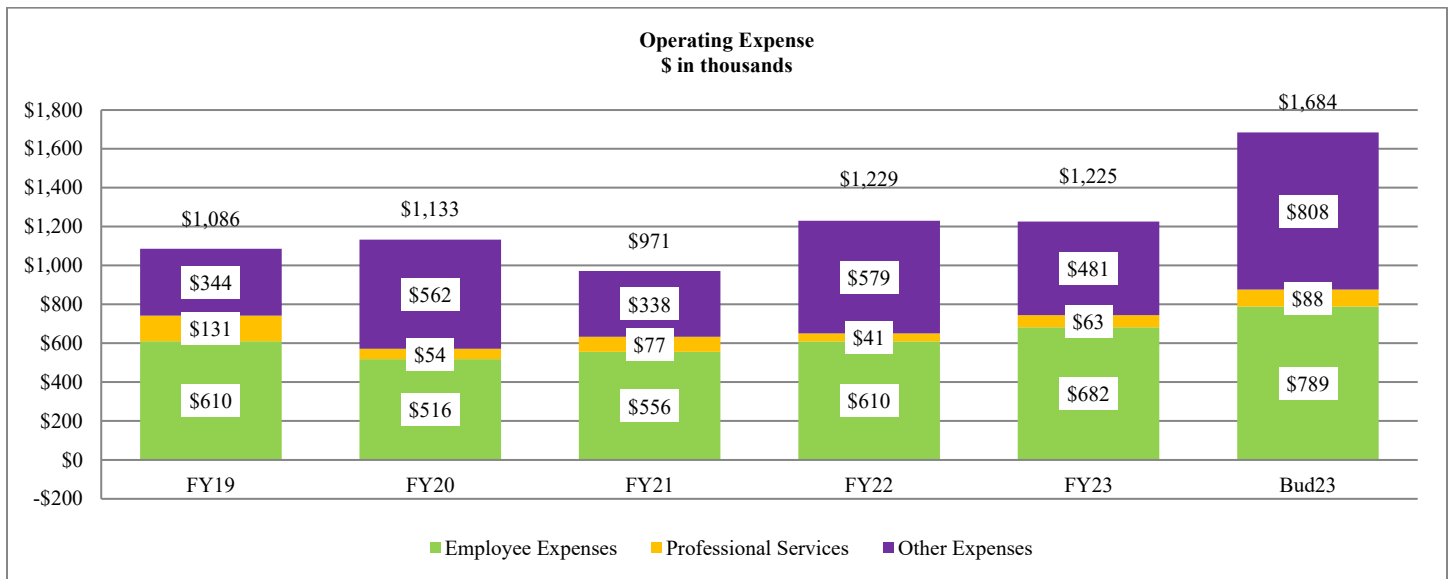
Overhead Departments (\$ in thousands)

With the end of the first quarter of FY23, the Overhead departments are operating favorable to budget.



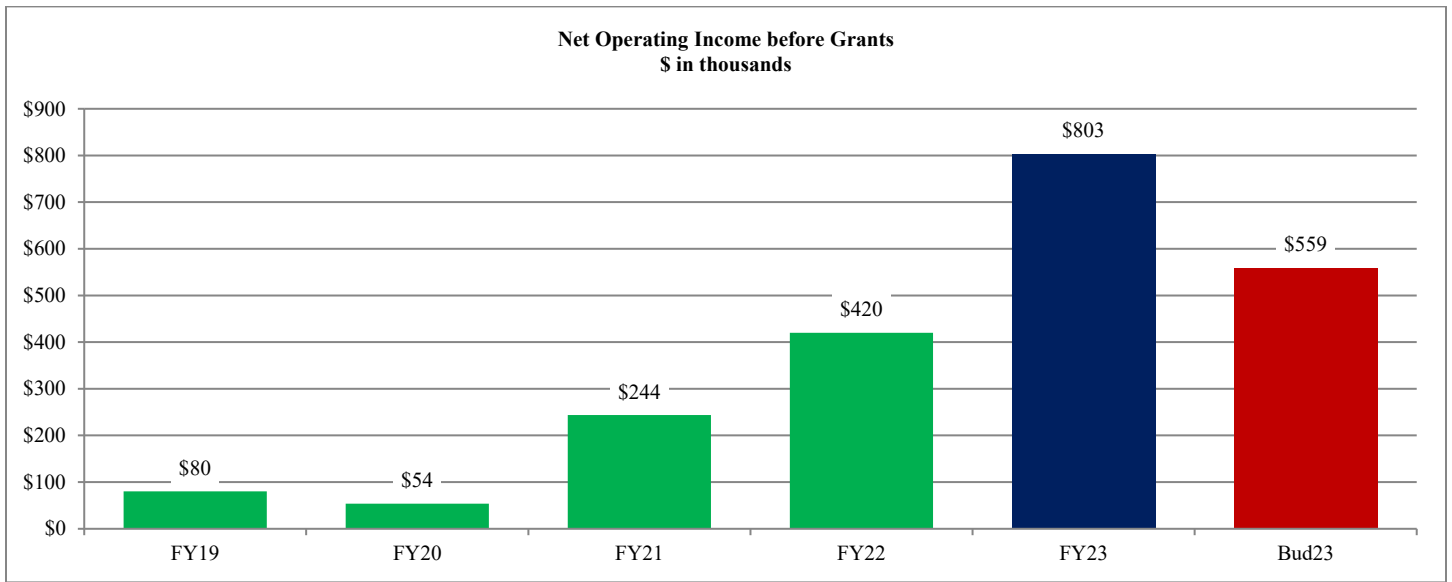
Operating Revenue was \$214 or 9.6% unfavorable to budget but 23% favorable to last year.

This is due to the Authority Revenue being under budget.



Operating Expense was \$459 or 27.2% favorable to budget, and comparable to last year.

Employee Expenses, Shared Expenses, Professional Services, and Marketing Expense are all favorable to budget.



As a result, NOIBG is \$244 or 43.7% favorable to budget and 91.3% favorable to last year.

General Fund Liquidity

The GF will maintain a minimum of 3 months of budgeted expenses in the form of cash and cash equivalents. For FY23 the short-term liquidity goal is \$3.0M. The current short-term liquidity for September 2022 is \$3.4M.

The GF will maintain a minimum of 12 months of budgeted expenses in the form of cash and cash equivalents, investments, and mortgage-backed securities. For FY23 the long-term liquidity goal is \$12.3M. The current long-term liquidity for September 2022 is \$13.4 million.

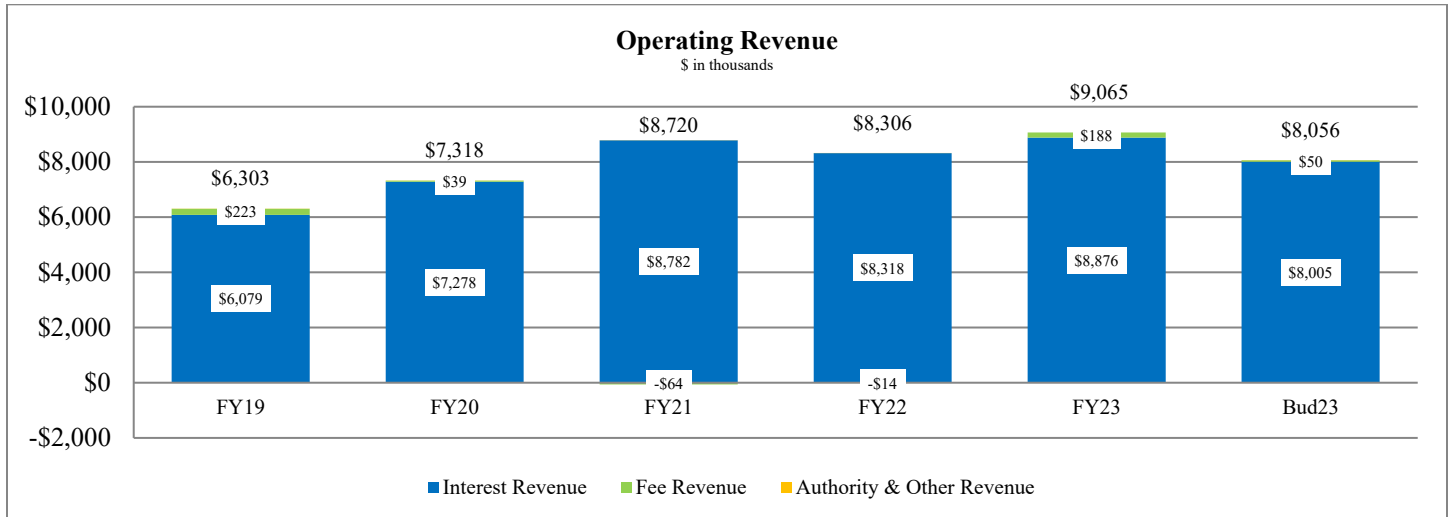
Income Statement	Overhead (Rollup)													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	20,082	6,243	13,839	221.7	4,556	15,526	340.8	54,393	18,994	35,399	186.4	16,622	37,771	227.2
Authority Revenue	-	-	-	0.0	-	-	0.0	1,440,459	1,657,360	(216,902)	-13.1	1,168,151	272,308	23.3
Fee Revenue	1,185	400	785	196.3	-	1,185	0.0	3,430	1,200	2,230	185.9	1,026	2,405	234.4
Other Revenue	344,032	332,309	11,723	3.5	243,418	100,614	41.3	530,310	565,496	(35,186)	-6.2	463,220	67,090	14.5
Total Operating Revenue	365,299	338,952	26,347	7.8	247,974	117,325	47.3	2,028,592	2,243,050	(214,458)	-9.6	1,649,018	379,574	23.0
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	(940)	940	-100.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	277,989	266,968	11,020	4.1	201,535	76,453	37.9	681,546	788,649	(107,103)	-13.6	609,557	71,989	11.8
Shared Expenses	176,468	225,561	(49,093)	-21.8	208,319	(31,851)	-15.3	668,884	851,489	(182,605)	-21.4	589,426	79,458	13.5
Marketing Expense	158,874	321,000	(162,126)	-50.5	163,846	(4,972)	-3.0	184,931	363,000	(178,069)	-49.1	225,997	(41,066)	-18.2
Professional Services	34,158	27,858	6,300	22.6	23,040	11,117	48.3	63,116	87,654	(24,538)	-28.0	41,180	21,936	53.3
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	(63,186)	(46,557)	(16,629)	35.7	(16,099)	(47,088)	292.5	(89,778)	(130,768)	40,990	-31.3	(46,739)	(43,039)	92.1
Overhead Allocation	(76,922)	(86,700)	9,777	-11.3	(74,872)	(2,050)	2.7	(283,404)	(276,052)	(7,351)	2.7	(189,364)	(94,040)	49.7
Total Operating Expense	507,380	708,131	(200,751)	-28.3	505,771	1,610	0.3	1,225,296	1,683,972	(458,676)	-27.2	1,229,117	(3,821)	-0.3
Net Operating Income (Loss) Before Grants	(142,081)	(369,179)	227,098	-61.5	(257,796)	115,715	-44.9	803,296	559,079	244,218	43.7	419,901	383,395	91.3
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	(1,000,000)	-	(1,000,000)	0.0	-	(1,000,000)	0.0	(1,000,000)	(1,000,000)	-	0.0	-	(1,000,000)	0.0
Total Net Grant (Income) Expense	(1,000,000)	-	(1,000,000)	0.0	-	(1,000,000)	0.0	(1,000,000)	(1,000,000)	-	0.0	-	(1,000,000)	0.0
Net Operating Income (Loss) After Grants	857,919	(369,179)	1,227,098	-332.4	(257,796)	1,115,715	-432.8	1,803,296	1,559,079	244,218	15.7	419,901	1,383,395	329.5
Other Non-Operating (Income) Expense	31,670	-	31,670	0.0	7,912	23,759	300.3	39,368	-	39,368	0.0	11,316	28,052	247.9
Net Income (Loss)	826,249	(369,179)	1,195,427	-323.8	(265,708)	1,091,957	-411.0	1,763,929	1,559,079	204,850	13.1	408,586	1,355,343	331.7
IFA Home Dept Staff Count	-	33	(33)	-100.0	24	(24)	-100.0	7	33	(25)	-77.6	24	(17)	-69.4
FTE Staff Count	22	26	(4)	-14.2	19	3	15.4	13	26	(13)	-50.3	18	(5)	-29.8

Balance Sheet	Overhead (Rollup)						
	Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	12,637,588	11,459,163	1,178,425	10.3	11,411,264	1,226,324	10.7
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	908,513	984,912	(76,399)	-7.8	1,253,884	(345,371)	-27.5
Line of Credit	-	50,000	(50,000)	-100.0	-	-	0.0
Loans - net of reserve for losses	360,324	368,938	(8,613)	-2.3	387,272	(26,948)	-7.0
Capital Assets (net of accumulated depreciation)	13,871,489	14,088,634	(217,144)	-1.5	13,915,846	(44,357)	-0.3
Other Assets	2,293,249	911,071	1,382,178	151.7	748,656	1,544,593	206.3
Deferred Outflows	976,523	1,144,197	(167,674)	-14.7	1,144,197	(167,674)	-14.7
Total Assets and Deferred Outflows	31,047,687	29,006,914	2,040,772	7.0	28,861,119	2,186,567	7.6
Liabilities, Deferred Inflows, and Equity							
Debt	-	-	-	0.0	-	-	0.0
Interest Payable	-	-	-	0.0	-	-	0.0
Unearned Revenue	381,975	287,844	94,131	32.7	580,677	(198,703)	-34.2
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	2,407,793	482,726	1,925,067	398.8	474,612	1,933,182	407.3
Other liabilities	843,135	5,880,856	(5,037,721)	-85.7	5,059,289	(4,216,154)	-83.3
Deferred Inflows	3,886,180	298,578	3,587,602	1201.6	641,333	3,244,847	506.0
Total Liabilities and Deferred Inflows	7,519,083	6,950,004	569,079	8.2	6,755,911	763,172	11.3
Equity							
YTD Earnings(Loss)	1,763,929	1,559,079	204,850	13.1	408,586	1,355,343	331.7
Prior Years Earnings	21,340,080	21,413,183	(73,104)	-0.3	20,675,691	664,389	3.2
Transfers	424,595	(915,352)	1,339,947	-146.4	1,020,932	(596,337)	-58.4
Total Equity	23,528,603	22,056,910	1,471,693	6.7	22,105,208	1,423,395	6.4
Total Liabilities, Deferred Inflows, and Equity	31,047,687	29,006,914	2,040,772	7.0	28,861,119	2,186,567	7.6

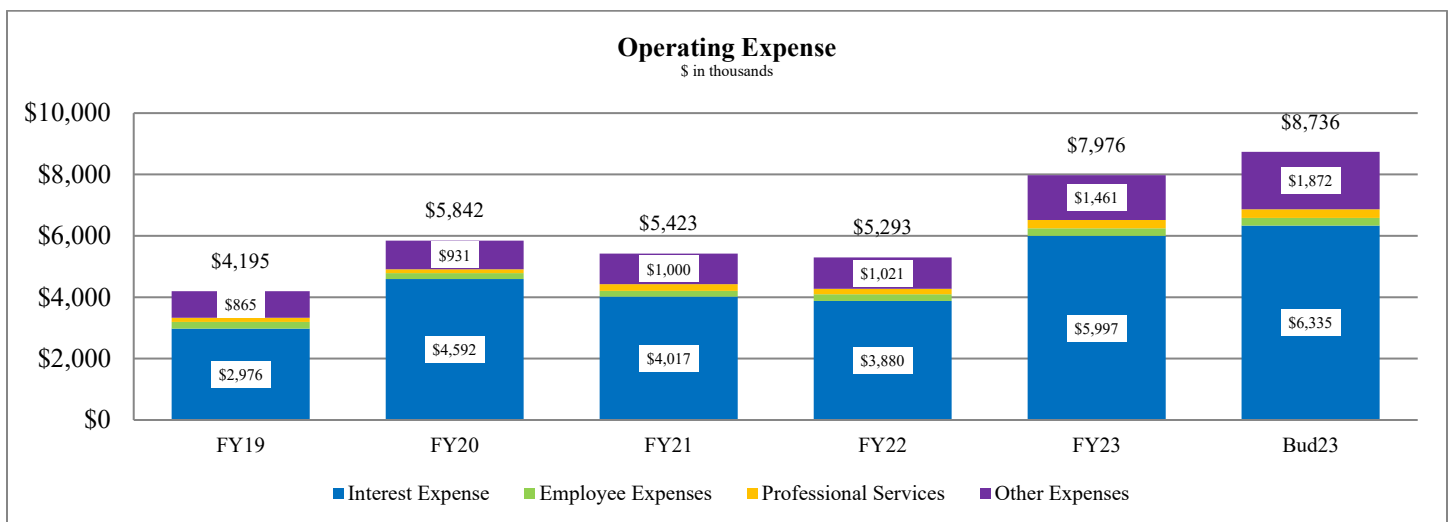
To: IFA Board of Directors
 From: David Morrison
 Date: October 18, 2022
 Re: September 2022 YTD Single Family Financial Results

Single Family Results (\$ in thousands)

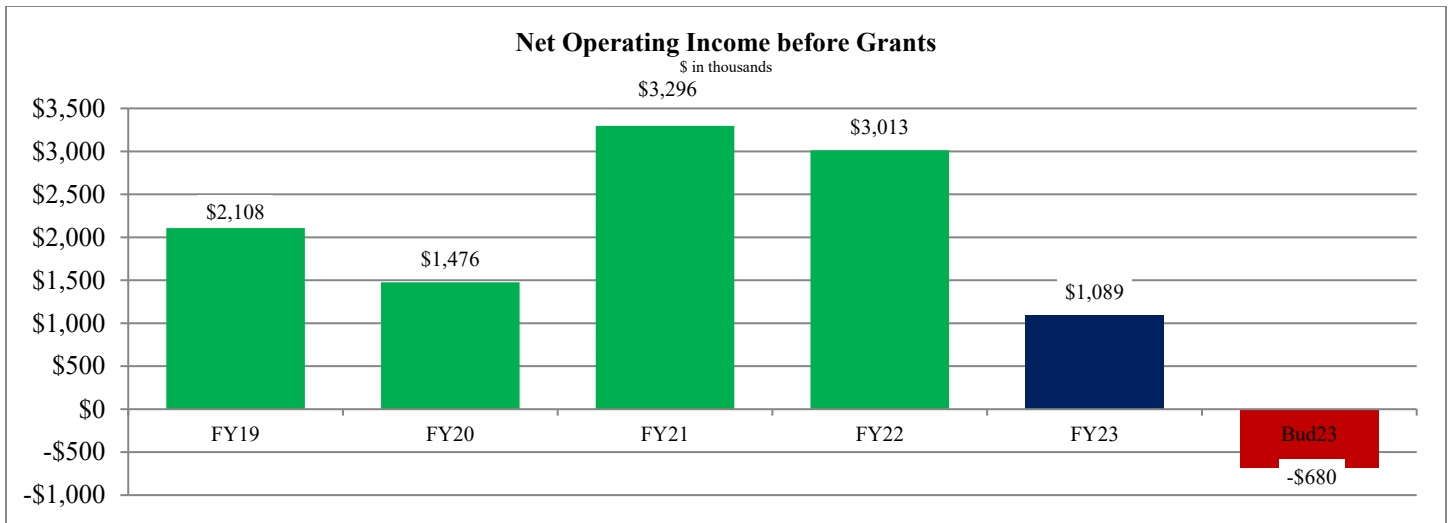
Single-Family program operated favorably to budget for the first quarter of FY2023. Note: Single Family had a bond issued in September for \$99,999,621.



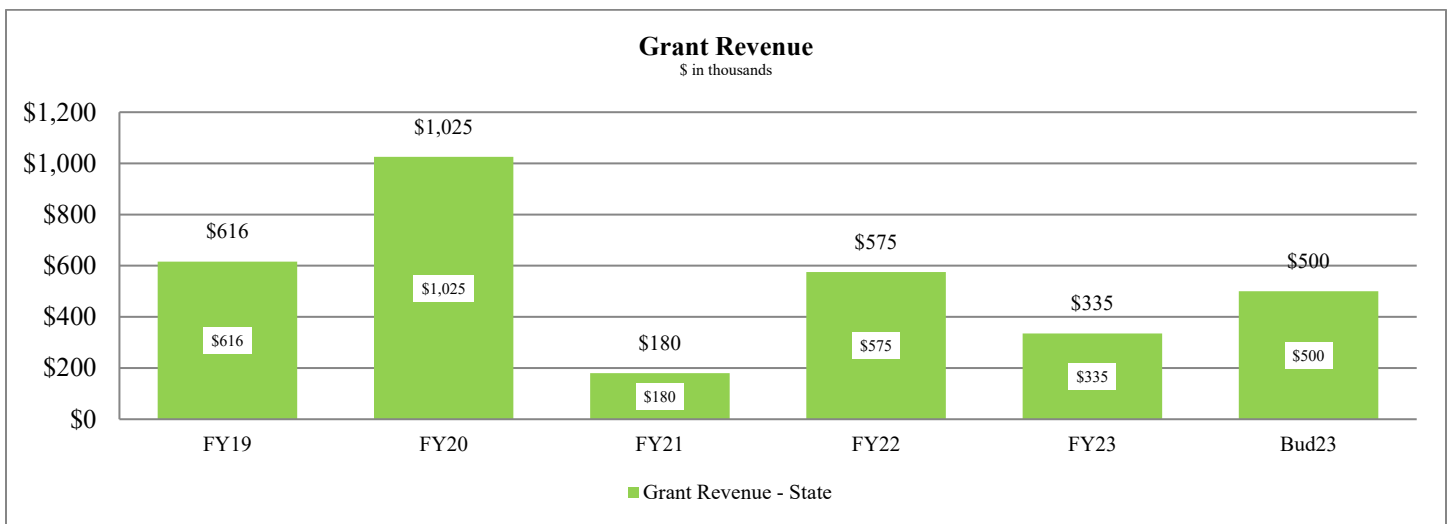
Operating Revenue was \$1,009 or 12.5% favorable to budget and \$759 or 9.1% favorable to last year. Interest Revenue was \$871 or 10.9% favorable to budget primarily due to higher earnings on Investments. Fee Revenue was \$138 favorable to budget related to higher Risk Based Pricing revenues.



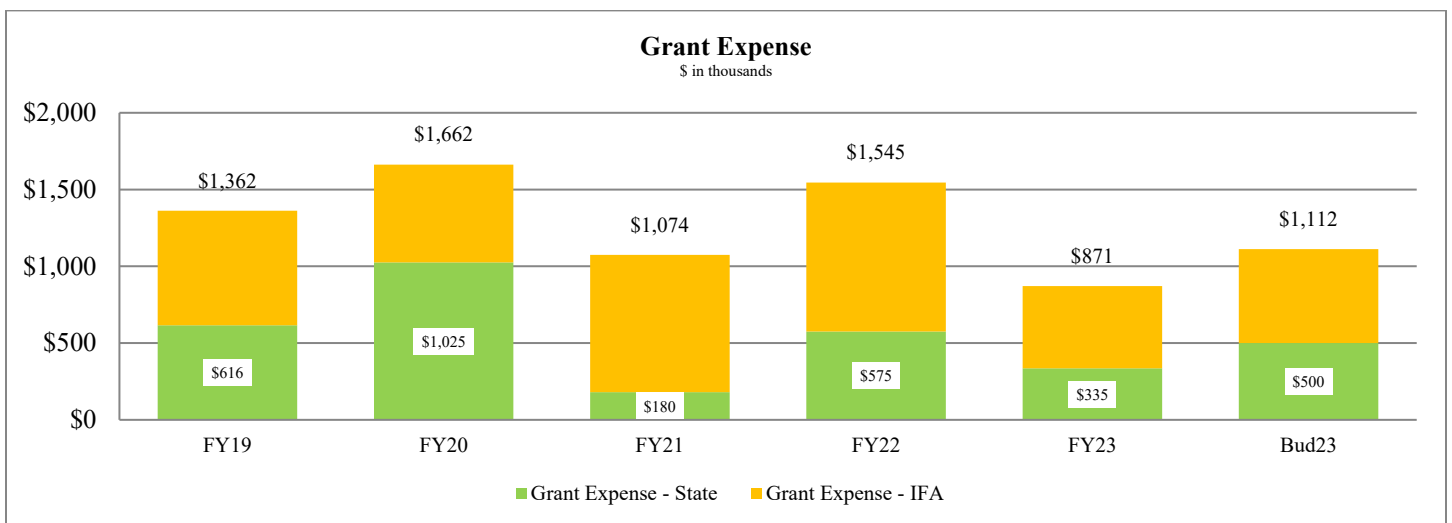
Operating Expense was favorable to budget by \$760 or 8.7% but unfavorable to last year by \$2,683 or 50.7%. Interest Expense accounts for \$337 of the favorable variance. This is explained by prepayments used to call premium bond debt as well as bond premium amortization. Most expense categories were favorable to budget.



NOIBG was favorable to budget by \$1,769 or 260.2%.



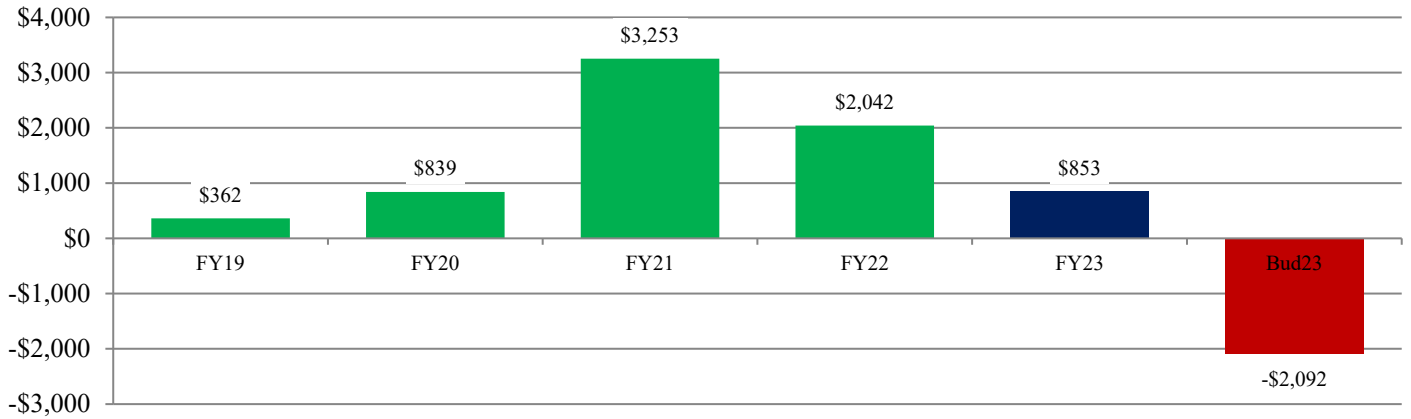
Grant Revenue was \$165 or 33.0% unfavorable to budget as well as \$240 last year. Grant Revenue is solely made up of military DPA.



Grant Expense was favorable to budget by \$241 or 21.7% as well as last year by \$674 or 43.6%. Grant Expense State is made up of Military DPA grants, it is below budget due lower disbursements in September YTD.

Net Operating Income after Grants

\$ in thousands



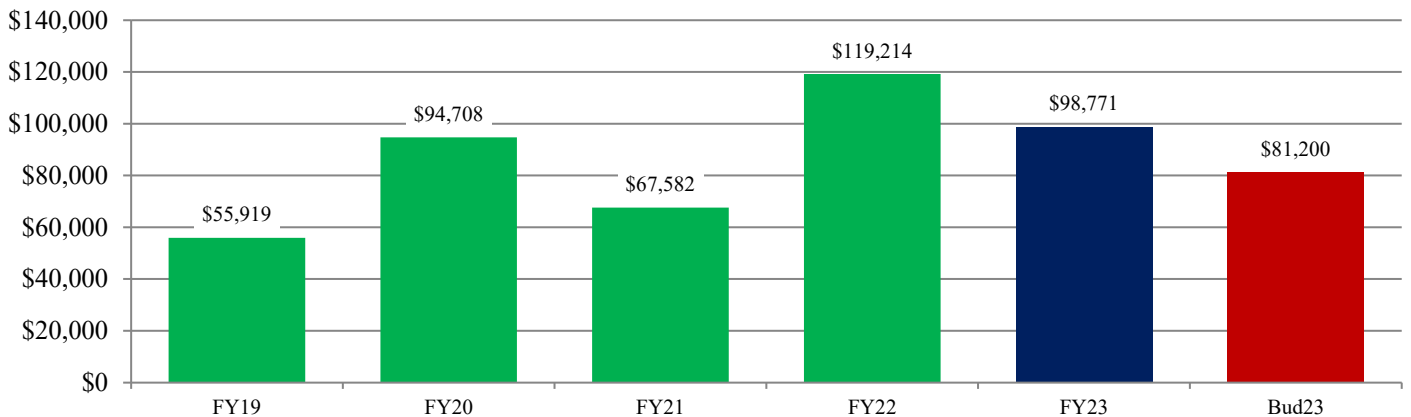
Net Operating Income After Grants was favorable to budget by \$2,945 but unfavorable to last year by \$1,189.

MBS Activity (\$ in thousands)

Series	Purchased	Sold	Net	DPA Grant	Funds Available
RHF Security (034)	-	-	-	-	9,870
RHF Program (053)	-	-	-	55	4,803
Retired MBS (058)	-	-	-	-	10,217
2015 ABC 059 thru 070	5,911		5,911		24,597
2021 BC (071)	372		372	-	3,481
2021 DEF (072)	-		-	-	1,638
2022 AB (073)	189		189	-	1,114
2022 C (074)	-		-	-	-
2022 DEF (075)	59,607		59,607	350	4,586
2022 GHI (076)	14,158		14,158	165	60,176
SF Warehouse Acct (054)	18,534	(10,166)	8,368	-	39,196
Total Single Family	98,771	(10,166)	88,605	570	159,678

MBS Purchases

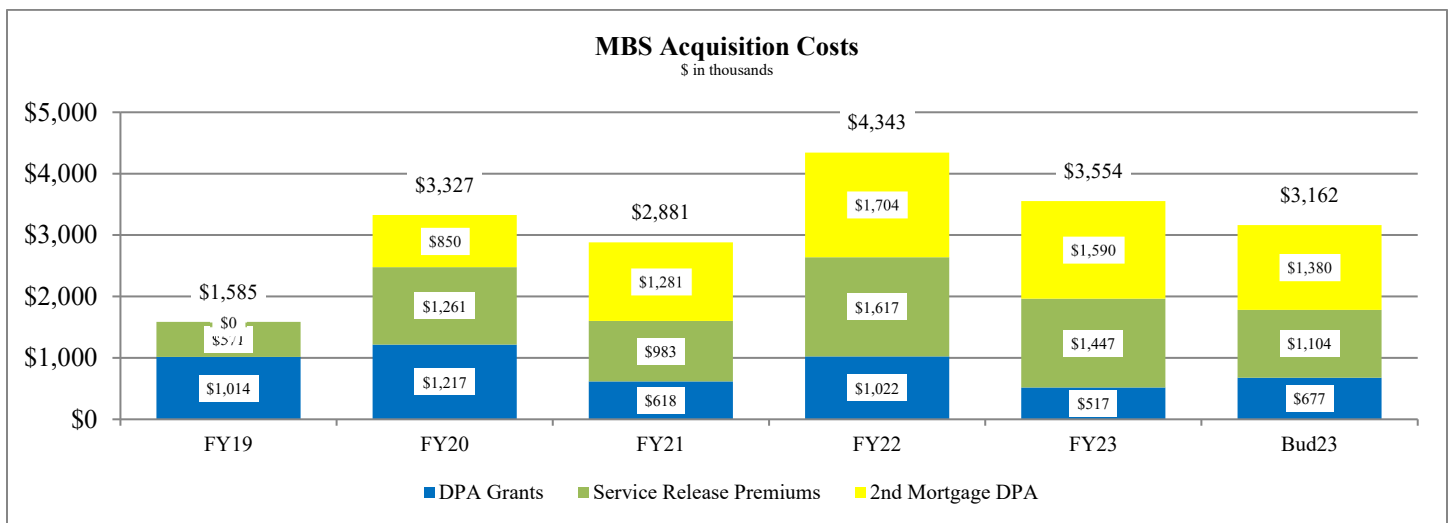
\$ in thousands



MBS Purchases were \$17,571 or 21.6% favorable to budget.

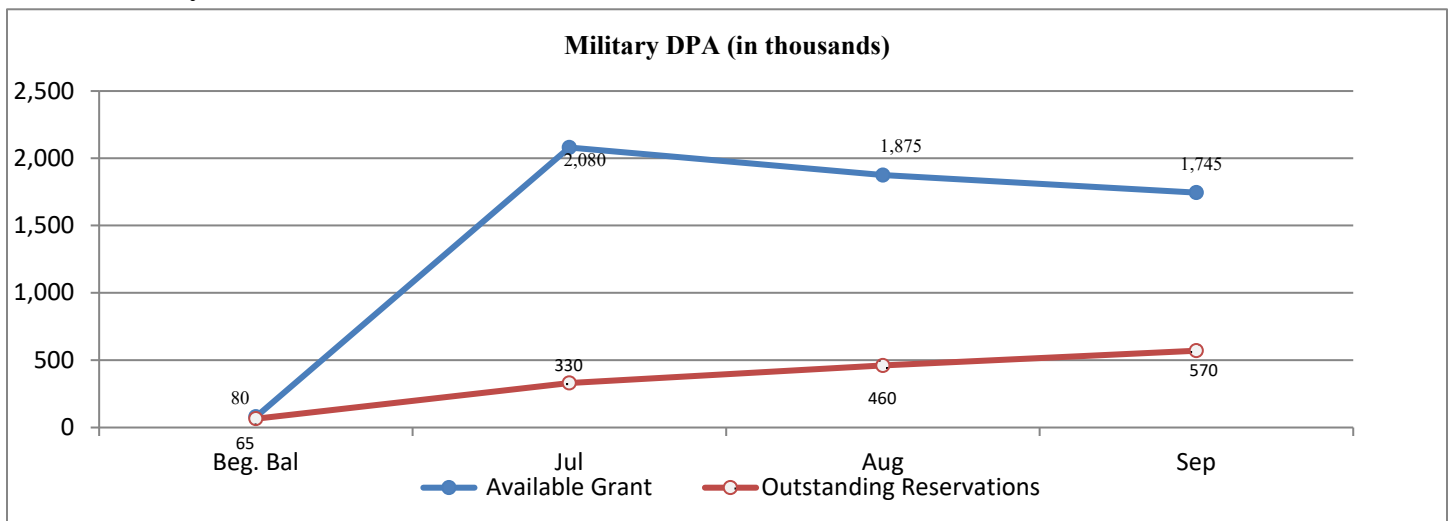
SF Portfolio Analysis (\$ in thousands)

Description	6/30/22 Balance	Additions	Reduction	YTD FY23	
				Balance	Chg
Mortgage Backed Sec - Cost	947,250	88,605	(19,430)	1,016,425	7%
Other SF Loans (net of reserve)	1,248		(292)	956	-23%
SF Second Mortgage DPA	15,603	1,690	(100)	17,193	10%
Warehouse Loans - LOC	23,882		(1,788)	22,094	-7%
Subtotal	987,983	90,295	(21,610)	1,056,668	7%
MBS - FMVA	(53,302)	-	(55,049)	(108,351)	103%
Total Portfolio	934,681	90,295	(76,659)	948,317	1%

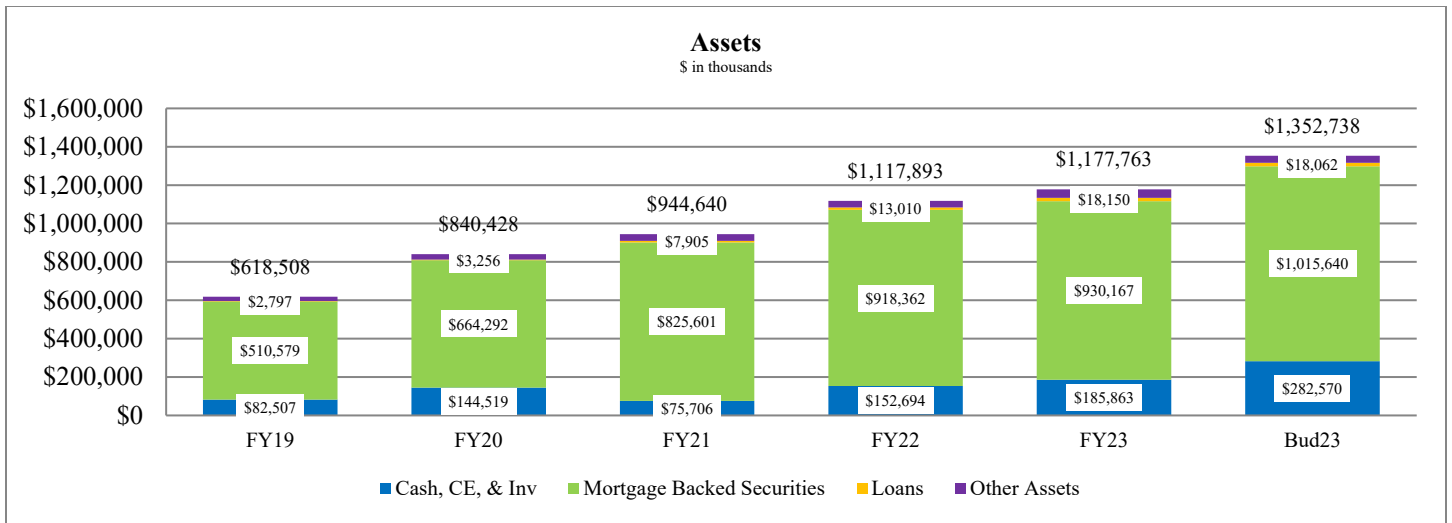


MBS Acquisition Costs are 15.2% above budget with SRP and second mortgage DPA leading the unfavorability.

Other Activity



Total disbursements to date \$335, available grants \$1,745 and outstanding reservations \$570 and carry-over reservations of \$65.



Total assets and deferred outflows were 12.9% unfavorable to budget.

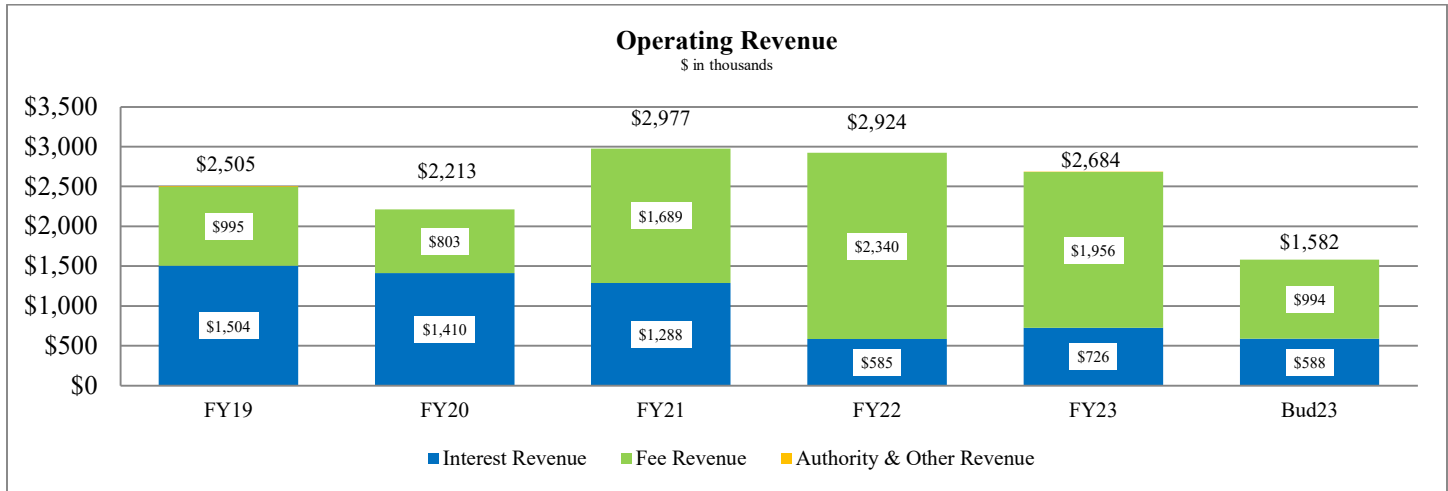
Balance Sheet	Single Family (Rollup)						
	Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	160,945,820	282,569,960	(121,624,140)	-43.0	152,693,715	8,252,104	5.4
Investments	24,917,000	-	24,917,000	0.0	-	24,917,000	0.0
Mortgage Backed Securities	908,073,503	999,013,501	(90,939,999)	-9.1	890,627,950	17,445,553	2.0
Line of Credit	22,093,565	16,626,959	5,466,607	32.9	27,734,094	(5,640,529)	-20.3
Loans - net of reserve for losses	18,149,699	18,061,683	88,017	0.5	13,010,135	5,139,565	39.5
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	41,207,423	29,258,308	11,949,115	40.8	26,432,369	14,775,054	55.9
Deferred Outflows	2,376,421	7,207,136	(4,830,715)	-67.0	7,395,055	(5,018,634)	-67.9
Total Assets and Deferred Outflows	1,177,763,431	1,352,737,547	(174,974,115)	-12.9	1,117,893,317	59,870,114	5.4
Liabilities, Deferred Inflows, and Equity							
Debt	1,046,134,058	1,102,735,256	(56,601,198)	-5.1	850,175,563	195,958,495	23.0
Interest Payable	5,070,466	14,917,956	(9,847,491)	-66.0	3,787,279	1,283,187	33.9
Unearned Revenue	1,744,546	(322,120)	2,066,667	-641.6	1,799,214	(54,668)	-3.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	881,192	684,380	196,812	28.8	962,503	(81,310)	-8.4
Other liabilities	299,975	5,003,190	(4,703,215)	-94.0	5,003,190	(4,703,215)	-94.0
Deferred Inflows	12,571,417	1,137,094	11,434,323	1005.6	1,886,841	10,684,575	566.3
Total Liabilities and Deferred Inflows	1,066,701,654	1,124,155,755	(57,454,102)	-5.1	863,614,590	203,087,064	23.5
Equity							
YTD Earnings(Loss)	(53,997,255)	(2,091,995)	(51,905,259)	2481.1	2,271,696	(56,268,951)	-2477.0
Prior Years Earnings	164,707,820	230,092,273	(65,384,453)	-28.4	251,778,209	(87,070,388)	-34.6
Transfers	351,212	581,514	(230,301)	-39.6	228,822	122,390	53.5
Total Equity	111,061,778	228,581,791	(117,520,014)	-51.4	254,278,727	(143,216,950)	-56.3
Total Liabilities, Deferred Inflows, and Equity	1,177,763,431	1,352,737,547	(174,974,115)	-12.9	1,117,893,317	59,870,114	5.4

Income Statement	Single Family (Rollup)													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	3,144,078	2,703,570	440,507	16.3	2,936,788	207,290	7.1	8,876,267	8,004,953	871,314	10.9	8,318,278	557,989	6.7
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	(50,922)	22,521	(73,443)	-326.1	3,497	(54,419)	-1556.1	188,353	49,985	138,368	276.8	(13,712)	202,065	-1473.6
Other Revenue	-	1,000	(1,000)	-100.0	1,000	(1,000)	-100.0	-	1,000	(1,000)	-100.0	1,000	(1,000)	-100.0
Total Operating Revenue	3,093,156	2,727,091	366,064	13.4	2,941,285	151,870	5.2	9,064,621	8,055,938	1,008,682	12.5	8,305,566	759,055	9.1
Operating Expense														
Interest Expense	2,754,310	2,789,331	(35,021)	-1.3	2,120,373	633,938	29.9	5,997,316	6,334,806	(337,490)	-5.3	3,879,765	2,117,551	54.6
Authority Expense	-	-	-	0.0	-	-	0.0	1,377,367	1,594,367	(217,001)	-13.6	1,103,816	273,551	24.8
Employee Expenses	81,909	82,601	(693)	-0.8	78,552	3,357	4.3	249,322	248,912	409	0.2	217,862	31,460	14.4
Shared Expenses	4,010	3,105	905	29.1	3,050	960	31.5	68,368	70,315	(1,947)	-2.8	9,156	59,212	646.7
Marketing Expense	-	62,500	(62,500)	-100.0	16,901	(16,901)	-100.0	607	187,500	(186,893)	-99.7	(5,115)	5,722	-111.9
Professional Services	68,284	119,870	(51,585)	-43.0	56,138	12,146	21.6	267,731	279,650	(11,918)	-4.3	174,081	93,650	53.8
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	(98,000)	98,000	-100.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	20	10	10	100.0	10	10	100.0	20	30	(10)	-33.3	20	-	0.0
Overhead Allocation	585	6,205	(5,620)	-90.6	4,862	(4,277)	-88.0	14,948	20,106	(5,158)	-25.7	11,358	3,590	31.6
Total Operating Expense	2,909,119	3,063,623	(154,504)	-5.0	2,279,885	629,233	27.6	7,975,679	8,735,687	(760,008)	-8.7	5,292,944	2,682,735	50.7
Net Operating Income (Loss) Before Grants	184,037	(336,532)	520,569	-154.7	661,400	(477,363)	-72.2	1,088,941	(679,749)	1,768,690	-260.2	3,012,622	(1,923,680)	-63.9
Net Grant (Income) Expense														
Grant Revenue	(130,000)	(166,667)	36,667	-22.0	(185,000)	55,000	-29.7	(335,000)	(500,000)	165,000	-33.0	(575,000)	240,000	-41.7
Grant Expense	298,456	370,749	(72,292)	-19.5	563,640	(265,184)	-47.0	871,213	1,112,246	(241,034)	-21.7	1,545,175	(673,962)	-43.6
Intra-Agency Transfers	(300,000)	(200,000)	(100,000)	50.0	-	(300,000)	0.0	(300,000)	800,000	(1,100,000)	-137.5	-	(300,000)	0.0
Total Net Grant (Income) Expense	(131,544)	4,082	(135,626)	-3322.5	378,640	(510,184)	-134.7	236,213	1,412,246	(1,176,034)	-83.3	970,175	(733,962)	-75.7
Net Operating Income (Loss) After Grants	315,580	(340,614)	656,194	-192.7	282,760	32,821	11.6	852,729	(2,091,995)	2,944,724	-140.8	2,042,447	(1,189,718)	-58.2
Other Non-Operating (Income) Expense	49,732,981	-	49,732,981	0.0	1,466,289	48,266,693	3291.8	54,849,984	-	54,849,984	0.0	(229,249)	55,079,233	#####
Net Income (Loss)	(49,417,401)	(340,614)	(49,076,787)	14408.3	(1,183,529)	(48,233,872)	4075.4	(53,997,255)	(2,091,995)	(51,905,259)	2481.1	2,271,696	(56,268,951)	-2477.0
IFA Home Dept Staff Count	-	6	(6)	-100.0	5	(5)	-100.0	2	6	(4)	-66.7	5	(3)	-60.0
FTE Staff Count	6	8	(2)	-25.5	7	(1)	-11.0	5	8	(3)	-41.6	7	(2)	-31.3

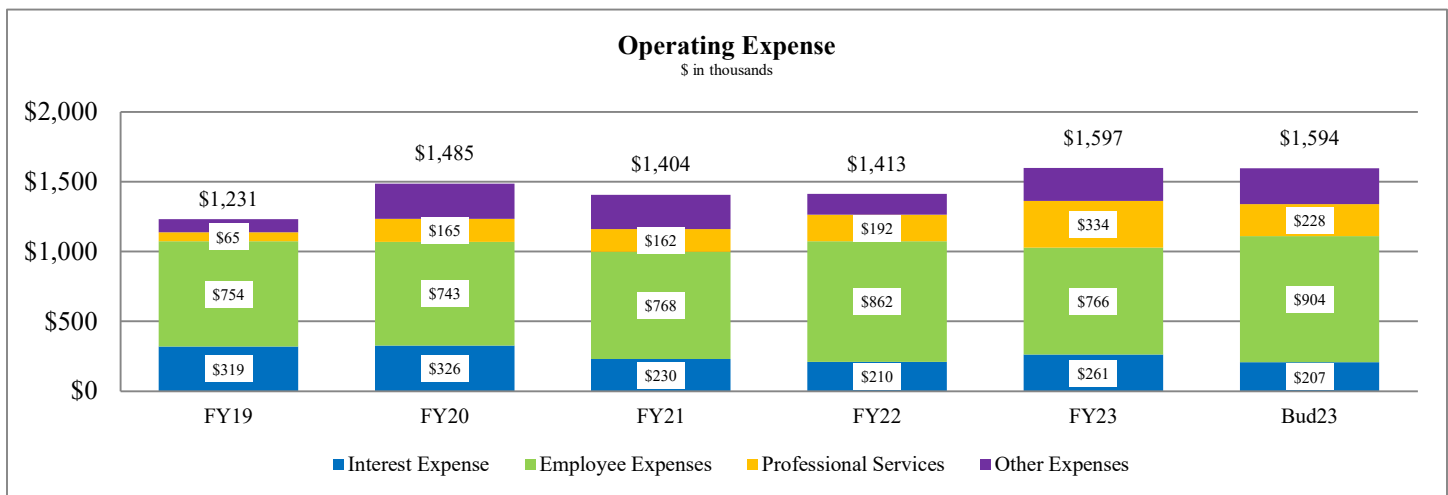
To: IFA Board Members
 From: Ashten Sinclair
 Date: October 18, 2022
 Re: September 2022 YTD Multi-Family Financial Results

Multi-Family Results (\$ in thousands)

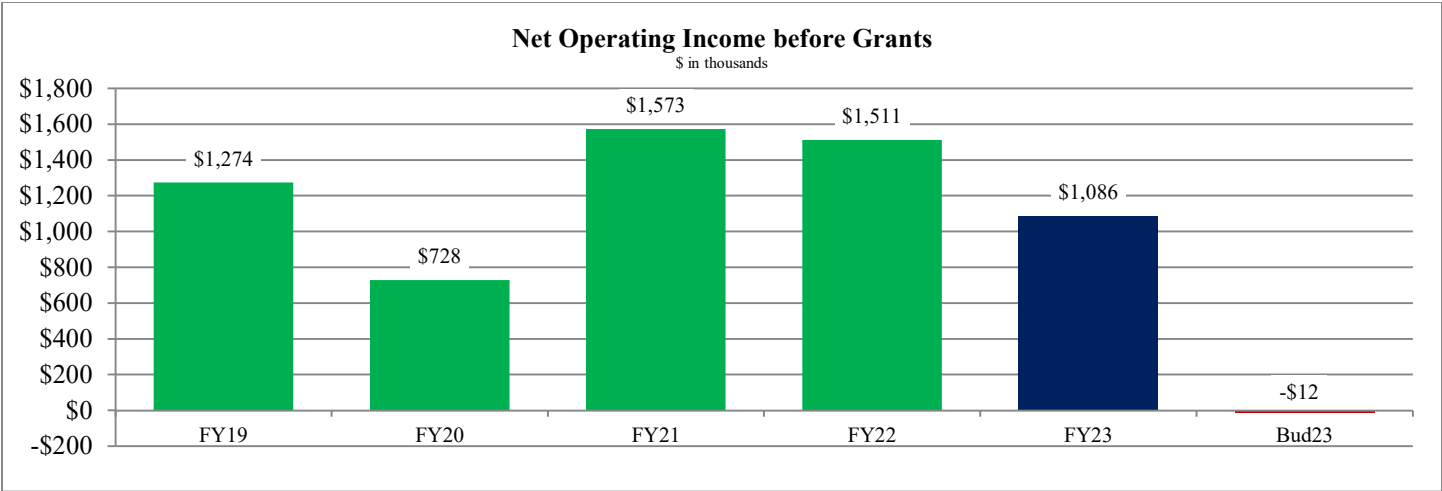
Multi-Family programs are operating favorable to budget through the end of the first quarter of FY23.



Operating Revenue was \$1,102 or 69.6% above budget and \$240 or 8.2% below last year. Fee revenue was \$962 or 96.8% above budget due to LIHTC reservation and market study fees.



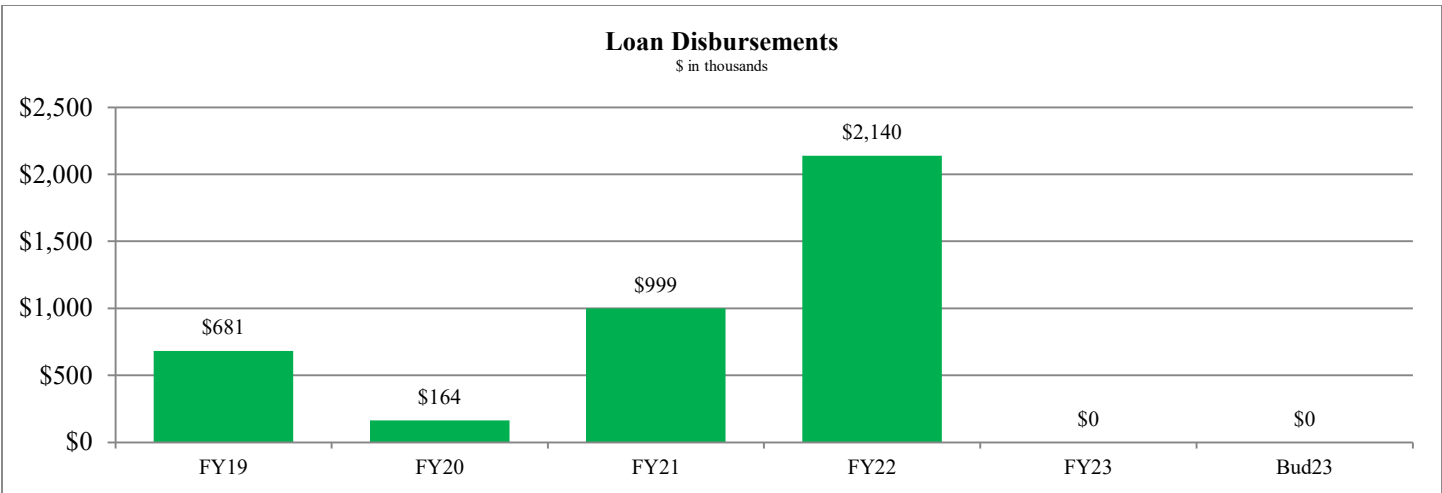
Operating Expense was \$3 or 0.2% above budget and \$184 or 13.0% above last year. Increase in Professional Services is due to LIHTC market study expense and rating agency fees. Decrease in Employee Expenses is due to timing difference.



NOIBG was \$1,098 above budget and \$425 below last year.

MF Portfolio Analysis (\$ in whole dollars)

	#	6/30/2022	Additions	Transfers	Reductions	End Bal	CHG	#
Multifamily Program Loans	38	26,924,631	0	0	(187,783)	26,736,848	-1%	37
Multifamily Loans	6	33,022,659	0	0	(169,290)	32,853,369	-1%	6
	44	59,947,290	0	0	(357,073)	59,590,217		43
Loan Reserves		(1,310,000)	0	0	1,000	(1,309,000)	0%	
Capitalized Interest Reserves		0	0	0	0	0	0%	
Total Portfolio		58,637,290	0	0	(356,073)	58,281,217	-1%	



MF Commitments (\$ in whole dollars)

	Commitment Date	Original Commitment	8/31/2022 Balance	Monthly Activity	9/30/2022 Balance	Remaining Commitment
Grants						
Mobile Response Team - FY20/FY21/FY22	12/4/2019	275,221	175,221	0	175,221	100,000
Mobile Response Team - FY23 Extension	5/4/2022	100,000	0	0	0	100,000
Total Grants		375,221	175,221	0	175,221	200,000
Construction Loans						
Total Construction		0	0	0	0	0
Permanent Loans						
MF-XX-XXX - Grace Creek Senior Apartments	6/1/2022	500,000	0	0	0	500,000
MF-XX-XXX - Westown Crossing Senior Apts	6/1/2022	1,400,000	0	0	0	1,400,000
Total Permanent		1,900,000	0	0	0	1,900,000
Totals		2,275,221	175,221	0	175,221	2,100,000
xxx = no loan agreement signed						

Income Statement	Multi Family (Rollup)													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	246,595	195,638	50,957	26.0	191,054	55,541	29.1	726,166	588,109	138,058	23.5	584,536	141,630	24.2
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	92,048	728,365	(636,317)	-87.4	1,619,203	(1,527,155)	-94.3	1,956,048	994,094	961,954	96.8	2,339,783	(383,736)	-16.4
Other Revenue	500	-	500	0.0	-	500	0.0	1,500	-	1,500	0.0	-	1,500	0.0
Total Operating Revenue	339,143	924,003	(584,860)	-63.3	1,810,257	(1,471,114)	-81.3	2,683,714	1,582,203	1,101,511	69.6	2,924,319	(240,605)	-8.2
Operating Expense														
Interest Expense	90,891	68,787	22,103	32.1	68,573	22,318	32.5	261,321	206,672	54,649	26.4	210,096	51,225	24.4
Authority Expense	-	-	-	0.0	-	-	0.0	63,092	62,993	99	0.2	64,335	(1,243)	-1.9
Employee Expenses	263,468	301,338	(37,870)	-12.6	280,940	(17,472)	-6.2	766,181	903,519	(137,337)	-15.2	862,369	(96,188)	-11.2
Shared Expenses	620	1,110	(490)	-44.1	15,376	(14,756)	-96.0	63,484	87,350	(23,866)	-27.3	16,524	46,959	284.2
Marketing Expense	-	10	(10)	-100.0	-	-	0.0	-	80	(80)	-100.0	-	-	0.0
Professional Services	73,461	76,051	(2,589)	-3.4	70,797	2,665	3.8	334,165	228,353	105,812	46.3	191,546	142,619	74.5
Claim and Loss Expenses	(1,000)	-	(1,000)	0.0	(1,000)	-	0.0	(3,000)	-	(3,000)	0.0	(3,000)	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	20	-	20	0.0	-	20	0.0
Overhead Allocation	32,116	33,403	(1,287)	-3.9	27,651	4,465	16.1	112,010	105,480	6,530	6.2	71,188	40,822	57.3
Total Operating Expense	459,557	480,699	(21,143)	-4.4	462,337	(2,781)	-0.6	1,597,273	1,594,446	2,827	0.2	1,413,059	184,214	13.0
Net Operating Income (Loss) Before Grants	(120,414)	443,303	(563,717)	-127.2	1,347,919	(1,468,333)	-108.9	1,086,441	(12,244)	1,098,685	-8973.6	1,511,261	(424,819)	-28.1
Net Grant (Income) Expense														
Grant Revenue	(6,010,455)	(7,325,000)	1,314,545	-17.9	(5,656,174)	(354,281)	6.3	(18,097,148)	(18,725,000)	627,852	-3.4	(17,060,087)	(1,037,062)	6.1
Grant Expense	6,002,304	7,575,000	(1,572,696)	-20.8	5,776,174	226,130	3.9	18,080,837	18,975,000	(894,163)	-4.7	17,360,087	720,750	4.2
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	(8,151)	250,000	(258,151)	-103.3	120,000	(128,151)	-106.8	(16,311)	250,000	(266,311)	-106.5	300,000	(316,311)	-105.4
Net Operating Income (Loss) After Grants	(112,263)	193,303	(305,566)	-158.1	1,227,919	(1,340,182)	-109.1	1,102,753	(262,244)	1,364,996	-520.5	1,211,261	(108,508)	-9.0
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	(2,893)	-	(2,893)	0.0	-	(2,893)	0.0
Net Income (Loss)	(112,263)	193,303	(305,566)	-158.1	1,227,919	(1,340,182)	-109.1	1,105,645	(262,244)	1,367,889	-521.6	1,211,261	(105,615)	-8.7
IFA Home Dept Staff Count	-	30	(30)	-100.0	25	(25)	-100.0	8	30	(21)	-71.8	25	(17)	-66.7
FTE Staff Count	27	28	(1)	-5.2	23	4	16.7	17	28	(12)	-41.9	24	(7)	-30.7

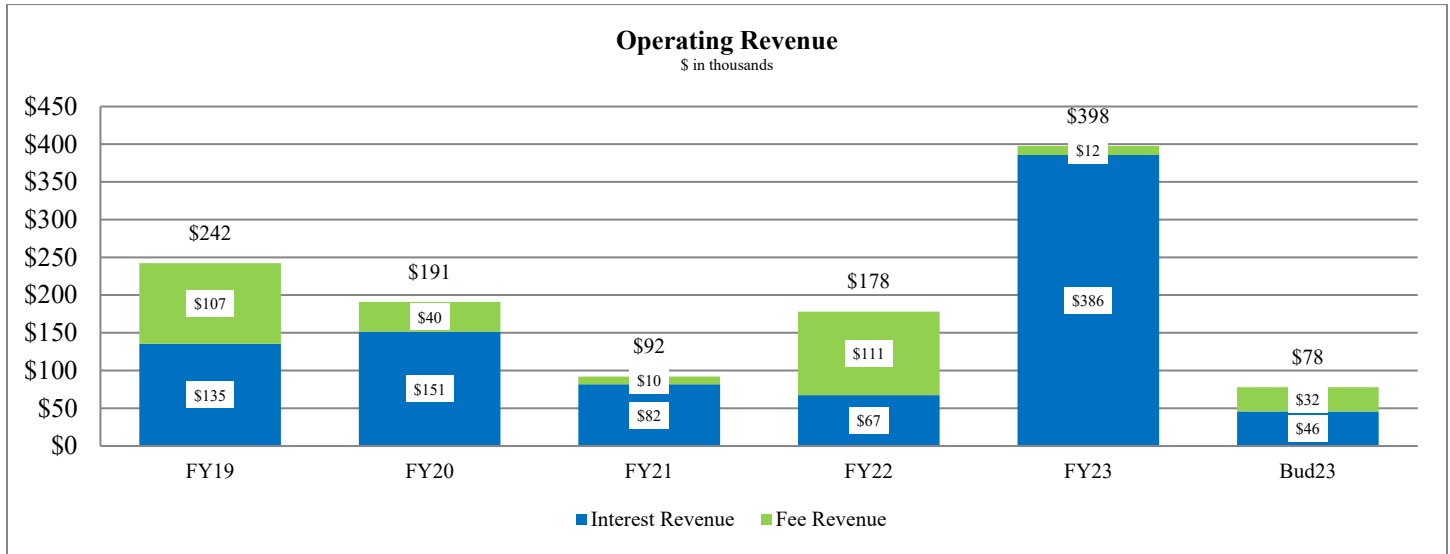
Balance Sheet	Multi Family (Rollup)						
	Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	27,007,758	26,045,950	961,807	3.7	25,007,744	2,000,014	8.0
Investments	-	2,668,736	(2,668,736)	-100.0	170,000	(170,000)	-100.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	58,281,217	58,430,430	(149,212)	-0.3	60,394,785	(2,113,568)	-3.5
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	81,019	91,865	(10,846)	-11.8	(29,040)	110,059	-379.0
Deferred Outflows	89,379	332,311	(242,933)	-73.1	332,311	(242,933)	-73.1
Total Assets and Deferred Outflows	85,459,372	87,569,292	(2,109,920)	-2.4	85,875,800	(416,428)	-0.5
Liabilities, Deferred Inflows, and Equity							
Debt	31,890,766	32,700,096	(809,330)	-2.5	32,965,840	(1,075,074)	-3.3
Interest Payable	152,870	312,881	(160,010)	-51.1	159,087	(6,217)	-3.9
Unearned Revenue	-	-	-	0.0	-	-	0.0
Escrow Deposits	8,910,972	10,224,055	(1,313,083)	-12.8	9,354,672	(443,700)	-4.7
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	35,411	20,591	14,820	72.0	33,509	1,902	5.7
Other liabilities	89,379	332,311	(242,933)	-73.1	332,311	(242,933)	-73.1
Deferred Inflows	51,258	7,094	44,165	622.6	7,094	44,165	622.6
Total Liabilities and Deferred Inflows	41,130,657	43,597,028	(2,466,371)	-5.7	42,852,514	(1,721,857)	-4.0
Equity							
YTD Earnings(Loss)	1,105,645	(262,244)	1,367,889	-521.6	1,211,261	(105,615)	-8.7
Prior Years Earnings	43,943,612	43,909,164	34,448	0.1	43,014,735	928,877	2.2
Transfers	(720,542)	325,344	(1,045,886)	-321.5	(1,202,710)	482,168	-40.1
Total Equity	44,328,715	43,972,264	356,451	0.8	43,023,286	1,305,429	3.0
Total Liabilities, Deferred Inflows, and Equity	85,459,372	87,569,292	(2,109,920)	-2.4	85,875,800	(416,428)	-0.5

To: IFA Board Members
 From: Stephanie Willis
 Date: October 14, 2022
 Re: September 2022 YTD Financial Results

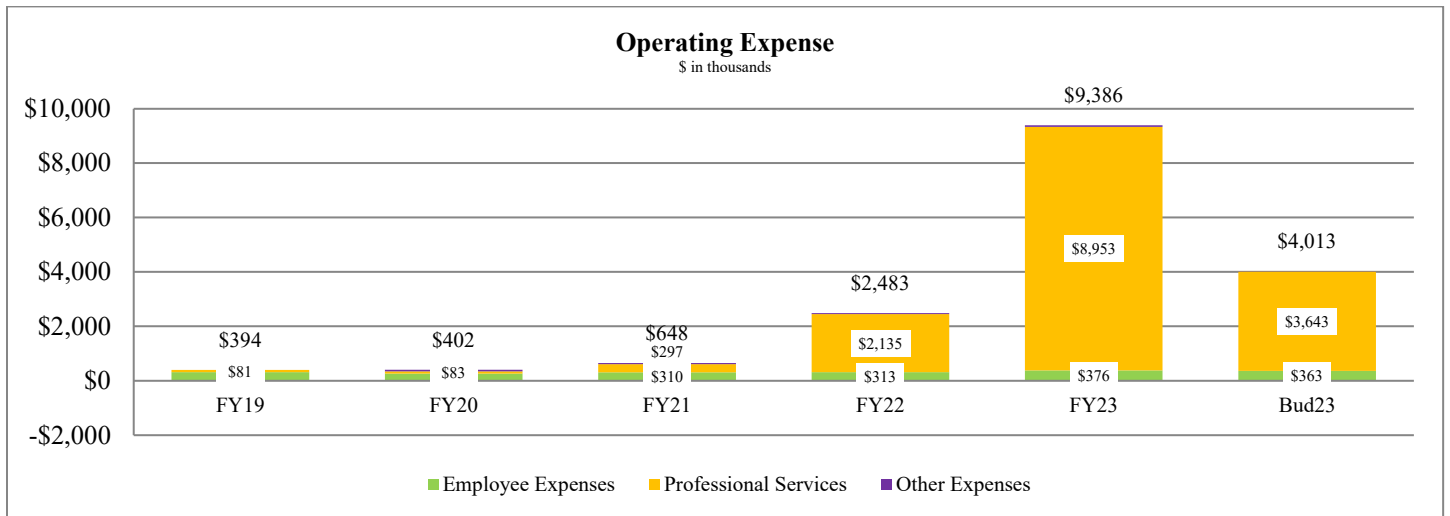


Federal and State Programs (\$ in thousands)

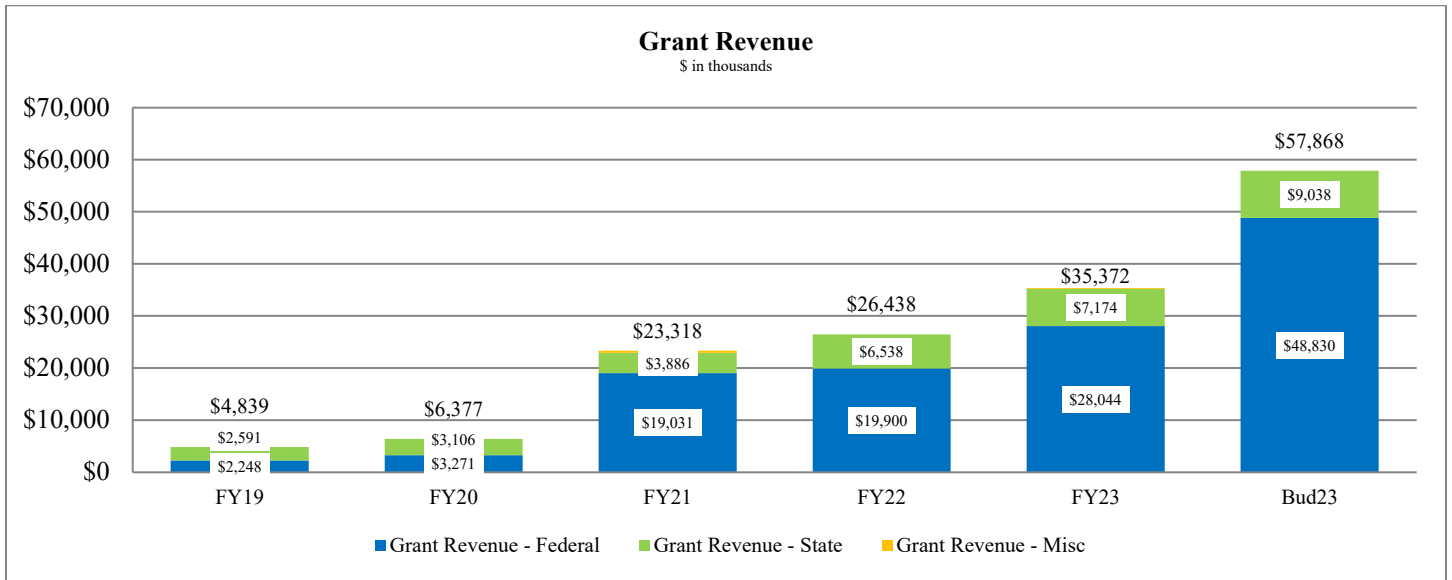
Federal and State programs are operating unfavorable to budget for the first quarter of FY23.



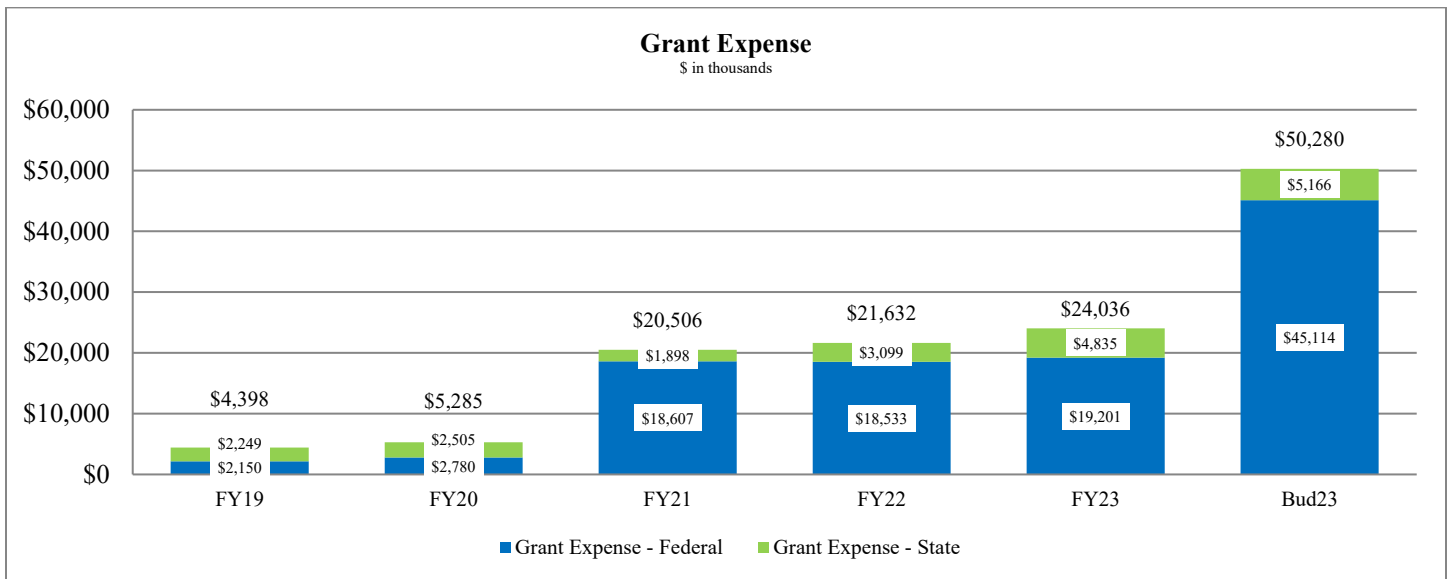
Operating Revenue was favorable to budget and prior year by \$320 and \$220, respectively. Interest revenue was \$340 above budget, which was largely due to the interest from the Emergency Rental Assistance One checking.



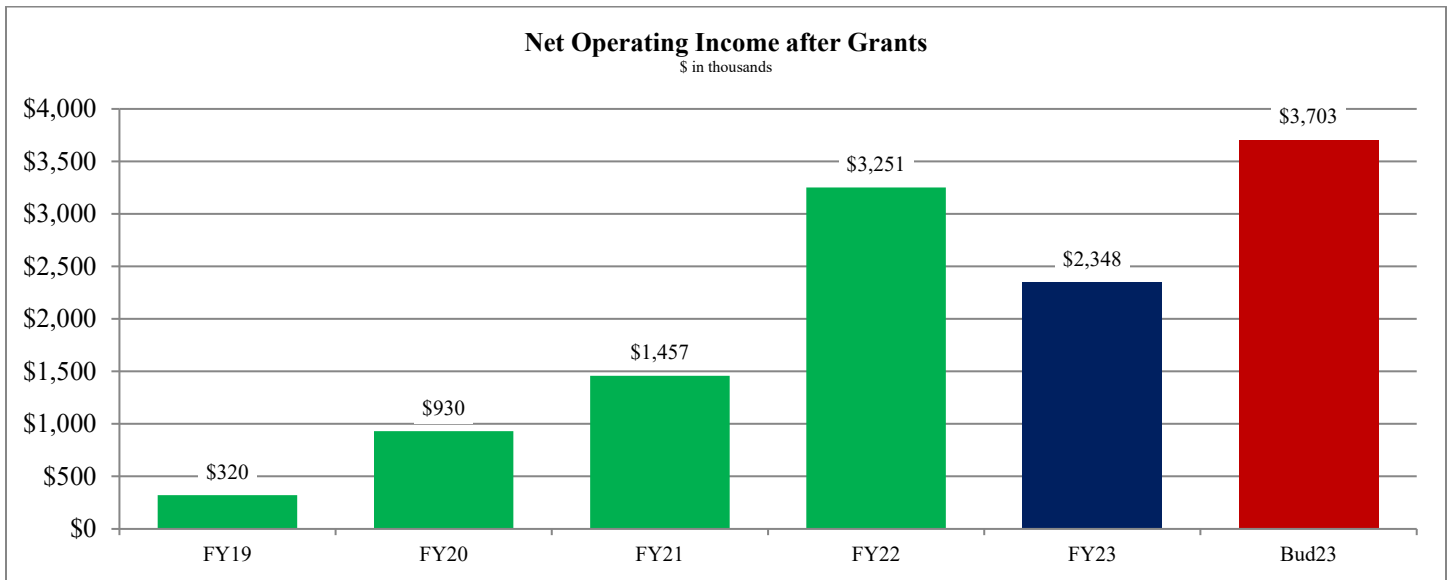
Operating Expense was \$5,373 or 133.9% unfavorable to budget. Professional Services expenses were \$5,310 or 145.7% above budget, due to \$6,735 accrued expenses for future obligations in the Iowa Rental Utility Assistance Program (IRUAP). This accrual was required by the federal government in accordance with closing out the funding from the emergency rental assistance one (ERA1) program, known as IRUAP at IFA. Operating expenses were unfavorable to prior year by \$6,903 or 278.0%, which is also related to IRUAP.



Grant Revenue was unfavorable to budget by \$22,496 or 38.9%, which is largely due to the below-mentioned programs disbursing less than expected. Grant Revenue is favorable to prior year by 8,934, due to an increase in programs.

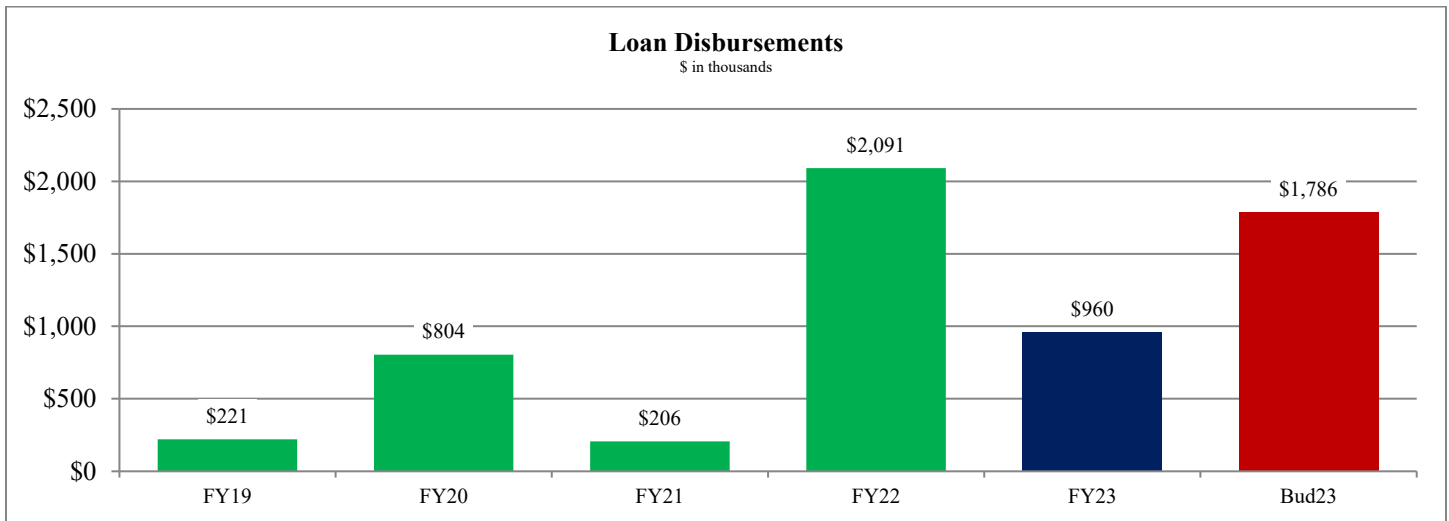


Grant Expense was less than budgeted by \$26,244 or 52.2%. The federal difference of \$25,913 from current year to budget is largely due to the following programs disbursing less than expected: HAF \$720, Water Infrastructure Funds (WIF) \$17,939, Refugee Resettlement Assistance (RRA) \$4,660, and Rapid Rehousing (RRH) \$1,507. Grant expense is unfavorable to prior year by \$2,404, due to the increase of programs.



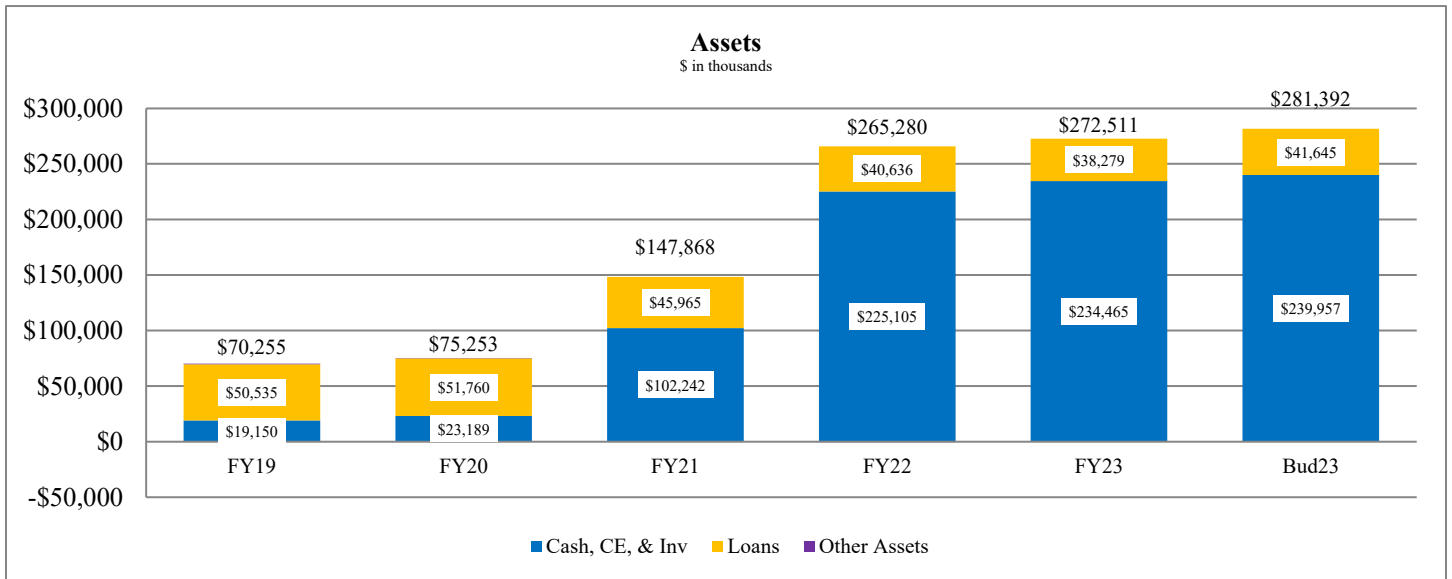
NOIAG was unfavorable to budget by \$1,355 and unfavorable to prior year by \$903. The variance is mainly due to the quarterly grant revenue was less than budgeted for our water program.

FSP Loan Portfolio by Series	June 30, 2022		Additions	Payments	Ending Balance		
	#	Balance			Balance	Chg	#
500-047 SHTF - Loans	10	1,858,869	-	(29,213)	1,829,656	-1.6%	10
500-047 SHTF - Cash Flow Loans	2	276,663	-	(100)	276,563	0.0%	2
500-049 Senior Living Trust Lns	13	6,038,247	-	(55,681)	5,982,567	-0.9%	13
500-050 Home & Comm Tr Lns	7	1,437,662	-	(35,146)	1,402,515	-2.4%	7
500-051 Transitional Housing Lns	2	762,259	-	(11,617)	750,642	-1.5%	2
500-057 TCAP Loans	12	17,890,957	-	-	17,890,957	0.0%	12
500-058 HOME Loans	208	119,013,017	959,904	(146,306)	119,826,615	0.7%	211
500-062 CHS Loans	7	620,818	-	(4,417)	616,401	-0.7%	7
Total Portfolio before Cap Int & Reserves		147,898,492	959,904	(282,480)	148,575,917	0.5%	
Loan Capitalized Interest Reserve		(8,955,000)	-	10,000	(8,945,000)	-0.1%	
Loan Reserves		(100,978,000)	-	(374,000)	(101,352,000)	0.4%	
Total Portfolio	261	37,965,492	959,904	(646,480)	38,278,917	0.8%	264



Loan disbursements were below budget by \$826 in the current year and \$1,131 in the prior year. We did not have the \$1,000 loan disbursement from Senior Living Revolving Loan Fund in August as we had budgeted.

Revolving Loan Fund Commitments (\$ in whole dollars)							
							State Loan Funds
Cash, Cash Equiv & Investments							
	SLT 049						1,271,410
	HCBS 050						891,695
	THF 051						1,483,414
	CHS 062						2,124,818
							5,771,337
		Commitment Date	Original Commitment	8/31/2022 Balance	Monthly Activity	9/30/2022 Balance	Remaining Commitment
Loan Commitments							
	Chandler Pointe	8/5/2020	1,000,000	-	-	-	1,000,000
	Graceview Courtyard Phase II	9/8/2021	1,000,000	-	-	-	1,000,000
	Vive	9/8/2021	1,000,000	-	-	-	1,000,000
	Shenandoah Senior Villas	9/8/2021	1,000,000	-	-	-	1,000,000
	Grace Creek Senior Apts	9/8/2021	1,000,000	-	-	-	1,000,000
Total Commitments			5,000,000	-	-	-	5,000,000
Net Funds Available							771,337



The large asset in Cash & CE is derived from the funding for IRUAP at \$50,709, Refugee Relocation Assistance at \$9,191, Emergency Rental Assistance II Program (ERA 2) at \$59,261, Water Infrastructure Fund at \$9,965, and Homeowner Assistance Fund at \$46,898.

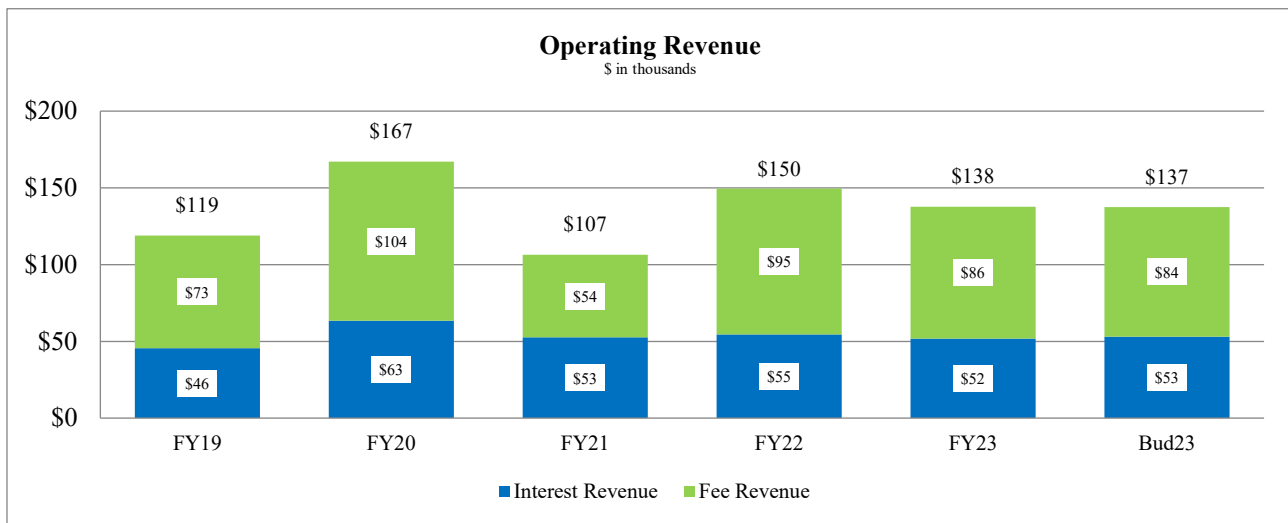
Balance Sheet	Federal and State Grant Programs (Rollup)						
	Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	234,464,508	239,957,150	(5,492,642)	-2.3	225,104,950	9,359,557	4.2
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	38,278,917	41,644,720	(3,365,803)	-8.1	40,636,308	(2,357,391)	-5.8
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	(232,812)	(209,961)	(22,851)	10.9	(461,200)	228,388	-49.5
Deferred Outflows	-	-	-	0.0	-	-	0.0
Total Assets and Deferred Outflows	272,510,613	281,391,909	(8,881,296)	-3.2	265,280,058	7,230,555	2.7
Liabilities, Deferred Inflows, and Equity							
Debt	-	-	-	0.0	-	-	0.0
Interest Payable	-	-	-	0.0	-	-	0.0
Unearned Revenue	169,650,552	183,685,839	(14,035,287)	-7.6	181,949,329	(12,298,777)	-6.8
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	463,824	(463,824)	-100.0	463,824	(463,824)	-100.0
Accounts Payable & Accrued Liabilities	6,990,208	14,840	6,975,368	47004.7	4,000	6,986,208	#####
Other liabilities	-	-	-	0.0	-	-	0.0
Deferred Inflows	-	-	-	0.0	-	-	0.0
Total Liabilities and Deferred Inflows	176,640,760	184,164,502	(7,523,742)	-4.1	182,417,153	(5,776,393)	-3.2
Equity							
YTD Earnings(Loss)	2,347,665	3,703,354	(1,355,689)	-36.6	3,250,530	(902,865)	-27.8
Prior Years Earnings	93,559,299	93,515,558	43,741	0.0	79,659,419	13,899,881	17.4
Transfers	(37,112)	8,495	(45,606)	-536.9	(47,044)	9,932	-21.1
Total Equity	95,869,853	97,227,407	(1,357,554)	-1.4	82,862,905	13,006,948	15.7
Total Liabilities, Deferred Inflows, and Equity	272,510,613	281,391,909	(8,881,296)	-3.2	265,280,058	7,230,555	2.7

Income Statement	Federal and State Grant Programs (Rollup)													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	154,164	16,047	138,117	860.7	24,451	129,713	530.5	385,585	45,787	339,799	742.1	67,414	318,171	472.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	6,660	10,750	(4,090)	-38.0	70,365	(63,705)	-90.5	12,220	32,250	(20,030)	-62.1	110,633	(98,413)	-89.0
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	160,824	26,797	134,027	500.1	94,816	66,008	69.6	397,805	78,037	319,769	409.8	178,047	219,758	123.4
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	2,000	(2,000)	-100.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	137,545	119,977	17,568	14.6	108,599	28,946	26.7	376,429	362,869	13,559	3.7	312,915	63,514	20.3
Shared Expenses	890	173	717	414.3	318	572	179.7	8,471	519	7,952	1532.1	3,569	4,902	137.4
Marketing Expense	-	-	-	0.0	-	-	0.0	2,206	-	2,206	0.0	-	2,206	0.0
Professional Services	7,173,037	1,187,805	5,985,233	503.9	552,546	6,620,491	1198.2	8,952,932	3,643,414	5,309,518	145.7	2,134,676	6,818,256	319.4
Claim and Loss Expenses	(1,000)	(12,000)	11,000	-91.7	(1,637)	637	-38.9	(3,000)	(36,000)	33,000	-91.7	(3,637)	637	-17.5
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	20	25	(5)	-20.0	(198)	218	-110.1	417	75	342	456.0	37	380	1027.0
Overhead Allocation	16,109	13,463	2,646	19.7	13,084	3,026	23.1	48,540	42,188	6,352	15.1	33,666	14,874	44.2
Total Operating Expense	7,326,602	1,309,443	6,017,159	459.5	672,712	6,653,889	989.1	9,385,995	4,013,066	5,372,929	133.9	2,483,227	6,902,768	278.0
Net Operating Income (Loss) Before Grants	(7,165,778)	(1,282,646)	(5,883,132)	458.7	(577,896)	(6,587,882)	1140.0	(8,988,190)	(3,935,029)	(5,053,160)	128.4	(2,305,179)	(6,683,010)	289.9
Net Grant (Income) Expense														
Grant Revenue	(14,688,551)	(16,679,414)	1,990,863	-11.9	(6,429,737)	(8,258,814)	128.4	(35,371,705)	(57,868,239)	22,496,534	-38.9	(26,437,742)	(8,933,963)	33.8
Grant Expense	6,669,360	15,157,983	(8,488,623)	-56.0	5,899,261	770,099	13.1	24,035,850	50,279,856	(26,244,006)	-52.2	21,632,032	2,403,818	11.1
Intra-Agency Transfers	-	(50,000)	50,000	-100.0	(750,000)	750,000	-100.0	-	(50,000)	50,000	-100.0	(750,000)	750,000	-100.0
Total Net Grant (Income) Expense	(8,019,191)	(1,571,432)	(6,447,759)	410.3	(1,280,476)	(6,738,715)	526.3	(11,335,855)	(7,638,383)	(3,697,472)	48.4	(5,555,710)	(5,780,145)	104.0
Net Operating Income (Loss) After Grants	853,413	288,786	564,627	195.5	702,580	150,833	21.5	2,347,665	3,703,354	(1,355,689)	-36.6	3,250,530	(902,865)	-27.8
Other Non-Operating (Income) Expense														
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	853,413	288,786	564,627	195.5	702,580	150,833	21.5	2,347,665	3,703,354	(1,355,689)	-36.6	3,250,530	(902,865)	-27.8
IFA Home Dept Staff Count	-	14	(14)	-100.0	8	(8)	-100.0	2	14	(12)	-83.3	8	(6)	-70.8
FTE Staff Count	7	10	(3)	-29.4	11	(4)	-35.4	6	10	(4)	-38.5	11	(4)	-41.9

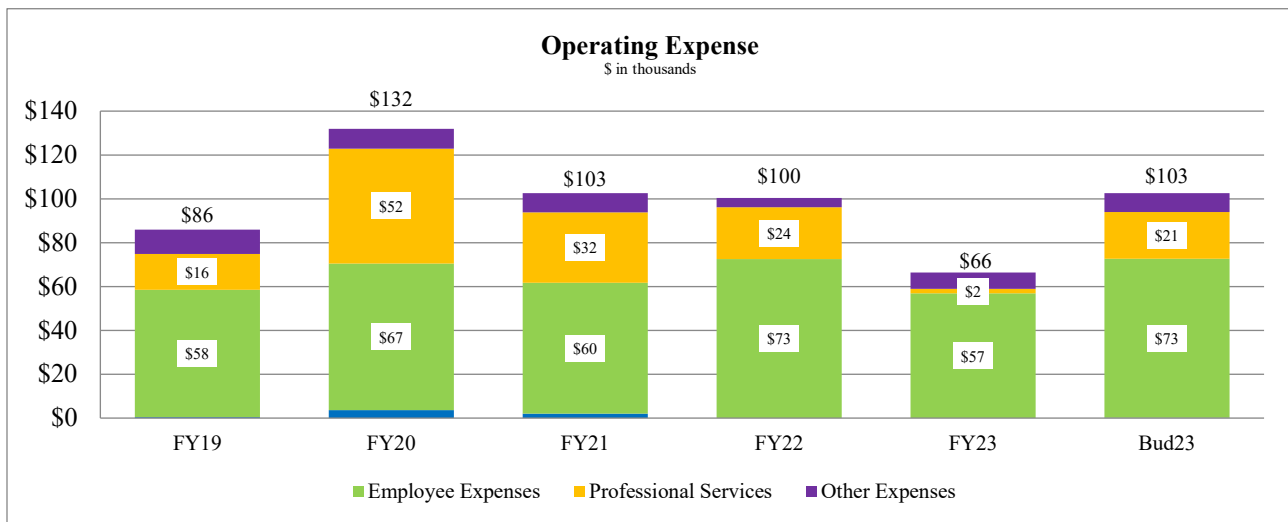
To: IFA and IADD Board Members
 From: Becky Wu
 Date: October 18, 2022
 Re: September 2022 YTD IADD Financial Results

Iowa Agricultural Development Division Results (\$ in thousands)

IADD Net Operating Income was favorable to budget for the first quarter of FY23.



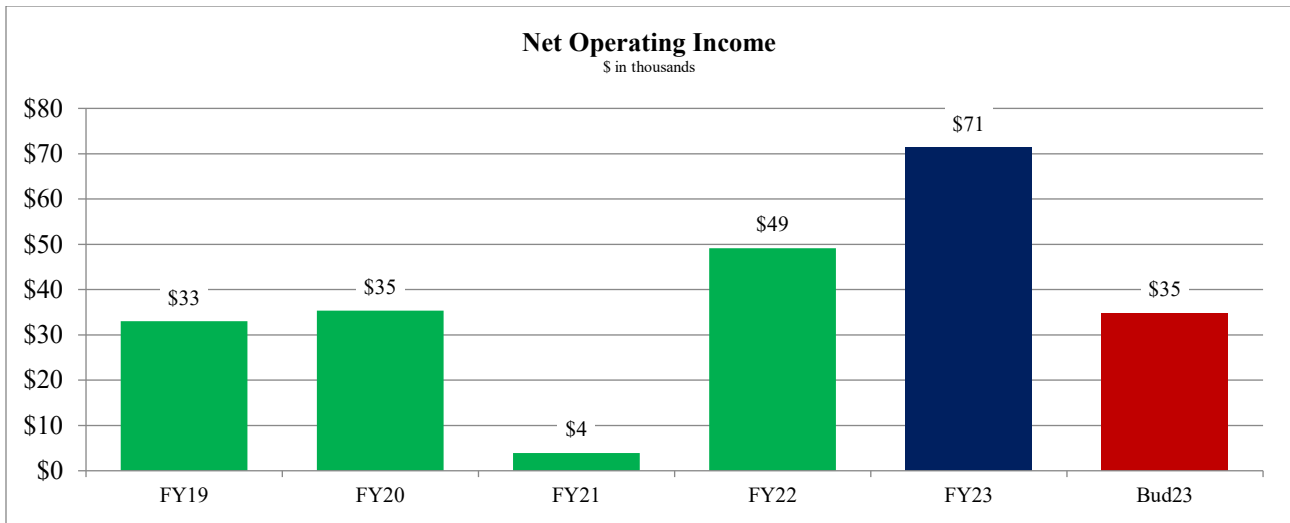
Operating Revenue was comparable to budget, but \$12 or 7.9% unfavorable to last year. Fee Revenue and Interest Revenue were both comparable to budget.



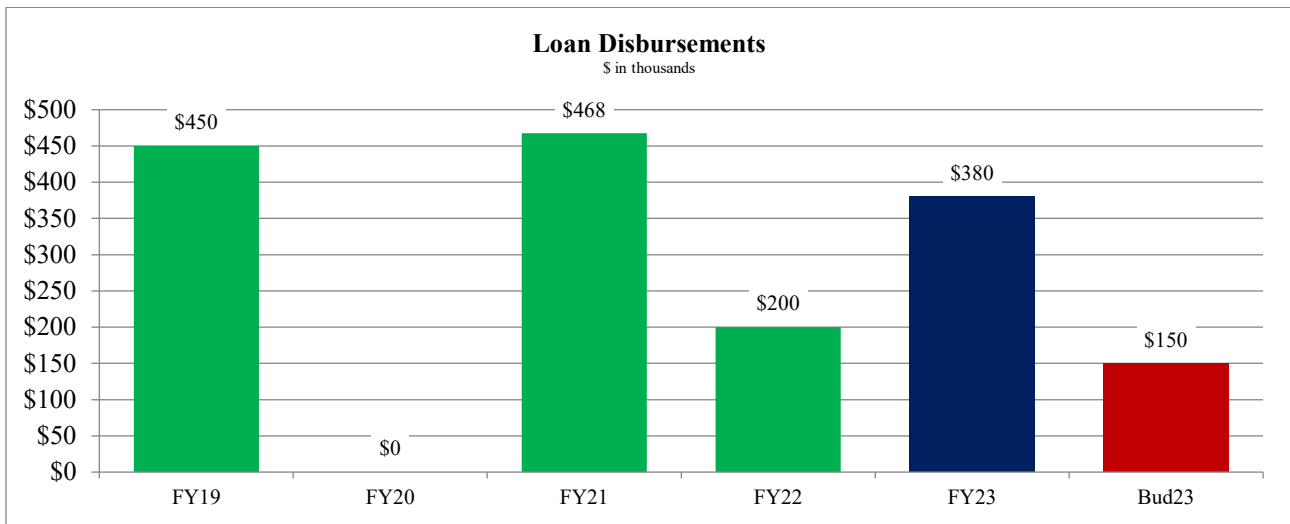
Operating Expense was \$37 or 35.2% favorable to budget and \$34 or 33.9% favorable to last year.

Employee Expense was \$16 or 21.6% favorable to budget, due to lower staff employee expenses.

Professional Services and Marketing Expense were also favorable to budget.



Net Income was \$36 or 104.8% favorable to budget and \$22 or 45.2% favorable to last year.



Notes:

- There was \$550 available for administrative expenses.
- Restricted Rural Rehab Trust funds (includes cash and LPP loan repayments) balance was \$580.
- The LPP loan balance was \$6,076. Loan balance net of reserves was \$5,877 and reserve was \$199.
- AG-P0275 Current loan balance was \$140. Principal loss reserve was \$140.

LPP Loan Commitments

LPP	Bank	Commitment Date	Anticipated Closing Date	Original Commitment (\$ in actual)
P0307	American State Bank	12/1/2021	11/15/2022	200,000
P0309	Farmers Savings Bank	3/2/2022	11/15/2022	200,000
P0310	Northwest Bank	5/4/2022	10/31/2022	200,000
P0313	Community Savings Bank	10/5/2022	10/31/2022	172,584
Total Commitment				772,584

Balance Sheet	Agriculture Development Division (Rollup)						
	Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	908,512	920,662	(12,149)	-1.3	800,726	107,787	13.5
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	5,877,498	6,130,152	(252,654)	-4.1	5,914,308	(36,810)	-0.6
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	224,686	38,542	186,144	483.0	177,572	47,114	26.5
Deferred Outflows	-	-	-	0.0	-	-	0.0
Total Assets and Deferred Outflows	7,010,697	7,089,357	(78,660)	-1.1	6,892,606	118,091	1.7
Liabilities, Deferred Inflows, and Equity							
Debt	-	50,000	(50,000)	-100.0	-	-	0.0
Interest Payable	-	125	(125)	-100.0	-	-	0.0
Unearned Revenue	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	671	6,127	(5,456)	-89.0	8,279	(7,608)	-91.9
Other liabilities	-	-	-	0.0	-	-	0.0
Deferred Inflows	-	-	-	0.0	-	-	0.0
Total Liabilities and Deferred Inflows	671	56,252	(55,581)	-98.8	8,279	(7,608)	-91.9
Equity							
YTD Earnings(Loss)	71,350	34,831	36,519	104.8	49,152	22,198	45.2
Prior Years Earnings	6,938,676	6,998,274	(59,598)	-0.9	6,835,175	103,500	1.5
Transfers	-	-	-	0.0	-	-	0.0
Total Equity	7,010,026	7,033,105	(23,079)	-0.3	6,884,327	125,699	1.8
Total Liabilities, Deferred Inflows, and Equity	7,010,697	7,089,357	(78,660)	-1.1	6,892,606	118,091	1.7

Income Statement	Agriculture Development Division (Rollup)													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	17,056	17,703	(647)	-3.7	18,048	(992)	-5.5	51,768	53,138	(1,370)	-2.6	54,514	(2,746)	-5.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	19,564	20,750	(1,186)	-5.7	21,796	(2,232)	-10.2	86,003	84,250	1,753	2.1	95,063	(9,060)	-9.5
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	36,620	38,453	(1,833)	-4.8	39,843	(3,223)	-8.1	137,772	137,388	383	0.3	149,578	(11,806)	-7.9
Operating Expense														
Interest Expense	-	42	(42)	-100.0	-	-	0.0	-	125	(125)	-100.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	18,501	24,226	(5,725)	-23.6	23,944	(5,442)	-22.7	56,875	72,589	(15,714)	-21.6	72,565	(15,690)	-21.6
Shared Expenses	157	200	(43)	-21.6	-	157	0.0	955	600	355	59.2	220	736	335.0
Marketing Expense	-	700	(700)	-100.0	375	(375)	-100.0	25	2,100	(2,075)	-98.8	375	(350)	-93.3
Professional Services	(3,137)	7,075	(10,212)	-144.3	9,743	(12,879)	-132.2	2,137	21,225	(19,088)	-89.9	23,638	(21,501)	-91.0
Claim and Loss Expenses	1,000	(525)	1,525	-290.4	(1,000)	2,000	-200.0	2,000	(76)	2,076	-2740.4	-	2,000	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	173	1,850	(1,677)	-90.6	1,553	(1,380)	-88.8	4,429	5,994	(1,565)	-26.1	3,628	801	22.1
Total Operating Expense	16,695	33,568	(16,873)	-50.3	34,614	(17,919)	-51.8	66,421	102,558	(36,136)	-35.2	100,426	(34,005)	-33.9
Net Operating Income (Loss) Before Grants	19,925	4,885	15,040	307.9	5,229	14,696	281.1	71,350	34,831	36,519	104.8	49,152	22,198	45.2
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	19,925	4,885	15,040	307.9	5,229	14,696	281.1	71,350	34,831	36,519	104.8	49,152	22,198	45.2
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	19,925	4,885	15,040	307.9	5,229	14,696	281.1	71,350	34,831	36,519	104.8	49,152	22,198	45.2
IFA Home Dept Staff Count	-	2	(2)	-100.0	2	(2)	-100.0	0	2	(2)	-83.3	2	(2)	-83.3
FTE Staff Count	1	2	(1)	-58.3	2	(1)	-55.9	1	2	(2)	-64.4	2	(2)	-64.1

Income Statement	Agriculture Development Division (Rollup)													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Income														
Interest Revenue - Loans	16,464	17,703	(1,239)	-7.0%	17,931	(1,467)	-8%	49,974	53,138	(3,165)	-6%	54,281	(4,308)	-8%
Interest Revenue - CE & Inv	592	-	592	0.0%	117	475	406%	1,795	-	1,795	0%	233	1,562	669%
Fee Inc - BFLP	17,764	18,750	(986)	-5.3%	21,096	(3,332)	-16%	39,853	56,250	(16,397)	-29%	47,963	(8,110)	-17%
Fee Inc - LPP	2,700	1,500	1,200	80.0%	-	2,700	0%	5,800	4,500	1,300	29%	3,200	2,600	81%
Fee Inc - BFTC	(900)	500	(1,400)	-280.0%	700	(1,600)	-229%	40,350	23,500	16,850	72%	43,900	(3,550)	-8%
Fee Inc - BFCH TC	-	-	-	0.0%	-	-	0%	-	-	-	0%	-	-	0%
Total Operating Income	36,620	38,453	(1,833)	-4.8%	39,843	(3,223)	-8%	137,772	137,388	383	0%	149,578	(11,806)	-8%
Operating Expense														
Employee Expenses	18,501	24,226	(5,725)	-23.6%	23,944	(5,442)	-23%	56,875	72,589	(15,714)	-22%	72,565	(15,690)	-22%
Shared Expenses	157	200	(43)	-21.6%	-	157	0%	955	600	355	59%	220	736	335%
Marketing Expense	-	700	(700)	-100.0%	375	(375)	-100%	25	2,100	(2,075)	-99%	375	(350)	-93%
Professional Services	(3,137)	7,075	(10,212)	-144.3%	9,743	(12,879)	-132%	2,137	21,225	(19,088)	-90%	23,638	(21,501)	-91%
Claim and Loss Expenses	1,000	(525)	1,525	-290.4%	(1,000)	2,000	-200%	2,000	(76)	2,076	-2740%	-	2,000	0%
Operating Expense	16,695	33,568	(16,873)	-50.3%	34,614	(17,919)	-52%	66,421	102,558	(36,136)	-35%	100,426	(34,005)	-34%
Net Grant (Income) Expense	-	-	-	0.0%	-	-	0%	-	-	-	0%	-	-	0%
Net Income (Loss)	19,925	4,885	15,040	307.9%	5,229	14,696	281%	71,350	34,831	36,519	105%	49,152	22,198	45%

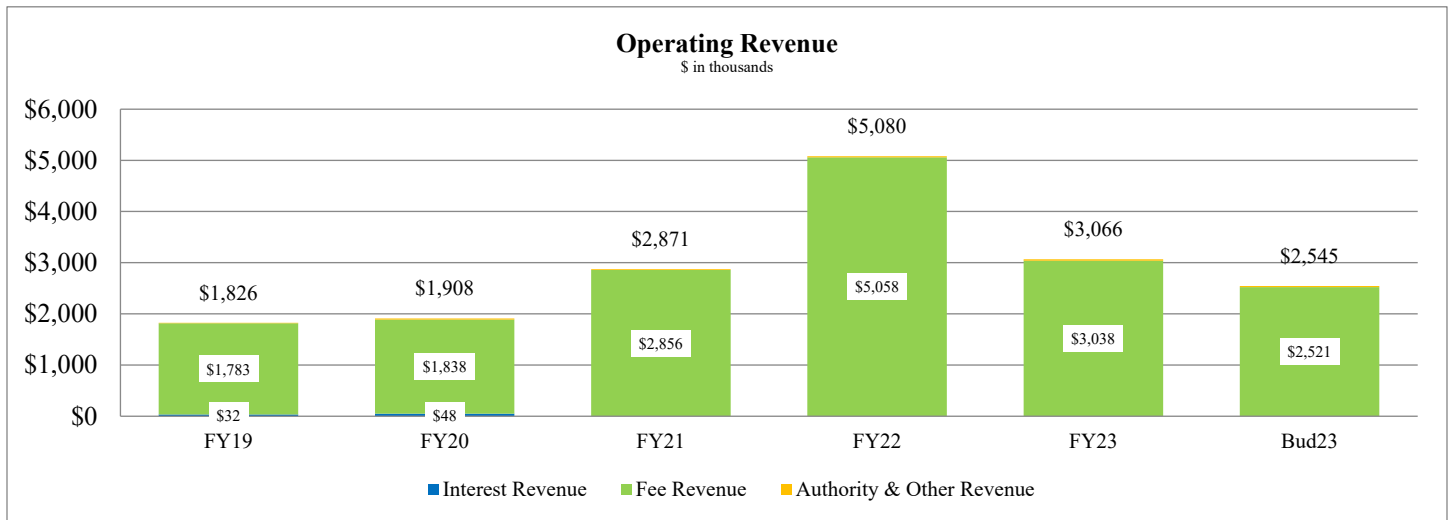
Balance Sheet	Admin	RRTF	Total
Assets			
Cash & Cash Equivalents	537,362	371,150	908,512
Investments	-	-	-
Loans - net of reserves	155,743	5,721,755	5,877,498
Other Assets	(7,321)	232,007	224,686
Total Assets	685,785	6,324,911	7,010,697
Liabilities and Equity			
A/P - STATE	-	-	-
A/P - IFA	-	-	-
A/P - MISC	671	-	671
Total Liabilities	671	-	671
Equity			
Current Years Earnings	24,185	47,165	71,350
Prior Years Earnings	660,929	6,277,746	6,938,676
Equity	685,114	6,324,911	7,010,026
Total Liabilities and Equity	685,785	6,324,911	7,010,697



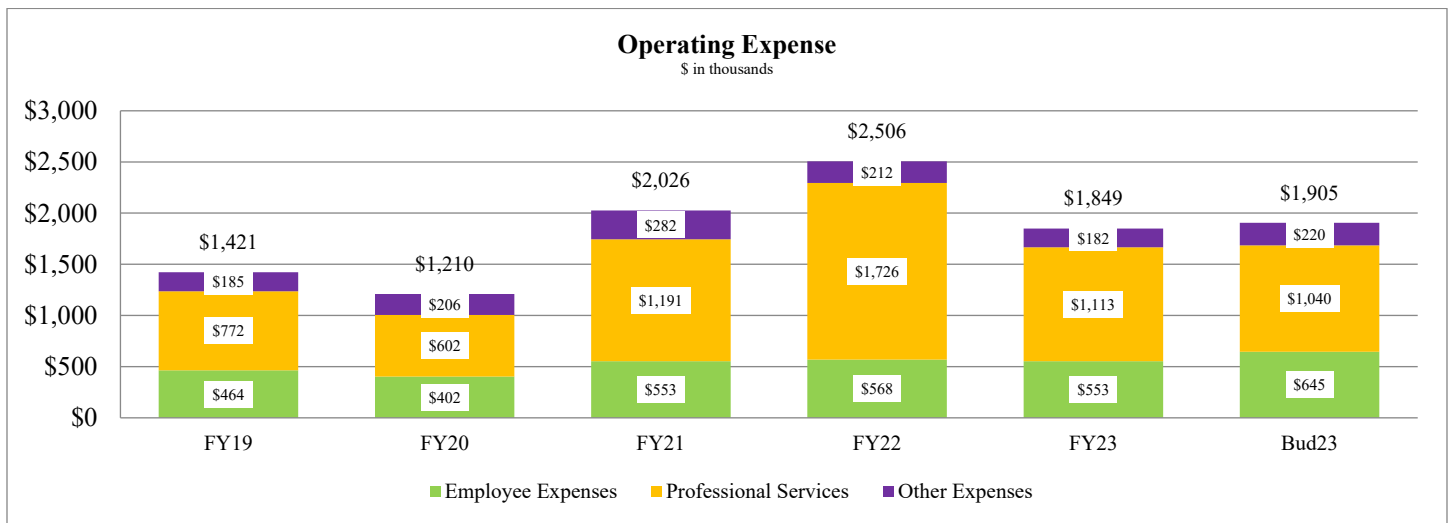
To: IFA & ITG Board Members
 From: David Morrison
 Date: October 18, 2022
 RE: September 2022 YTD Financial Results

Iowa Title Guaranty Financial Results (\$ in thousands)

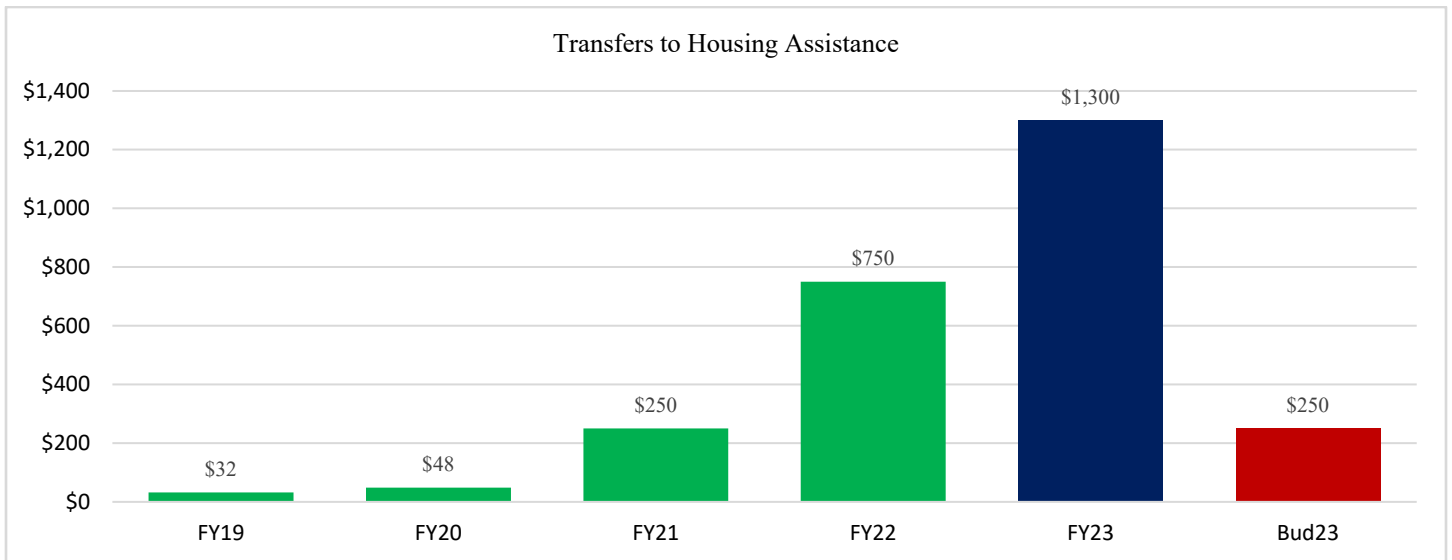
ITG operated unfavorably to budget for the first quarter of fiscal year of FY2023.



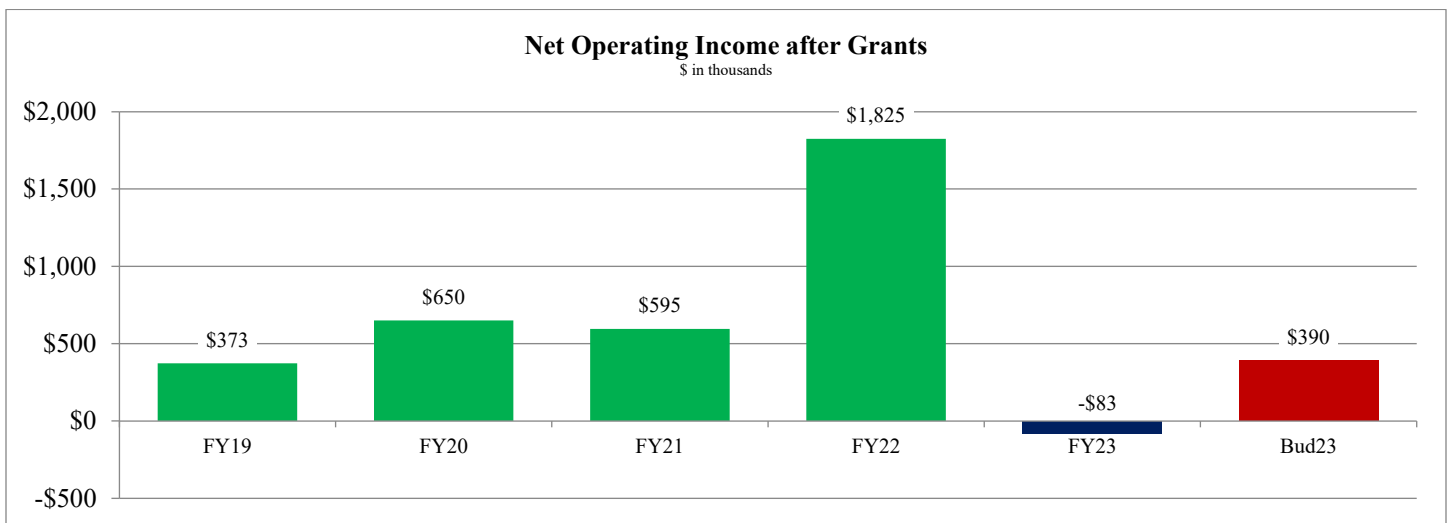
Operating revenue was \$521, or 20.5% above budget and 39.7% behind last year.



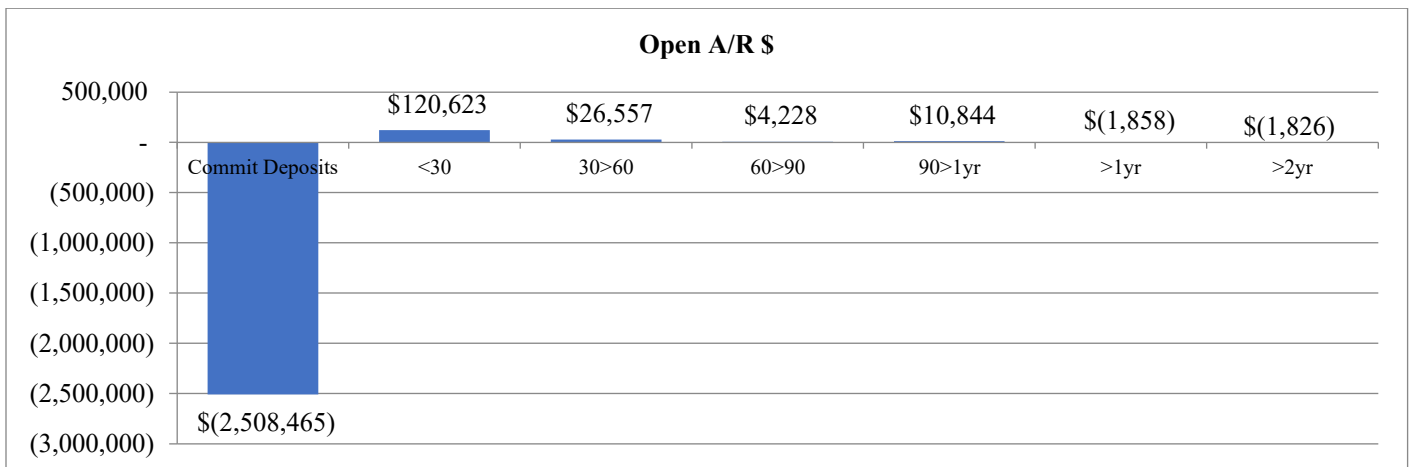
Operating expense was \$56, or 3.0% favorable to budget and 26.0% favorable to last year. Employee expenses were favorable to budget \$91, Claims and Loss Expenses favorable due to decrease in Known Claims Reserve \$18; offset by unfavorable Professional Services (\$73) – primarily related to higher incentive payments.



Transfers to Housing Assistance Fund from Title Guaranty occur quarterly. Transfers are \$1,050 ahead of budget and \$550 ahead of last year.

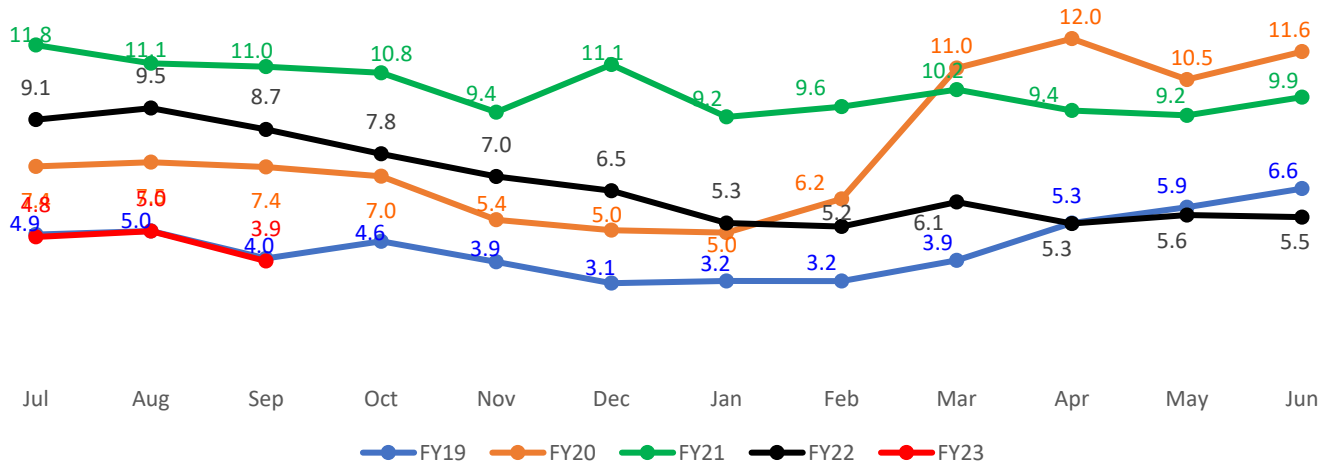


As a result, NOIAG is \$473 unfavorable to budget and \$1,907 unfavorable to last year.

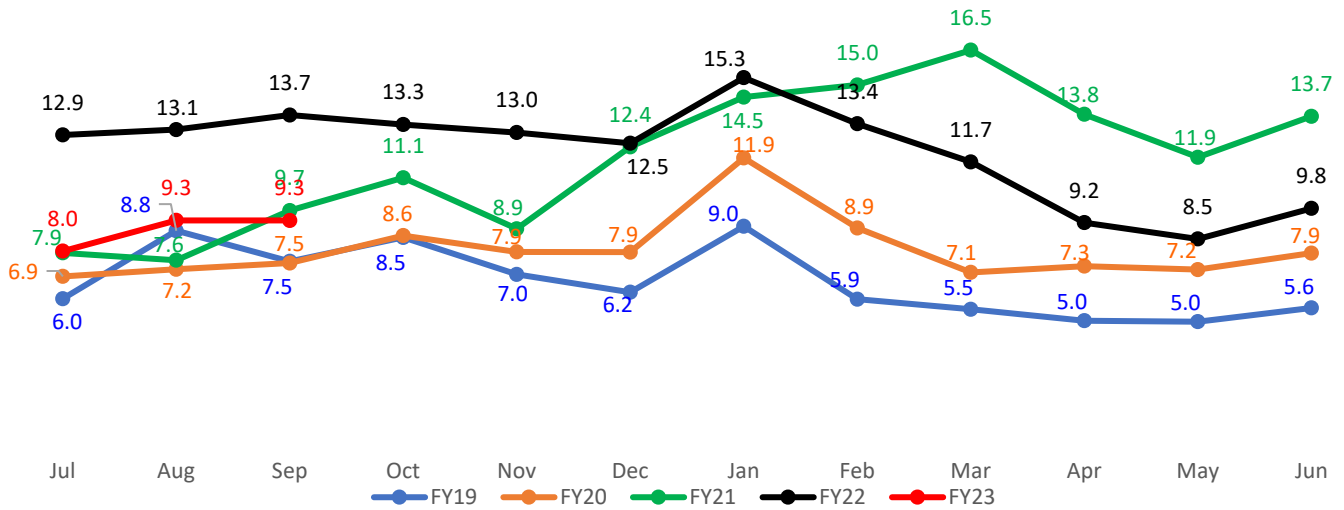


Commitments decreased 6.9% (\$2.508M vs \$2.694M) compared to August, while outstanding receivables increased 1.6% in Sep (\$159k vs \$156k primarily in 30>60 days aging).

Monthly Trend - Commitments Issued- 5 yr trends



Monthly Trend - Certificates Issued 5 year trend



Balance Sheet	Iowa Title Guaranty Division (Rollup)						
	Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	22,676,172	24,196,124	(1,519,951)	-6.3	22,910,592	(234,420)	-1.0
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	-	-	-	0.0	-	-	0.0
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	244,062	312,646	(68,584)	-21.9	403,699	(159,637)	-39.5
Deferred Outflows	268,126	317,864	(49,738)	-15.6	317,864	(49,738)	-15.6
Total Assets and Deferred Outflows	23,188,360	24,826,634	(1,638,274)	-6.6	23,632,155	(443,795)	-1.9
Liabilities, Deferred Inflows, and Equity							
Debt	-	-	-	0.0	-	-	0.0
Interest Payable	-	-	-	0.0	-	-	0.0
Unearned Revenue	-	-	-	0.0	-	-	0.0
Escrow Deposits	2,008,859	1,026,841	982,018	95.6	1,789,219	219,641	12.3
Reserves for Claims	1,656,198	1,859,444	(203,245)	-10.9	1,646,041	10,157	0.6
Accounts Payable & Accrued Liabilities	2,926,256	3,601,164	(674,908)	-18.7	4,830,097	(1,903,841)	-39.4
Other liabilities	250,557	1,279,687	(1,029,130)	-80.4	1,418,775	(1,168,218)	-82.3
Deferred Inflows	1,060,406	81,785	978,621	1196.6	175,105	885,301	505.6
Total Liabilities and Deferred Inflows	7,902,276	7,848,920	53,356	0.7	9,859,237	(1,956,961)	-19.8
Equity							
YTD Earnings(Loss)	(82,652)	390,108	(472,760)	-121.2	1,824,537	(1,907,189)	-104.5
Prior Years Earnings	15,368,736	16,587,606	(1,218,870)	-7.3	11,948,381	3,420,355	28.6
Transfers	-	-	-	0.0	-	-	0.0
Total Equity	15,286,084	16,977,714	(1,691,630)	-10.0	13,772,918	1,513,166	11.0
Total Liabilities, Deferred Inflows, and Equity	23,188,360	24,826,634	(1,638,274)	-6.6	23,632,155	(443,795)	-1.9

Income Statement	Iowa Title Guaranty Division (Rollup)													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	1,073,262	882,614	190,648	21.6	1,698,966	(625,704)	-36.8	3,038,068	2,520,967	517,101	20.5	5,058,224	(2,020,156)	-39.9
Other Revenue	865	8,000	(7,135)	-89.2	1,640	(775)	-47.3	27,898	24,000	3,898	16.2	22,270	5,628	25.3
Total Operating Revenue	1,074,127	890,614	183,513	20.6	1,700,606	(626,479)	-36.8	3,065,966	2,544,967	520,999	20.5	5,080,493	(2,014,528)	-39.7
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	173,543	218,482	(44,939)	-20.6	192,242	(18,699)	-9.7	553,138	644,543	(91,405)	-14.2	567,918	(14,780)	-2.6
Shared Expenses	49,998	47,433	2,565	5.4	48,453	1,546	3.2	83,338	82,415	924	1.1	76,894	6,444	8.4
Marketing Expense	3,000	25,498	(22,498)	-88.2	1,183	1,817	153.5	8,711	27,564	(18,853)	-68.4	1,283	7,427	578.7
Professional Services	401,852	360,893	40,960	11.3	601,575	(199,722)	-33.2	1,113,427	1,039,988	73,439	7.1	1,726,464	(613,037)	-35.5
Claim and Loss Expenses	(2,039)	10,000	(12,039)	-120.4	4,390	(6,428)	-146.4	11,962	30,000	(18,038)	-60.1	65,146	(53,184)	-81.6
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	7,458	7,600	(142)	-1.9	3,741	3,717	99.4	36,520	22,800	13,720	60.2	32,126	4,394	13.7
Overhead Allocation	1,626	17,229	(15,603)	-90.6	15,464	(13,838)	-89.5	41,522	57,550	(16,028)	-27.8	36,124	5,398	14.9
Total Operating Expense	635,439	687,135	(51,696)	-7.5	867,047	(231,609)	-26.7	1,848,618	1,904,859	(56,242)	-3.0	2,505,956	(657,338)	-26.2
Net Operating Income (Loss) Before Grants	438,688	203,479	235,209	115.6	833,558	(394,870)	-47.4	1,217,348	640,108	577,240	90.2	2,574,537	(1,357,189)	-52.7
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	1,300,000	250,000	1,050,000	420.0	750,000	550,000	73.3	1,300,000	250,000	1,050,000	420.0	750,000	550,000	73.3
Total Net Grant (Income) Expense	1,300,000	250,000	1,050,000	420.0	750,000	550,000	73.3	1,300,000	250,000	1,050,000	420.0	750,000	550,000	73.3
Net Operating Income (Loss) After Grants	(861,312)	(46,521)	(814,791)	1751.5	83,558	(944,870)	-1130.8	(82,652)	390,108	(472,760)	-121.2	1,824,537	(1,907,189)	-104.5
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(861,312)	(46,521)	(814,791)	1751.5	83,558	(944,870)	-1130.8	(82,652)	390,108	(472,760)	-121.2	1,824,537	(1,907,189)	-104.5
IFA Home Dept Staff Count	-	21	(21)	-100.0	20	(20)	-100.0	7	22	(15)	-69.2	20	(13)	-66.7
FTE Staff Count	20	22	(2)	-10.5	21	(1)	-6.9	14	23	(9)	-39.2	21	(7)	-34.6

Income Statement	800-020 Residential													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	1,002,155	821,825	180,330	21.9	1,641,913	(639,758)	-39.0	2,881,004	2,338,600	542,404	23.2	4,818,025	(1,937,021)	-40.2
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	1,002,155	821,825	180,330	21.9	1,641,913	(639,758)	-39.0	2,881,004	2,338,600	542,404	23.2	4,818,025	(1,937,021)	-40.2
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	146,366	174,981	(28,615)	-16.4	155,951	(9,584)	-6.1	451,741	525,225	(73,484)	-14.0	461,331	(9,590)	-2.1
Shared Expenses	44,477	46,834	(2,357)	-5.0	48,212	(3,735)	-7.7	76,227	80,503	(4,275)	-5.3	76,125	102	0.1
Marketing Expense	-	22,148	(22,148)	-100.0	1,183	(1,183)	-100.0	5,711	24,014	(18,303)	-76.2	1,283	4,427	345.0
Professional Services	401,852	360,543	41,310	11.5	601,276	(199,423)	-33.2	1,113,427	1,038,938	74,489	7.2	1,725,446	(612,019)	-35.5
Claim and Loss Expenses	(2,039)	10,000	(12,039)	-120.4	4,390	(6,428)	-146.4	11,962	30,000	(18,038)	-60.1	65,146	(53,184)	-81.6
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	590	350	240	68.6	380	210	55.3	1,560	1,050	510	48.6	1,550	10	0.6
Overhead Allocation	1,351	14,377	(13,025)	-90.6	12,898	(11,547)	-89.5	34,509	47,445	(12,935)	-27.3	30,130	4,380	14.5
Total Operating Expense	592,599	629,232	(36,634)	-5.8	824,290	(231,691)	-28.1	1,695,138	1,747,175	(52,037)	-3.0	2,361,012	(665,874)	-28.2
Net Operating Income (Loss) Before Grants	409,556	192,593	216,964	112.7	817,623	(408,067)	-49.9	1,185,866	591,425	594,441	100.5	2,457,013	(1,271,146)	-51.7
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	1,300,000	250,000	1,050,000	420.0	750,000	550,000	73.3	1,300,000	250,000	1,050,000	420.0	750,000	550,000	73.3
Total Net Grant (Income) Expense	1,300,000	250,000	1,050,000	420.0	750,000	550,000	73.3	1,300,000	250,000	1,050,000	420.0	750,000	550,000	73.3
Net Operating Income (Loss) After Grants	(890,444)	(57,407)	(833,036)	1451.1	67,623	(958,067)	-1416.8	(114,134)	341,425	(455,559)	-133.4	1,707,013	(1,821,146)	-106.7
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(890,444)	(57,407)	(833,036)	1451.1	67,623	(958,067)	-1416.8	(114,134)	341,425	(455,559)	-133.4	1,707,013	(1,821,146)	-106.7
IFA Home Dept Staff Count	-	17	(17)	-100.0	16	(16)	-100.0	5	18	(12)	-69.8	16	(11)	-66.7
FTE Staff Count	17	19	(2)	-8.8	18	(1)	-3.6	12	19	(7)	-38.1	18	(6)	-33.0

Income Statement	800-030 Commercial													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	71,107	60,789	10,318	17.0	57,053	14,054	24.6	157,064	182,367	(25,303)	-13.9	240,199	(83,135)	-34.6
Other Revenue	865	8,000	(7,135)	-89.2	1,640	(775)	-47.3	27,898	24,000	3,898	16.2	22,270	5,628	25.3
Total Operating Revenue	71,972	68,789	3,183	4.6	58,693	13,279	22.6	184,962	206,367	(21,405)	-10.4	262,469	(77,507)	-29.5
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	27,176	43,501	(16,325)	-37.5	36,292	(9,115)	-25.1	101,397	119,318	(17,921)	-15.0	106,586	(5,190)	-4.9
Shared Expenses	5,521	599	4,922	821.7	240	5,281	2197.9	7,111	1,912	5,199	271.9	769	6,342	824.5
Marketing Expense	3,000	3,350	(350)	-10.4	-	3,000	0.0	3,000	3,550	(550)	-15.5	-	3,000	0.0
Professional Services	-	350	(350)	-100.0	299	(299)	-100.0	-	1,050	(1,050)	-100.0	1,018	(1,018)	-100.0
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	6,868	7,250	(382)	-5.3	3,361	3,507	104.4	34,960	21,750	13,210	60.7	30,576	4,384	14.3
Overhead Allocation	275	2,852	(2,578)	-90.4	2,566	(2,292)	-89.3	7,013	10,105	(3,092)	-30.6	5,994	1,018	17.0
Total Operating Expense	42,840	57,902	(15,062)	-26.0	42,757	83	0.2	153,480	157,684	(4,205)	-2.7	144,944	8,536	5.9
Net Operating Income (Loss) Before Grants	29,132	10,887	18,245	167.6	15,935	13,196	82.8	31,482	48,683	(17,201)	-35.3	117,525	(86,043)	-73.2
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	29,132	10,887	18,245	167.6	15,935	13,196	82.8	31,482	48,683	(17,201)	-35.3	117,525	(86,043)	-73.2
Other Non-Operating (Income) Expense														
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	29,132	10,887	18,245	167.6	15,935	13,196	82.8	31,482	48,683	(17,201)	-35.3	117,525	(86,043)	-73.2
IFA Home Dept Staff Count	-	4	(4)	-100.0	4	(4)	-100.0	1	4	(3)	-66.7	4	(3)	-66.7
FTE Staff Count	3	4	(1)	-18.9	4	(1)	-22.1	2	4	(2)	-44.5	4	(2)	-41.7



SRF
STATE
REVOLVING FUND

PARTNERSHIP WITH THE IOWA FINANCE AUTHORITY AND THE IOWA DEPARTMENT OF NATURAL RESOURCES

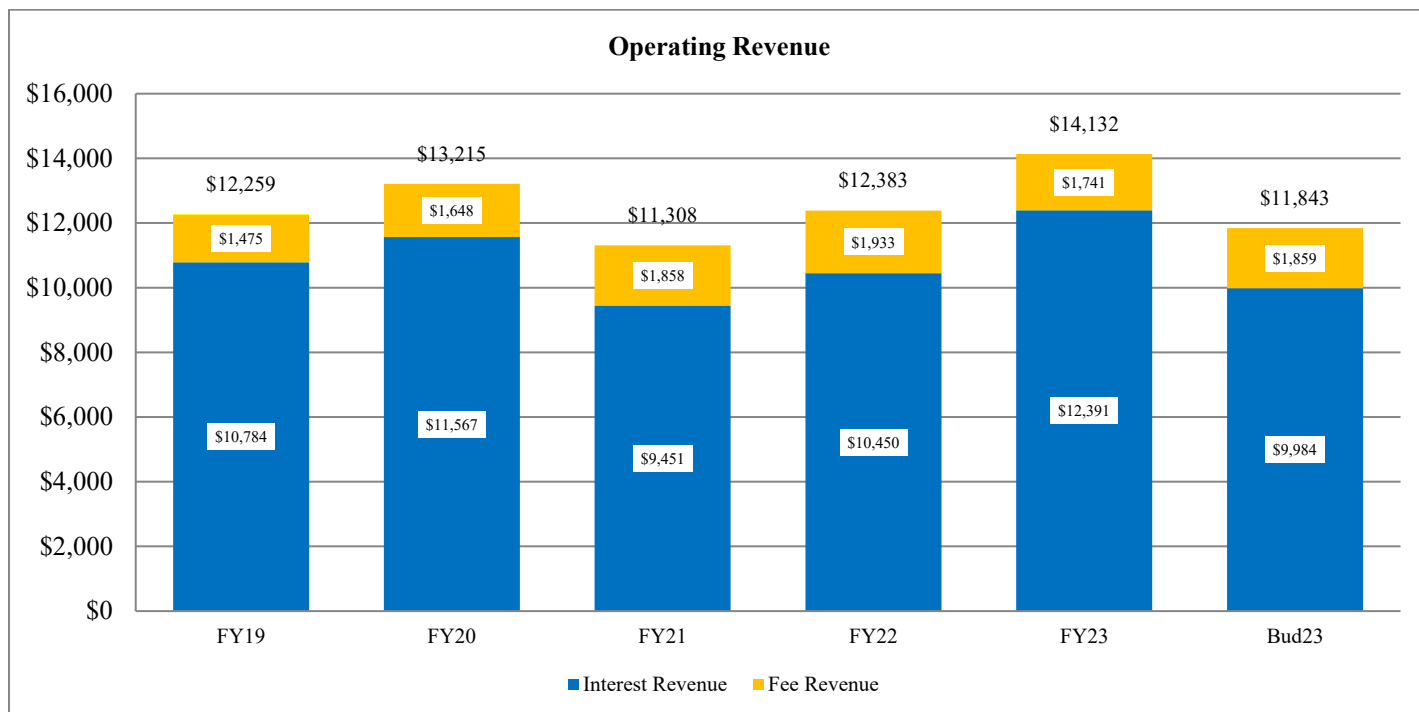
To: IFA Board Members
 From: Deena Klesel
 Date: October 17, 2022
 Re: September 2022 YTD Financial Results

State Revolving Fund Results (\$ in thousands)

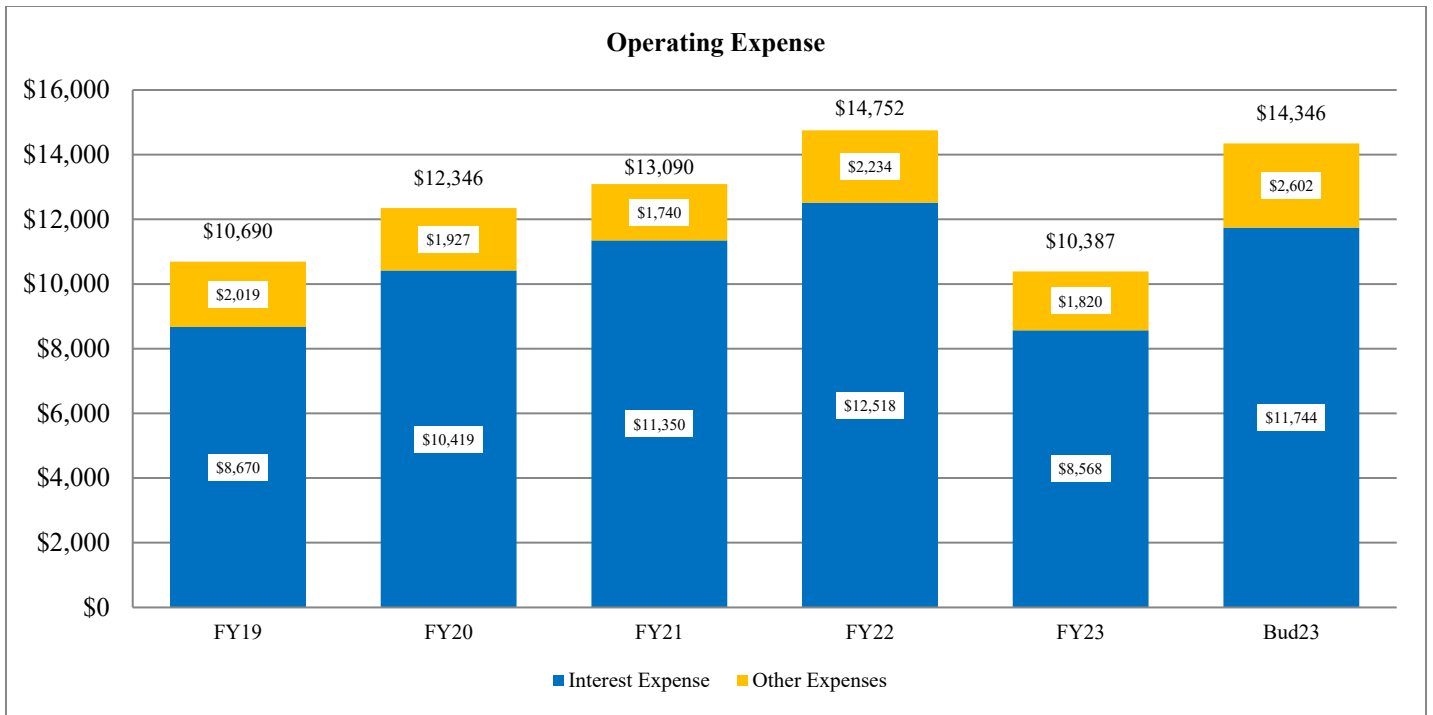
Through the end of the first quarter of FY2023, SRF is operating unfavorably to budget. This is due to timing of Capitalization (Cap) grant fund availability; the budget forecasted Cap grant funds as awarded and available to draw in August 2022. The following Cap grants were awarded by EPA in late September, but fund draws did not occur until October:

- Federal Fiscal Year (FFY) 2022 CWSRF Base Cap grant of \$18.79M awarded 9/28/2022
- FFY2022 DWSRF Base Cap grant of \$13.32M awarded 9/27/2022
- FFY2022 CWSRF Bipartisan Infrastructure Law (BIL) General Supplemental Cap grant of \$26.49M awarded 9/29/2022
- FFY2022 DWSRF BIL General Supplemental Cap grant of \$31.35M awarded 9/30/2022

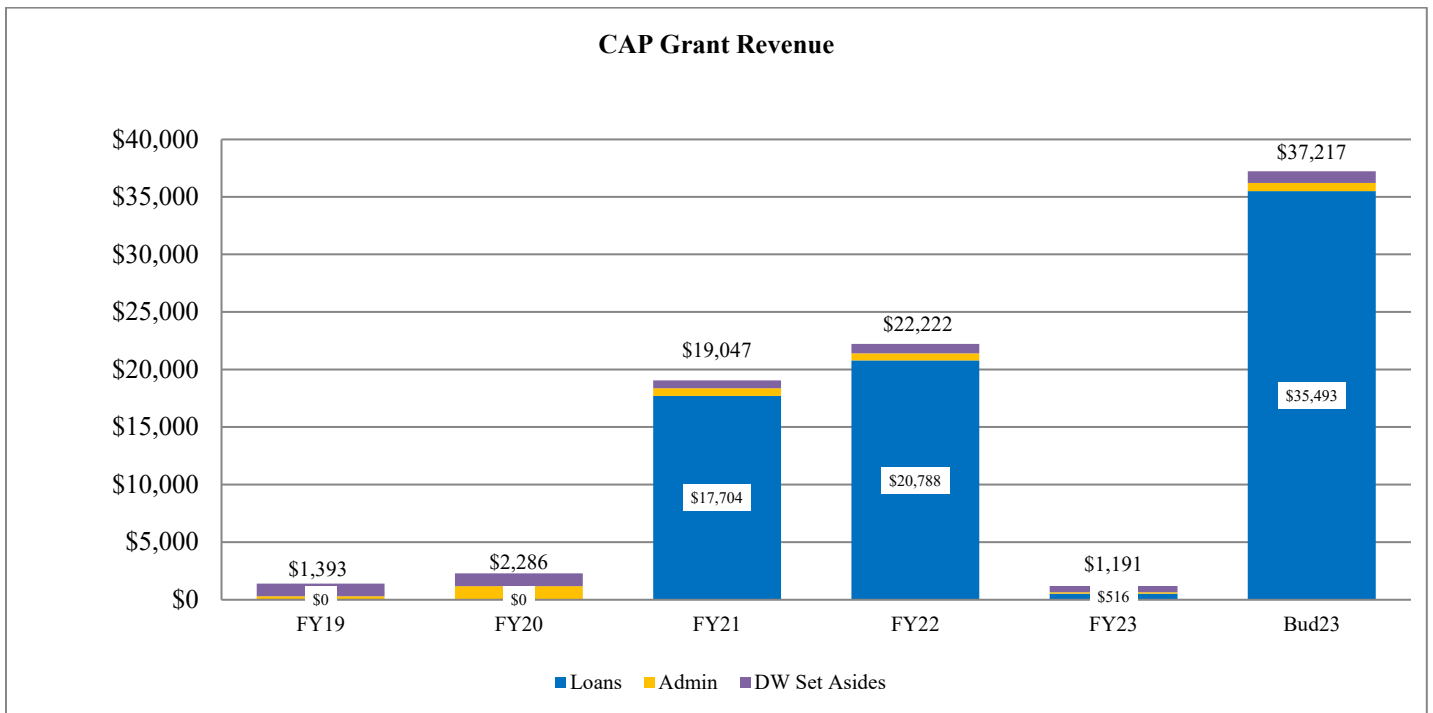
On 9/15/2022, IFA issued \$43.525M Series 2022D Bonds to refund certain maturities from the Series 2015 Bonds. IFA’s \$36M Series 2022C Bonds will refund the Authority’s outstanding Series 2013 Bonds, effective 6/28/2023.



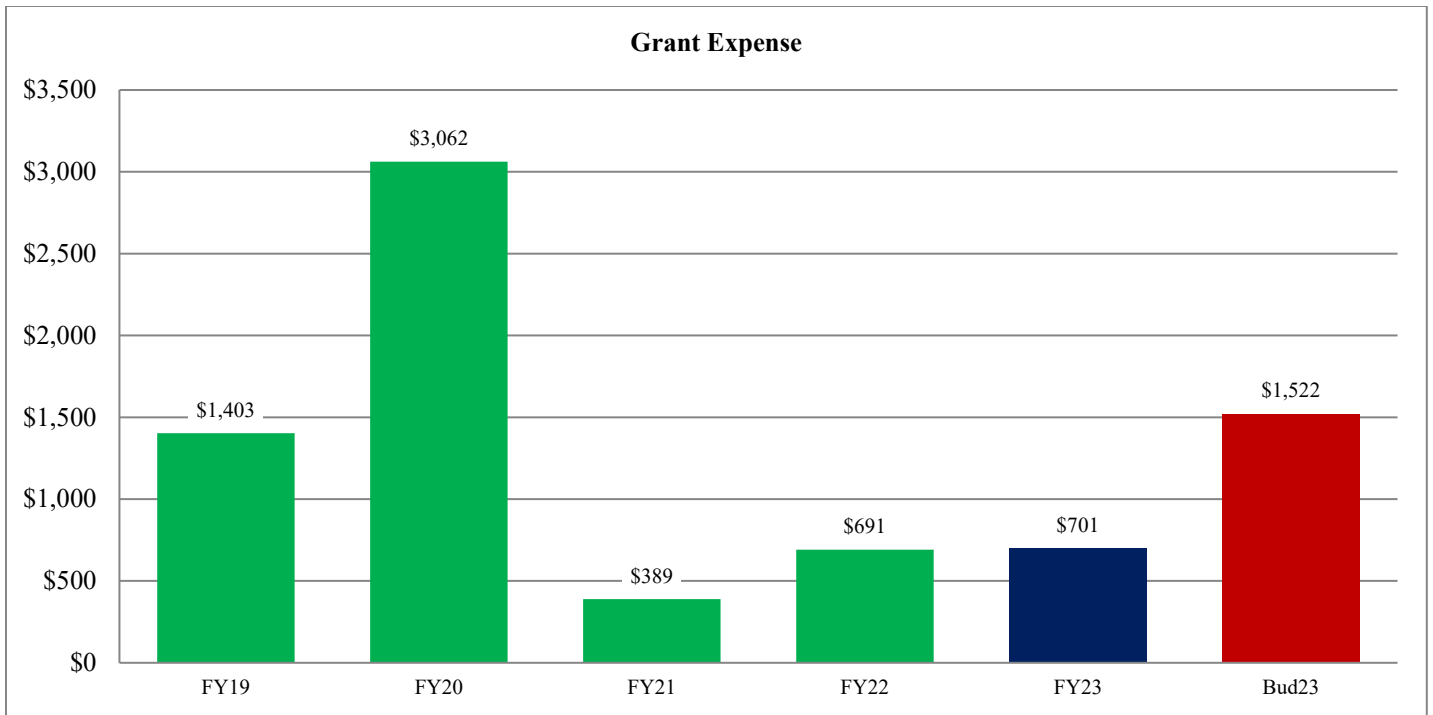
Operating Revenue was \$2,289 or 19.3% above budget and \$1,749 or 14.1% above last year. This is primarily due to higher than anticipated interest revenue from investments.



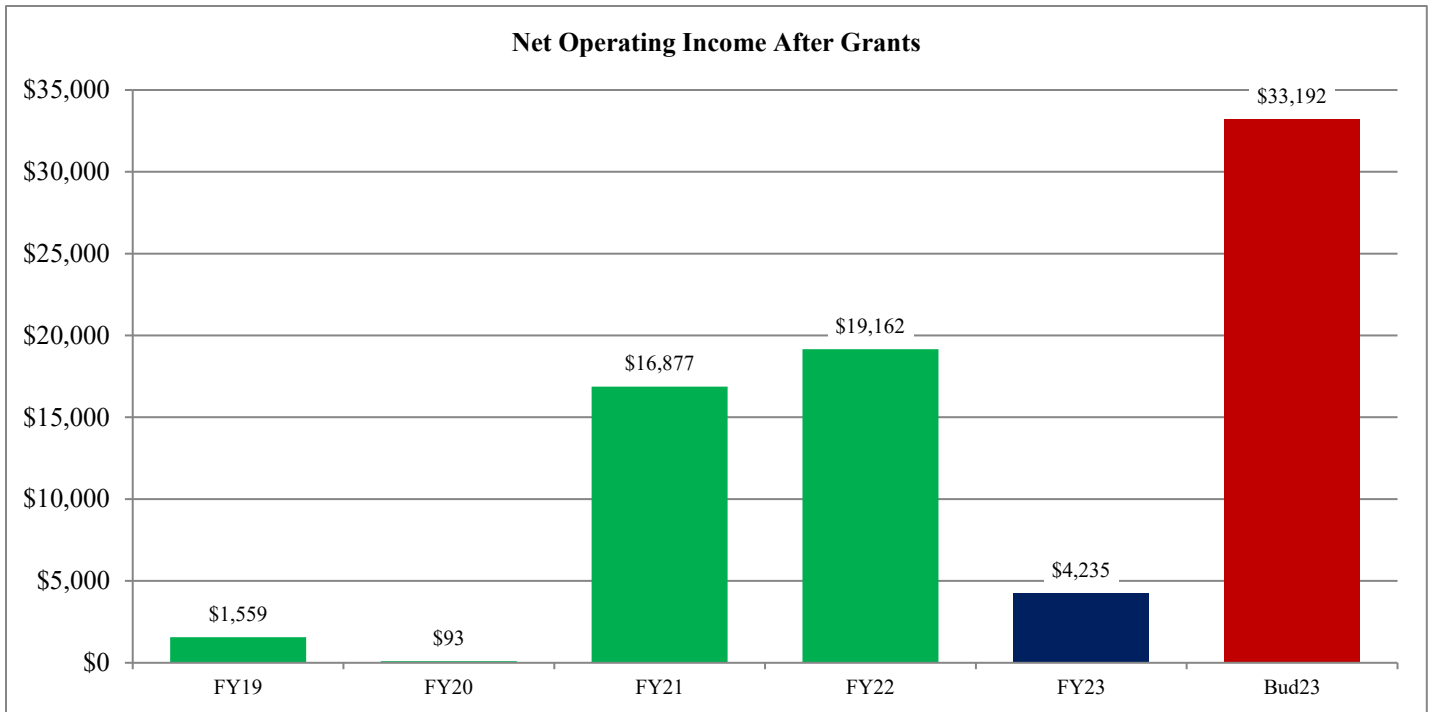
Operating Expense was \$3,958 or 27.6% favorable to budget and \$4,364 or 29.6% favorable to last year.



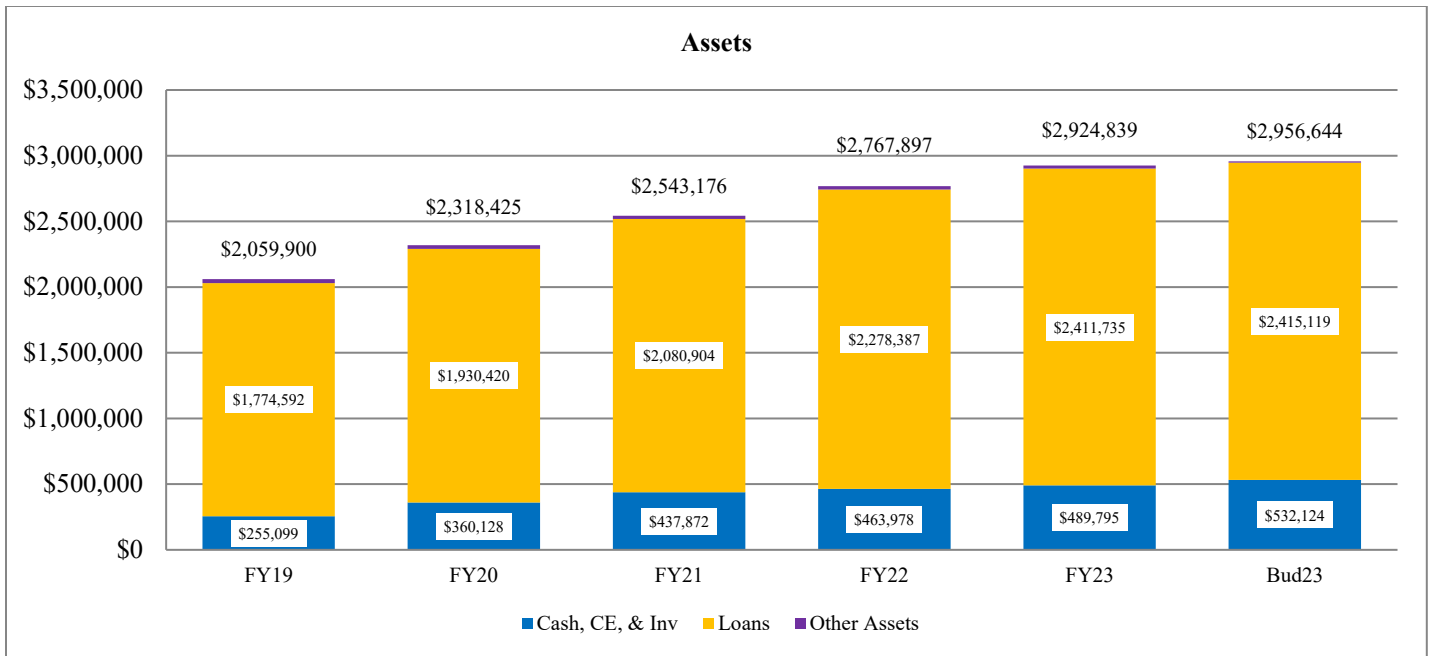
CAP Grant Revenue was \$36,026 or 96.8% below budget and \$21,031 or 94.6% lower than last year. The CWSRF and DWSRF 2022 Base Cap grant and BIL General Supplemental Cap grants were awarded at the end of September but were not available for loan draws this month as budgeted.



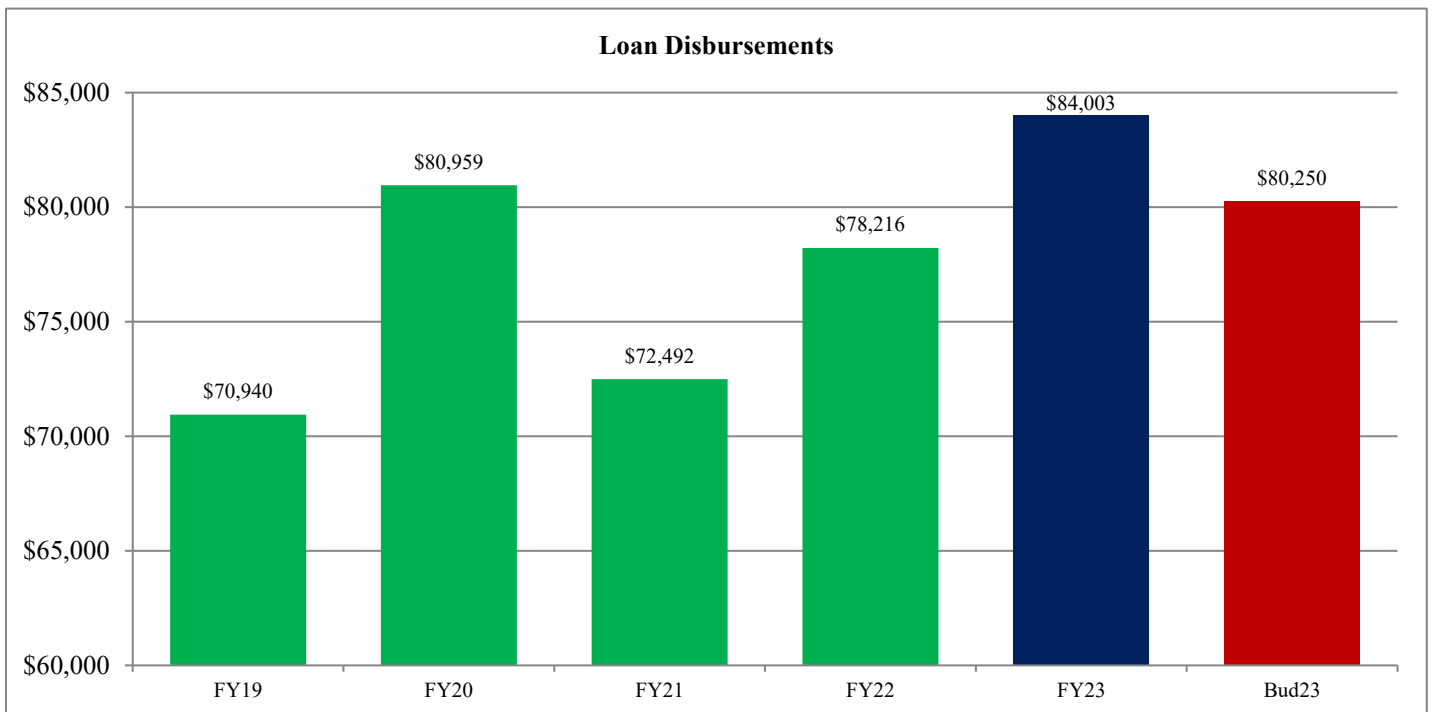
Grant Expense was \$821 or 54% below budget and \$9 or 1.4% above last year. Grant Expense relates to the forgivable portion of specific SRF loans which is applied upon project completion. FY23's budget anticipated a 36% increase in forgivable loans related to additional subsidization required in the BIL funding. Grant expense is expected to increase once the BIL Cap grants have been awarded.



NOIAG was \$28,957 or 87.2% unfavorable to budget and \$14,926 or 77.9% unfavorable to last year. This is due to the FFY22 Base Cap and BIL General Supplemental Cap grants being submitted and awarded later than anticipated.



Assets were \$31,805 or 1.1% below budget and \$156,942 or 5.7% above last year.



Loan commitments were \$357,475.

Equity/Program/Admin Fund Balances

<u>Program</u>	<u>Uses</u>	<u>Account</u>	<u>Balance at 8/31/2022</u>	<u>Net Cash Inflows (Outflows)</u>	<u>Balance at 9/30/2022</u>
Equity Fund	Construction Loans				
Clean Water		12069250/1	229,603	(21,493)	208,110
Drinking Water		12069253/4	152,821	(4,990)	147,831
Leveraged		82644014/82410107	0	0	0
			<u>382,424</u>	<u>(26,484)</u>	<u>355,940</u>
Program Fund	P&D, CW GNPS, DW SWP				
Clean Water		22546000	53,982	(1,249)	52,733
Drinking Water		22546001	15,116	409	15,525
			<u>69,098</u>	<u>(840)</u>	<u>68,258</u>
Administration Fund	Administrative Expenses				
Clean Water		22546002	16,288	(1,200)	15,088
Drinking Water		22546003	20,091	(5)	20,086
			<u>36,379</u>	<u>(1,206)</u>	<u>35,173</u>

Federal Capitalization Grants

As of 9/30/22

<u>Grant Award Year</u>	<u>Clean Water</u>		<u>Drinking Water</u>		<u>Total SRF</u>	
	<u>EPA Awards</u>	<u>Remaining</u>	<u>EPA Awards</u>	<u>Remaining</u>	<u>EPA Awards</u>	<u>Remaining</u>
Prior Years	594,001	-	326,691	-	920,692	-
2019	21,505	-	17,348	59	38,853	59
2020	21,483	-	17,378	-	38,861	-
2021	21,505	-	17,427	1,169	38,932	1,169
2022	39,673	39,673	39,605	39,605	79,278	79,278
Total	698,167	-	378,844	1,228	1,116,616	1,228
					Total federal capitalization grants received to date:	\$ 1,075,783
<u>Available for Loan Draws</u>	<u>Clean Water</u>	<u>Drinking Water</u>	<u>Total</u>	<u>Available for Set-asides</u>		
2019	-	-	-	Clean Water	1,335	
2020	-	-	-	Drinking Water	1,406	
2021	-	-	-			
2022	38,338	38,198	38,338			
	<u>38,338</u>	<u>38,198</u>	<u>38,338</u>		<u>2,741</u>	

SRF Loan Portfolio	6/30/2020	6/30/2021	6/30/2022	9/30/2022	YTD Increase
Clean Water	1,527,898	1,684,234	1,815,279	1,871,526	3.1%
Drinking Water	497,130	526,655	528,104	547,460	3.7%
Total SRF Loan Portfolio	2,025,028	2,210,889	2,343,383	2,418,986	3.2%

Balance Sheet	State Revolving Fund (Rollup)						
	Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	382,825,946	492,318,090	(109,492,144)	-22.2	385,502,152	(2,676,206)	-0.7
Investments	106,969,446	39,805,496	67,163,951	168.7	78,476,036	28,493,410	36.3
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	2,411,734,690	2,415,118,671	(3,383,981)	-0.1	2,278,387,216	133,347,474	5.9
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	16,640,586	4,231,574	12,409,011	293.2	18,398,283	(1,757,698)	-9.6
Deferred Outflows	6,668,352	5,170,506	1,497,846	29.0	7,132,902	(464,550)	-6.5
Total Assets and Deferred Outflows	2,924,839,021	2,956,644,337	(31,805,316)	-1.1	2,767,896,589	156,942,431	5.7
Liabilities, Deferred Inflows, and Equity							
Debt	1,862,296,194	1,830,148,994	32,147,200	1.8	1,714,537,202	147,758,991	8.6
Interest Payable	14,667,062	43,313,595	(28,646,532)	-66.1	13,419,429	1,247,633	9.3
Unearned Revenue	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	(652,692)	1,024,378	(1,677,070)	-163.7	726,960	(1,379,652)	-189.8
Other liabilities	50,658	643,102	(592,444)	-92.1	456,560	(405,902)	-88.9
Deferred Inflows	341,965	31,947	310,018	970.4	58,199	283,766	487.6
Total Liabilities and Deferred Inflows	1,876,703,187	1,875,162,016	1,541,171	0.1	1,729,198,351	147,504,836	8.5
Equity							
YTD Earnings(Loss)	3,522,032	33,192,329	(29,670,296)	-89.4	19,081,306	(15,559,274)	-81.5
Prior Years Earnings	1,044,699,084	1,048,289,992	(3,590,908)	-0.3	1,019,595,408	25,103,676	2.5
Transfers	(85,283)	-	(85,283)	0.0	21,524	(106,807)	-496.2
Total Equity	1,048,135,833	1,081,482,321	(33,346,488)	-3.1	1,038,698,238	9,437,595	0.9
Total Liabilities, Deferred Inflows, and Equity	2,924,839,021	2,956,644,337	(31,805,316)	-1.1	2,767,896,589	156,942,431	5.7

Income Statement	State Revolving Fund (Rollup)													
	Sep-2022							YTD as of Sep-2022						
	Actuals	Bud23	Difference	%	Last Year	Difference	%	Actuals	Bud23	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	3,978,054	3,363,285	614,769	18.3	3,513,518	464,536	13.2	12,391,483	9,983,631	2,407,851	24.1	10,449,518	1,941,965	18.6
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	621,113	624,785	(3,672)	-0.6	641,392	(20,279)	-3.2	1,740,997	1,859,023	(118,025)	-6.3	1,933,269	(192,272)	-9.9
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	2	(2)	-100.0
Total Operating Revenue	4,599,167	3,988,070	611,096	15.3	4,154,910	444,257	10.7	14,132,480	11,842,654	2,289,826	19.3	12,382,789	1,749,691	14.1
Operating Expense														
Interest Expense	(603,198)	3,861,152	(4,464,349)	-115.6	4,125,838	(4,729,036)	-114.6	8,567,957	11,744,097	(3,176,141)	-27.0	12,518,255	(3,950,298)	-31.6
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	67,880	67,741	139	0.2	64,459	3,421	5.3	196,819	202,608	(5,789)	-2.9	189,433	7,385	3.9
Shared Expenses	1,120	917	204	22.2	2,121	(1,001)	-47.2	1,871	2,750	(879)	-32.0	2,448	(576)	-23.6
Marketing Expense	1,080	3,333	(2,253)	-67.6	4,509	(3,429)	-76.0	2,417	10,000	(7,583)	-75.8	5,238	(2,821)	-53.9
Professional Services	55,802	48,649	7,153	14.7	44,646	11,156	25.0	154,870	149,112	5,758	3.9	145,121	9,749	6.7
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	648,792	730,833	(82,041)	-11.2	679,737	(30,945)	-4.6	1,401,574	2,192,500	(790,926)	-36.1	1,858,192	(456,618)	-24.6
Overhead Allocation	26,312	14,550	11,763	80.8	12,258	14,054	114.7	61,955	44,734	17,220	38.5	33,399	28,555	85.5
Total Operating Expense	197,789	4,727,175	(4,529,386)	-95.8	4,933,568	(4,735,779)	-96.0	10,387,464	14,345,802	(3,958,339)	-27.6	14,752,087	(4,364,624)	-29.6
Net Operating Income (Loss) Before Grants	4,401,378	(739,105)	5,140,482	-695.5	(778,659)	5,180,036	-665.3	3,745,016	(2,503,149)	6,248,165	-249.6	(2,369,298)	6,114,314	-258.1
Net Grant (Income) Expense														
Grant Revenue	(312,034)	(20,332,307)	20,020,273	-98.5	(654,151)	342,117	-52.3	(1,190,581)	(37,217,323)	36,026,743	-96.8	(22,222,088)	21,031,507	-94.6
Grant Expense	301,866	507,282	(205,416)	-40.5	437,882	(136,016)	-31.1	700,654	1,521,846	(821,192)	-54.0	690,985	9,668	1.4
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	(10,168)	(19,825,025)	19,814,857	-99.9	(216,269)	206,101	-95.3	(489,927)	(35,695,477)	35,205,550	-98.6	(21,531,103)	21,041,176	-97.7
Net Operating Income (Loss) After Grants	4,411,545	19,085,920	(14,674,374)	-76.9	(562,390)	4,973,935	-884.4	4,234,943	33,192,329	(28,957,386)	-87.2	19,161,804	(14,926,861)	-77.9
Other Non-Operating (Income) Expense	453,114	-	453,114	0.0	105,996	347,118	327.5	712,911	-	712,911	0.0	80,498	632,413	785.6
Net Income (Loss)	3,958,432	19,085,920	(15,127,488)	-79.3	(668,386)	4,626,817	-692.2	3,522,032	33,192,329	(29,670,296)	-89.4	19,081,306	(15,559,274)	-81.5
IFA Home Dept Staff Count	-	6	(6)	-100.0	4	(4)	-100.0	2	6	(4)	-72.2	4	(2)	-58.3
FTE Staff Count	5	6	(1)	-21.3	5	(0)	-3.1	4	6	(3)	-43.4	5	(2)	-33.1

To: IFA Board of Directors

From: Cindy Harris, Chief Financial Officer

Date: November 2, 2022

Re: Single Family Mortgage Bonds (“1991 Indenture”), 2022 Series JK (“2022 Bonds”)

This resolution authorizes the issuance of bonds in an amount not to exceed \$150 million. However, the expected par size of the bond issue is currently anticipated to be about \$70 million. The proceeds will be used to finance new Fannie Mae, Freddie Mac and GNMA mortgage-backed securities (“MBS”) from the FirstHome and Homes for Iowans loan program as well as down payment assistance. The 2022 Bonds will be issued within the 1991 Indenture.

Proposed Transaction and Timing

The Authority began reserving FirstHome loans the week of October 10th and these loans are projected to be securitized and delivered into the Single Family 2022 Bonds. We estimate FirstHome net reservations of \$6 million per week and anticipate approximately \$25 million of FirstHome reservations when we reach the mid-November pricing date. The current anticipated structure of the 2022 Bonds is expected to be as follows:

- \$60 million (Series J – tax-exempt, non-AMT, fixed rate)
 - to fund new FirstHome MBS and down payment assistance
- \$7.5 million (Series K – taxable, fixed rate)
 - to fund new Homes for Iowans MBS and down payment assistance

- Anticipated pricing of the bonds (per current financing schedule) – Week of November 14th
- Anticipated closing of the bonds (per current financing schedule) – Week of December 12th

RESOLUTION FIN 22-16

Resolution Adopting and Approving Series Resolution Relating to Single Family Mortgage Bonds (Mortgage-Backed Securities Program) in one or more series and Authorizing the Issuance, Sale and Delivery of the Authority's Single Family Mortgage Bonds Pursuant to Such Series Resolution; and Delegating Certain Responsibilities to Authorized Officers for Finalizing Certain Matters, Forms and Contents of Certain Documents

BE IT RESOLVED BY THE IOWA FINANCE AUTHORITY (the "Authority"), as follows:

Section 1. Approval of Series Resolution. The Authority did on July 10, 1991, adopt its Single Family Mortgage Bond Resolution and has adopted certain amendments and supplements thereto (as amended and supplemented, the "General Resolution"), which General Resolution provides for the issuance from time to time of series of bonds upon adoption of Series Resolutions. To provide additional funding for the Program (as defined in the General Resolution), and subject to the parameters set forth in Section 2 of this Resolution, the Authority determines to proceed with the issuance of additional series of its Single Family Mortgage Bonds (Mortgage-Backed Securities Program), in one or more series, a portion of which may be issued as bonds bearing interest at a fixed rate (the "Fixed Rate Bonds") and a portion of which may be issued as bonds bearing interest at a variable rate (the "Variable Rate Bonds" and, together with the Fixed Rate Bonds, the "Bonds"). The Bonds shall be issued pursuant to one or more Series Resolutions (the "Series Resolution") substantially in the form now before this meeting, which is hereby adopted and approved. Authority is hereby delegated to the Executive Director, Chief Financial Officer or Chief Bond Programs Director (each an "Authorized Officer"), and each of them without the other is hereby authorized to execute and to approve such changes, modifications, amendments, revisions and alterations in and to said Series Resolution as such Authorized Officer shall in the exercise of her or his own independent judgment and discretion and upon the advice of counsel determine to be necessary, proper, appropriate, advisable or desirable in order to effectuate the issuance, sale and delivery by the Authority of the Bonds as provided and described in this Resolution and said Series Resolution as finally approved and executed by the Authorized Officer (including, without limitation, the authority, subject to the general parameters contained in Section 2 hereof, to designate the series of the Bonds to be issued, to determine the aggregate principal amount of Bonds, and the principal amount of any series of Bonds and to determine which series, if any, shall be composed of Bonds the interest on which shall be includable in gross income for federal income tax purposes). For purposes of this Resolution, Bonds issued with interest not includable in gross income for federal income tax purposes are hereinafter referred to as the "Tax-Exempt Bonds" and Bonds issued with interest includable in gross income for federal income tax purposes are hereinafter referred to as the "Taxable Bonds."

Section 2. Authority for Contracts of Purchase, Continuing Covenant Agreement and Standby Bond Purchase Agreement; Terms of Bonds. Any Authorized Officer, with assistance

of counsel, is hereby authorized to negotiate the terms of (a) one or more contracts of purchase (singularly, the “Contract of Purchase” and, collectively, the “Contracts of Purchase”) with respect to the Bonds with Morgan Stanley & Co. LLC, as representative of the underwriters purchasing the Bonds, or with another firm or firms as may be determined by either the Executive Director or Chief Financial Officer (such firm or firms, the “Underwriters”), and to execute on behalf of the Authority any Contract of Purchase so negotiated; provided that the Contracts of Purchase shall be substantially in the form previously utilized with the Underwriters, in connection with bonds previously issued pursuant to the General Resolution, and/or (b) a continuing covenant agreement or similar agreement (a “Continuing Covenant Agreement”) with a financial institution for the purchase of a portion of the Bonds in such form as approved by the Executive Director or Chief Financial Officer in consultation with counsel; provided that in either case the aggregate principal amount of the Bonds sold pursuant to such Contracts of Purchase or Continuing Covenant Agreement shall not exceed \$150,000,000, the final maturity date of the Bonds shall not be later than July 1, 2061, and the underwriting discount or origination or other fee shall not exceed 2% of the principal amount of the Bonds. The average coupon rate for the Tax-Exempt Bonds, if issued as Fixed Rate Bonds, shall not exceed 7.00% per annum and the average coupon rate for the Taxable Bonds, if issued as Fixed Rate Bonds, shall not exceed 8.50% per annum. The Variable Rate Bonds may be issued bearing interest at a variable rate in accordance with an index or formula set forth in the Series Resolution and may be subject to conversion to other variable rate modes based on differing formulas or indices, or to conversion to fixed interest rates, as provided in said Series Resolution and, in connection with any Variable Rate Bonds, any Authorized Officer may at any time negotiate and execute a standby bond purchase agreement with a bank or financial institution selected by an Authorized Officer (the “Standby Bond Purchase Agreement”), and may enter into derivative transactions as further authorized by Section 6 of this Resolution.

Section 3. Authority for Preliminary Official Statement and Official Statement. Any Authorized Officer, with assistance of counsel, is authorized to assist in the preparation of a Preliminary Official Statement to be used by the Underwriters in the offering and sale of a portion or all of the Bonds and to approve the use thereof for such purpose. Any Authorized Officer, with assistance of counsel, is further authorized to approve and execute a final Official Statement, substantially in the form of the Preliminary Official Statement, but with such changes, modifications, amendments, revisions and alterations therein, thereof and thereto as the Authorized Officer shall in the exercise of her or his own independent judgment and discretion and upon advice of counsel determine to be necessary, proper, appropriate, advisable or desirable in order to effectuate the issuance, sale and delivery of a portion or all of the Bonds. Any Authorized Officer is further authorized to execute and deliver such certifications and to take such steps as are necessary to comply with SEC Rule 15c2-12.

Section 4. Authority for Continuing Disclosure Agreement. Any Authorized Officer, with assistance of counsel, is authorized to negotiate the terms of a continuing disclosure agreement and/or a disclosure dissemination agent agreement (the “Continuing Disclosure Agreement”), to be entered into between the Authority and Digital Assurance Certification, L.L.C. (the “Dissemination Agent”), with provisions substantially similar to continuing disclosure agreements entered into by the Authority in connection with bonds previously issued under the General Resolution, wherein the Authority will covenant for the benefit of the beneficial owners of the Bonds to provide annually certain financial information and operating

data relating to the Authority and to provide notices of the occurrence of certain enumerated events with respect to the Bonds and the Authority, and to execute and deliver such Continuing Disclosure Agreement on behalf of the Authority.

Section 5. Holding of Hearing and Report to Governor. Prior to the issuance and delivery of the Bonds, any Authorized Officer is authorized to establish a date for the holding of the public hearing required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and publish the required notice of intention to issue Single Family Mortgage Bonds, in one or more series, in an aggregate principal amount not to exceed \$150,000,000 as required by Section 147(f) of the Code and the Treasury Regulations promulgated thereunder not less than 7 days prior to the date established for the hearing. Subsequent to the hearing, an Authorized Officer is directed to make a report of such hearing to the Governor, and to request the Governor’s approval of the issuance of the Tax-Exempt Bonds.

Section 6. General and Specific Authorizations. Without in any way limiting the power, authority or discretion elsewhere herein granted or delegated, the Authority hereby (1) authorizes and directs all of the officers, employees and agents of the Authority to carry out or cause to be carried out, and to perform such obligations of the Authority and such other actions as they, or any one of them, in consultation with counsel, shall consider necessary, advisable, desirable or appropriate in connection with this Resolution, the General Resolution, the Series Resolution, the Contracts of Purchase, the Continuing Covenant Agreement, the Standby Bond Purchase Agreement, the Continuing Disclosure Agreement, the Official Statement, and the issuance, sale and delivery of the Bonds, including without limitation and whenever appropriate, the execution and delivery thereof by any Authorized Officer of all other related documents, instruments, certifications and opinions and amendments to documents as may be deemed necessary by an Authorized Officer, and also including (i) giving any required notices of redemption in connection with the redemption, whether mandatory, special or optional, of bonds to be refunded, in whole or in part, from the proceeds of the Bonds and (ii) entering into any derivative transactions and necessary related documents in connection therewith, and (2) delegates the right, power and authority to any Authorized Officer of the Authority to exercise her or his own independent judgment and discretion upon advice of counsel in determining and finalizing the terms, provisions, form and contents of each of the documents hereinbefore referenced and identified, if applicable. The execution and delivery by any Authorized Officer or by any such other officer, officers, agent or agents of the Authority of any such documents, instruments, certifications and opinions, or the doing by them of any act in connection with any of the matters which are the subject of this Resolution, shall constitute conclusive evidence of both the Authority’s and their approval of all changes, modifications, amendments, revisions and alterations made therein and shall conclusively establish their absolute, unconditional and irrevocable authority with respect thereto from the Authority and the authorization, approval and ratification by the Authority of the documents, instruments, certifications and opinions so executed and the action so taken.

Section 7. Prior Resolutions. All resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 2nd day of November, 2022.

Michel Nelson, Chairperson

Attest:

Deborah Durham
Executive Director/Secretary

(Seal)

To: Iowa Finance Authority Board of Directors

From: Samantha Askland, Underwriter
Dave Powell, Underwriter

Date: November 2, 2022

Re: Solon Community Housing Corp., Solon

Background: This 8-unit rental project was specifically for the special needs' population, and the original contract date was March of 1999. Original funding sources included several grants and a loan from IFA including \$40,000 through the HAF program, \$42,065 in a grant through HOME, and the \$157,610 HOME loan. The project is 100% occupied at this time and normally has high occupancy. The project is owned by a local non-profit.

Recommendation: Staff recommends forgiving the HOME loan with a \$40,000 payment. The project has met its affordability end date.

Borrower: Solon Community Housing Corp.

First Mortgage: N/A

HOME Loan Balance: \$108,017.95

HOME Loan payments: graduated payments - total paid of \$66,500.00

HOME Loan Interest Rate: 0%, originally 1% amendment filed in 2017 to lower interest and extend maturity

HOME Loan Maturity Date: 02/28/2038

HOME affordability end date: 12/31/2020

YTD Cash flow – 8 months: \$16,956.00 (\$7,000 HOME payment not included)

2021 Cash flow: \$7,523.00 (\$7,000 HOME payment not included)

2020 Cash flow: \$13,877.00 (\$7,000 HOME payment not included)

Cash payment: \$40,000

In Compliance: Yes, last inspected in 2019.

RESOLUTION

FIN 22-17

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, as amended, works to create, protect and preserve affordable housing for low and moderate income families in the State of Iowa; and

WHEREAS, on March 10, 1999, the Iowa Department of Economic Development, now succeeded by the Authority, provided a \$42,065.00 grant and a \$157,610.00 affordable housing loan, known as Loan Number 99-HM-207 (“the HOME loan”), to Solon Community Housing Corp. (the “Owner”) for the New Construction of a 8 unit apartment complex specifically for the special needs’ population located in Solon, Johnson County, Iowa (the “Project”); and

WHEREAS, due to the Project meeting its HOME affordability requirements and the Owner’s ability to make a lump sum payment, the Authority and Owner desire that the HOME loan be forgiven after the payment is made.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Authority to work with the Owner and any other necessary parties to forgive all or part of the HOME loan balance plus any accrued interest and other capitalized amounts upon payment of a minimum of \$40,000.00, as the Executive Director, working with Authority staff, deems necessary and appropriate.

SECTION 2. Upon settlement of the HOME loan, Authority staff is hereby authorized to write the remaining debt of the HOME loan off of the Authority’s loan account and cease further collection efforts relating to such loan, including releasing the outstanding mortgage securing the HOME loan.

SECTION 3. Authority staff is hereby further authorized to work with the Owner to complete and issue the appropriate tax documents associated with the write off of the HOME loan.

PASSED AND APPROVED this 2nd day of November 2022.

Michel Nelson, Board Chair

ATTEST:

(Seal)

Deborah Durham, Secretary

To: Iowa Finance Authority Board of Directors

From: Amber Lewis

Date: November 2, 2022

Re: Awards Resolution for Iowa Emergency Solutions Grant and Shelter Assistance Fund

The ESG program: IFA administers the statewide allocation of funds for the federal Emergency Solutions Grant (ESG) program, which helps individuals and families experiencing a housing crisis to be quickly rehoused and stabilized. It provides support for Street Outreach, Shelter, Homelessness Prevention, and Rapid Rehousing (rental assistance paired with case management and supportive services).

The SAF program: IFA administers the statewide allocation of grants for the state Shelter Assistance Fund (SAF) program, which provides funding to support the operations of homeless and domestic violence shelters, essential services for the homeless, and evaluation and reporting of services for the homeless. The SAF program is funded each year with five percent of the proceeds from the Real Estate Transfer Tax.

Competition for funds: IFA conducted a two-year combined ESG and SAF competition for funds in the summer of 2021. Based on the results of this competition, IFA approved awards to applicants for the 2022 calendar year, with awards to be renewed the following year as funds allowed. Funds for the 2023 calendar year are now available totaling \$2,959,400 for ESG from HUD and \$1,793,736 from the State of Iowa for SAF.

Award recommendations: Based on the current 2022 year awards, IFA adjusted the amounts for each agency on a proportional basis according to the funds available to come up with recommended awards for the 2023 calendar year. Two agencies, The Helping Hand of Warren County and Transitions DMC, declined 2023 funding.

Requested resolution: This requested resolution is to authorize the award of ESG and SAF funds to the agencies listed in the attached documents, the Iowa Emergency Solutions Grant Proposed Awards for the 2023 Calendar Year and the Shelter Assistance Fund Proposed Awards for the 2023 Calendar Year.

Shelter Assistance Fund
Proposed Awards for the 2023 Calendar Year

Applicant	County	CY 2022 SAF Award	Proposed CY 2023 Award (CY 2022 x 0.86637)
Muscatine Center for Social Action	Muscatine	\$ 62,363	\$ 54,029
New Visions Homeless Services	Pottawattamie	\$ 166,298	\$ 144,076
Center For Siouxland	Woodbury	\$ 53,091	\$ 45,996
Hawthorn Hill	Polk	\$ 55,041	\$ 47,686
Humility Homes and Services, Inc.	Scott	\$ 165,124	\$ 143,059
Family Promise of Greater Des Moines	Polk	\$ 27,587	\$ 23,901
Willis Dady Emergency Shelter, Inc	Linn	\$ 104,650	\$ 90,666
Shelter House Community Shelter and Transition Services	Johnson	\$ 162,609	\$ 140,881
Youth and Shelter Services, Inc.	Story	\$ 31,259	\$ 27,082
Domestic/Sexual Assault Outreach Center	Webster	\$ 36,155	\$ 31,324
Catholic Council for Social Concern, Inc. dba Catholic Charities	Polk	\$ 47,248	\$ 40,934
SafePlace (fka Council on Sexual Assault and Domestic Violence)	Woodbury	\$ 48,434	\$ 41,962
Catherine McAuley Center	Linn	\$ 15,026	\$ 13,018
Waypoint	Linn	\$ 53,852	\$ 46,656
MICAH House Corporation	Pottawattamie	\$ 152,627	\$ 132,232
The Salvation Army of Waterloo/Cedar Falls	Black Hawk	\$ 64,694	\$ 56,049
Friends of the Family	Bremer	\$ 27,201	\$ 23,566
Community Kitchen of North Iowa	Cerro Gordo	\$ 20,340	\$ 17,622
The Bridge Home	Story	\$ 74,152	\$ 64,244
Community Action Agency of Siouxland	Woodbury	\$ 29,207	\$ 25,304
Domestic Violence Intervention Program	Johnson	\$ 99,278	\$ 86,012
Family Resources, Inc.	Scott	\$ 121,509	\$ 105,272
Pathway Living Center, Inc.	Clinton	\$ 8,871	\$ 7,685
YWCA Clinton Empowerment Center	Clinton	\$ 24,985	\$ 21,647
ACCESS	Story	\$ 21,939	\$ 19,007
The Beacon	Polk	\$ 19,134	\$ 16,578
Children & Families of Iowa	Polk	\$ 42,496	\$ 36,818
Crisis Intervention Services	Mahaska	\$ 24,803	\$ 21,489
Fort Dodge Housing Agency	Webster	\$ 10,496	\$ 9,094
Central Iowa Shelter & Services	Polk	\$ 132,435	\$ 114,738
The Warming Shelter Inc	Woodbury	\$ 108,165	\$ 93,711
Area Substance Abuse Council	Linn	\$ 29,403	\$ 25,474
Lotus Community Project, Inc.	Webster	\$ 29,921	\$ 25,924
Transitions DMC, Inc - <i>Declined CY2023 award</i>	Burlington	\$ 26,541	\$ -
The Helping Hand of Warren County - <i>Declined CY2023 award</i>	Warren	\$ 8,167	\$ -
Available for CY 2023 from 5% Real Estate Transfer Tax: \$1,793,736		\$ 2,105,102	\$ 1,793,736

RESOLUTION
HI 22-16

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, as amended, works to expand, protect, and preserve affordable housing for low and moderate income families in the State of Iowa; and

WHEREAS, the Authority administers the Shelter Assistance Fund (“SAF”); and

WHEREAS, the Authority conducted a combined two-year competition for SAF during the summer of 2021, and awarded funds to recipients for the 2022 calendar year, with awards to be renewed for the 2023 calendar year as long as funding was available; and

WHEREAS, the Authority projects \$1,793,736 in state funding available for recipients under the SAF program, to be used for the 2023 calendar year; and

WHEREAS, the Authority has adjusted proposed funding amounts for each agency on a proportional basis, according to funds available for the 2023 calendar year, and excluding two agencies that declined funding for 2023.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. Pursuant to chapter 41 of its administrative rules, the Board hereby authorizes the award of approximately \$1,793,736, subject to final verification by Authority staff, in total funding for awards under the SAF program for the 2023 calendar year.

SECTION 2. The Board hereby authorizes the award of grant funds, subject to final verification by Authority staff, to the Applicants as listed by the Iowa Emergency Solutions Grant Proposed Awards for the 2023 Calendar Year attached hereto and the Shelter Assistance Fund Proposed Awards for the 2023 Calendar Year attached hereto.

PASSED AND APPROVED this 2nd day of November, 2022.

Michel Nelson, Board Chairman

ATTEST:

Deborah Durham, Secretary

(Seal)

Iowa Emergency Solutions Grant
Proposed Awards for the 2023 Calendar Year

Applicant	Region	Total CY 2022 Award	Proposed CY 2023 Award (CY 2022 x 1.06507)
ACCESS	Two Rivers	\$ 24,128	\$ 25,698
Catherine McAuley Center	Linn/Benton/Jones	\$ 24,000	\$ 25,562
Central Iowa Shelter & Services	Polk County; Rolling Hills Region	\$ 201,856	\$ 214,990
Community Action Agency of Siouxland	Siouxland	\$ 20,721	\$ 22,069
Community Action of Southeast Iowa	Southeast Iowa	\$ 44,003	\$ 46,866
Community Solutions of Eastern Iowa	Eastern Iowa	\$ 105,426	\$ 112,286
Crisis Intervention & Advocacy Center	South Central/West	\$ 122,165	\$ 130,114
Domestic Violence Intervention Program	Johnson Washington, Southeast Regions	\$ 92,214	\$ 98,214
Family Crisis Centers, Inc.	Northwest Iowa	\$ 67,674	\$ 72,078
Family Resources, Inc.	Eastern Iowa, Quad Cities Regions	\$ 44,723	\$ 47,633
Friends of the Family	Black Hawk/Tama/Grundy, North Central, Northeast Iowa Regions	\$ 321,546	\$ 342,469
Hawkeye Area Community Action Program, Inc.	Black Hawk/Tama/Grundy, Eastern Iowa, Johnson/Washington, Linn/Benton/Jones Regions	\$ 148,630	\$ 158,302
Heartland Family Service	Pottawattamie	\$ 58,015	\$ 61,790
HOME, Inc.	Polk County	\$ 87,625	\$ 93,326
Humility Homes and Services, Inc.	Quad Cities	\$ 49,250	\$ 52,455
Iowa Legal Aid	Statewide Legal Services	\$ 75,000	\$ 79,880
Muscatine Center for Social Action	Southeast Iowa	\$ 72,012	\$ 76,697
New Visions Homeless Services	Pottawattamie	\$ 73,041	\$ 77,793
Shelter House Community Shelter and Transition Services	Johnson Washington	\$ 189,123	\$ 201,429
The Bridge Home	Two Rivers	\$ 93,757	\$ 99,857
The Salvation Army	Quad Cities	\$ 159,268	\$ 169,632
Upper Des Moines Opportunity, Inc.	Upper Des Moines	\$ 78,867	\$ 83,999
Waypoint	Linn/Benton/Jones	\$ 222,133	\$ 236,588
West Des Moines Human Services	Polk County	\$ 67,247	\$ 71,622
Willis Dady Emergency Shelter, Inc	Linn/Benton/Jones	\$ 184,620	\$ 196,633
Youth and Shelter Services, Inc.	Two Rivers	\$ 48,378	\$ 51,526
YWCA Clinton Empowerment Center	Eastern Iowa	\$ 103,176	\$ 109,890
Total Available for CY 2023: \$2,959,400		\$ 2,778,597	\$ 2,959,400

RESOLUTION
HI 22-17

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, as amended, works to expand, protect, and preserve affordable housing for low and moderate income families in the State of Iowa; and

WHEREAS, the Authority administers the Iowa Emergency Solutions Grant (“ESG”); and

WHEREAS, the Authority conducted a combined two-year competition for ESG during the summer of 2021, and awarded funds to recipients for the 2022 calendar year, with awards to be renewed for the 2023 calendar year as long as funding was available; and

WHEREAS, the Authority projects \$2,959,400 in federal appropriated funding available for recipients under the ESG program to be used for the 2023 calendar year; and

WHEREAS, the Authority has adjusted proposed funding amounts for each agency on a proportional basis, according to funds available for the 2023 calendar year.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. Pursuant to chapter 42 of its administrative rules, the Board hereby authorizes the award of approximately \$2,959,400, subject to final verification by Authority staff, in total funding for awards under the ESG program for the 2023 calendar year.

SECTION 2. The Board hereby authorizes the award of grant funds, subject to final verification by Authority staff, to the Applicants as listed by the Iowa Emergency Solutions Grant Proposed Awards for the 2023 Calendar Year attached hereto.

PASSED AND APPROVED this 2nd day of November, 2022.

Michel Nelson, Board Chairman

ATTEST:

Deborah Durham, Secretary

(Seal)

To: Iowa Finance Authority Board of Directors

From: Amber Lewis

Date: November 2, 2022

Re: Resolution for New Visions Homeless Services for a change in ESG-CV grant

The ESG program: IFA administers the state allocation of funds for the federal Emergency Solutions Grant (ESG) program, which helps individuals and families experiencing a housing crisis to be quickly rehoused and stabilized. It provides support for Shelter, Street Outreach, Homelessness Prevention, and Rapid Rehousing (rental assistance paired with case management and supportive services).

CARES Act: IFA received additional ESG allocations totaling \$20,893,742 from the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act; funds are known as ESG-CV.

Award to New Visions Homeless Services: IFA made awards to recipients in stages, including awards on March 3, 2021, with such awards specifying categories of assistance including Shelter Rehab, Street Outreach, and Additional Funding for Rapid Rehousing and/or Homelessness Prevention. New Visions Homeless Services, Council Bluffs, received an award of \$78,000 for Shelter Rehab.

Requested change in award: New Visions Homeless Services has requested a change in their award, to be able to utilize their funding for either Shelter Operations or Essential Services, rather than Shelter Rehab. The agency cited inflation and increased building costs as making the original intended use of the funds no longer feasible. Federal rules allow ESG-CV funds to be used in all these categories.

Requested resolution: IFA staff have reviewed the request and recommend authorization of this change to New Visions Homeless Services' ESG-CV award.

**RESOLUTION
HI 22-18**

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, as amended, works to expand, protect, and preserve affordable housing for low and moderate income families in the State of Iowa; and

WHEREAS, the Authority administers the Iowa Emergency Solutions Grant (“ESG”), with funding from the U.S. Department of Housing and Urban Development, including \$20,893,742 in additional ESG allocations from the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act, referred to as ESG-CV funds; and

WHEREAS, the Authority has made ESG-CV funding awards to recipients in stages, including awards on March 3, 2021, with such awards specifying categories of assistance including Shelter Rehab, Street Outreach, and Additional Funding for Rapid Rehousing and/or Homelessness Prevention; and

WHEREAS, one of these recipients, New Visions Homeless Services, received an award for \$78,000 for Shelter Rehab, and has since requested a change in their award to Shelter Operations or Essential Services; and

WHEREAS, Authority staff have reviewed the request and recommend authorization of this change.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

New Visions Homeless Services is hereby authorized to utilize their previously-awarded ESG-CV grant funds for Shelter Operations or Essential Services instead of Shelter Rehab.

PASSED AND APPROVED this 2nd day of November, 2022.

Michel Nelson, Board Chairman

ATTEST:

Deborah Durham, Secretary

(Seal)

To: IFA Board of Directors

From: Rita Eble, Home Program Analyst

Date: November 2, 2022

Re: National Housing Trust Fund Award

IFA (Iowa Finance Authority) has been designated by the Governor and the State Legislature as the Iowa recipient of NHTF (National Housing Trust Fund) funds from the U.S. Department of Housing and Urban Development (HUD). The National Housing Trust Fund (NHTF) is an affordable housing production program aimed at increasing and preserving the supply of decent, safe, and sanitary affordable housing for extremely low-income (ELI) and very low-income (VLI) households, including homeless families. NHTF is a block grant program administered by the State.

IFA is allocating \$4.1 million for one rental project that will house extremely low-income families. All NHTF-assisted rental housing must meet a 30-year affordability period.

IFA staff is recommending the Hope and a Home (The Bridge Home) project in Ames for funding. Project Hope and a Home will be a new construction project with three efficiency, four one-bedroom, five two-bedroom and six three-bedroom units to provide decent, safe, and sanitary, affordable permanent housing to families trying to overcome homelessness. The Project has had overwhelming support from local donors.

The 18 units will allow Bridge Home to offer supportive housing services to families experiencing homelessness following the Housing First permanent supportive housing model. The Bridge Home also uses the Coordinated Entry system to streamline access to housing resources for individuals and families, regardless if they are current clients. During coordinated entry meetings, other agencies in the area may refer clients to the shelter and other resources in order for clients to enter safe temporary housing. Clients with the highest barriers are offered housing services first, according to their scores in the HMIS Coordinated Entry system. The Bridge Home has a Street Outreach team that have developed a list of locations where people may be found camping, squatting in abandoned buildings, parking overnight in their vehicle or panhandling for money and other resources. The team explains the services and offers them the opportunity to come into the shelter. There have also been established partnerships with libraries in Story, Marshall and Boone Counties. People experiencing homelessness often use library resources to escape the elements, fill out job applications, or use computers to obtain housing. The Bridge staff have established partnerships with these libraries to offer regular appointment times and impromptu meetings to offer resources and assistance to those who may be on the brink of or currently experiencing homelessness.



The Coordinated Entry process is used to assess and assist in meeting the housing needs of people at-risk of or currently experiencing homelessness. The services prioritize the clients with the highest need and highest barriers to stable housing. It removes the “first come first serve” basis for acquiring services and eliminates any possibility of “side-door” entry in the program. Secondly, the supportive housing program utilizes a client-centered approach to case management and encourages tenant choice by offering the clients referrals and access to services that best fit their or their family’s needs. Clients are empowered to choose the kind of services they need to utilize and are encouraged to create their own housing plan. Lastly, the supportive housing model does not have a requirement of participation in services, Access to transportation, mental health services, medical care, substance abuse treatment, employment and community services are encouraged, but are not a requirement to receive services.

To: IFA Board of Directors

From: Rita Eble, Home Program Analyst

Date: November 2, 2022

Re: National Housing Trust Fund Award

IFA (Iowa Finance Authority) has been designated by the Governor and the State Legislature as the Iowa recipient of NHTF (NATIONAL HOUSING TRUST FUND) funds from the U.S. Department of Housing and Urban Development (HUD). The National Housing Trust Fund (NHTF) is an affordable housing production program aimed at increasing and preserving the supply of decent, safe, and sanitary affordable housing for extremely low-income (ELI) and very low-income (VLI) households, including homeless families. NHTF is a block grant program administered by the State.

IFA is allocating \$4.1 million for one rental project that will house extremely low-income families. All NHTF-assisted rental housing must meet a 30-year affordability period.

IFA staff is recommending the YWCA Clinton Empowerment Center Supportive Housing Project in Clinton for funding. The YWCA Clinton Empowerment project will be a new construction project with 24 one-bedroom units to provide permanent supportive housing to individuals trying to overcome homelessness. The Project has had overwhelming support from local donors.

Using the Housing First Model, the 24 one-bedroom units will be available based on the Coordinated Entry policies and procedures. The program will remain low barrier and wrap-around-services will be identified based on client strengths and needs, and with client feedback. The wrap-around services will be delivered on-site to assist in improving access to services and to improve overall client engagement. All determinations will be made using the VI-SPADAT assessment tools and Coordinated Entry Assessment process.

With an ever-increasing need for homelessness services of all kinds, the YWCA Clinton Empowerment Center will allow consolidated services into one central and easily accessible location. Along with the 24 permanent supportive housing units, a community space will host on-site case management and resource referral services. The relocation of all services to a centralized location will allow the creation, not only of a service center, but of a supportive community where relationships can be built, healing can take place, and individuals can begin to recognize their own potential through an easily accessible network of on-site case management and resources to fit each persons' individualized needs. This support will provide the most vulnerable individuals in the community with a gateway to self-sufficiency and improved quality of life.

At present, YWCA Clinton's Outreach team partners with several local agencies to increase awareness and improve access to supportive services. These partners include but are not limited to: Family Resources, Information & Referral, Area Substance Abuse Council, Clinton Law Enforcement, and the Clinton County Sheriff's office. The outreach team will continue to



IOWA FINANCE
AUTHORITY

bring awareness to all resources available in our community and utilize the YWCA Clinton Permanent Supportive Housing program as an additional resource while identifying individual needs during assessments. The YWCA Clinton Empowerment Center Supportive Housing project has also garnered local support from a variety of stakeholders which include Clinton County Board of Supervisors, Clinton City Council, the Housing Coalition County Public Health, various church congregations, Clinton Community School District, Mercy One, Eastern Iowa Mental Health and Disability Services, United Way and several local businesses and property owners.

RESOLUTION
HI 22-19

WHEREAS, The Iowa Finance Authority (the “Authority”) is the allocating agency in the State of Iowa for the National Housing Trust Funds (“NHTF Program”) of the federal Department of Housing and Urban Development (“HUD”) as authorized the Title I of the Housing and Economic Recovery Act of 2008, Section 1131; and

WHEREAS, the Authority has received applications for the 2022 round for NHTF Program rental project for HOME-funded programs pursuant to the Authority’s State of Iowa Consolidated Plan for Housing & Community Development, Annual Action Plan: 2021 (“2021 AAP”); and

WHEREAS, the Authority has reviewed the applications and wishes to award 2022 NHTF Program funds pursuant to the 2021 AAP, as set forth on the NHTF Round award Recommendations dated November 2, 2022, attached to this resolution as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Iowa Finance Authority hereby authorizes supplemental financing for the eligible NHTF project as set forth on Exhibit A attached hereto.

SECTION 2. The supplemental financing authorized in the preceding Section is contingent upon the acceptance of the Recipient Entity National Housing Trust Fund Contract and the execution thereof by the Authority and Recipient Entity.

SECTION 3. The Executive Director and Authority staff are hereby authorized to negotiate, draft, and execute the Recipient contract amendment in accordance with this resolution.

SECTION 4. The provisions of the Resolution are declared to be separable, and if any section, phase, line item, or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, line items, and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 2nd day of November 2022.

Michel Nelson, Board Chair

ATTEST:

Deborah Durham, Secretary

(Seal)

2022-1 NHTF Recommendations

RECOMMENDED FOR FUNDING											
<u>App #</u>	<u>Project Name</u>	<u>Developer / Subrecipient</u>	<u>Subrecipient City</u>	<u>Cities Served</u>	<u>Counties that Cities are Located In</u>	<u># of NHTF Units/Hshlds</u>	<u>Regular Funds</u>	<u>Admin Funds</u>	<u>CHDO Op Funds</u>	<u>TOTAL HOME REQUESTED</u>	<u>Total Score</u>
22-1-5013	Project Hope and a Home	Kiernan Development & Construction LLC	Des Moines	Ames	Story	18	\$4,161,604.00	\$ -	\$ -	\$ 4,161,604.00	75
22-1-5007	YWCA Clinton Empowerment Center Supportive Housing Project	The Hatch Development Group	Des Moines	Clinton	Clinton	24	\$4,161,604.00	\$ -	\$ -	\$ 4,161,604.00	73
Total Award										\$ 8,323,208.00	
NOT RECOMMENDED FOR FUNDING											
<u>App #</u>	<u>Project Name</u>	<u>Developer / Subrecipient</u>	<u>Subrecipient City</u>	<u>Cities Served</u>	<u>Counties that Cities are Located In</u>	<u># of NHTF Units/Hshlds</u>	<u>Regular Funds</u>	<u>Admin Funds</u>	<u>CHDO Op Funds</u>	<u>TOTAL HOME REQUESTED</u>	<u>Total Score</u>
22-1-5011	Creekside Apartments	Anawim	Des Moines	DES MOINES	POLK	33	The project scored in third place and there was only funding for the top two.				
22-1-5012	Soap Factory Project LLC	Soap Factory Project LLC	Long Beach	BURLINGTON	DES MOINES	57	The project has already started cleaning up the building on the inside and the project is located with a flood zone.				

To: Iowa Finance Authority Board of Directors

From: Derek Folden, LIHTC Director

Date: November 2, 2022

Re: 2022 9% LIHTC Award

Background: On August 31, 2022, the IFA Board awarded 9% tax credits to 11 projects. Socks Developers LLC was awarded tax credits for Prairie Stone Townhomes in Cedar Rapids, but the developer has decided not to accept their award and proceed with the project.

Recommendation: Staff has reviewed the 9% tax credit waitlist and recommends awarding the following project:

Project Number: 22-13

Project Name: NEX Senior

City: Iowa City

Project Type: New Construction

LIHTC Units: 36

Total Units: 40

Developers: Belisle Development, LLC
Ember Lake, LLC
St. Michael Development Group, LLC

Tax Credits: \$948,203

RESOLUTION
HI 22-20

WHEREAS, the Iowa Finance Authority (the “Authority”) is the housing credit agency for the State of Iowa in connection with the Low-Income Housing Tax Credit Program administered under Section 42 of the Internal Revenue Code of 1986, as amended; and

WHEREAS, on August 31, 2022 the Authority awarded 2022 low-income housing tax Credits (the “Tax Credits”) under the 2022-23 QAP; and

WHEREAS, one of the awarded projects, Prairie Stone Townhomes, declined to accept the Tax Credit award; and

WHEREAS, the Authority wishes to award the Tax Credits previously awarded to Prairie Stone Townhomes to NEX Senior with Belisle Development, LLC, Ember Lake, LLC, and St. Michael Development, LLC as developers as the first project on the waiting list; and

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. Subject to Section 2 hereof, the Board hereby awards 2022 Tax Credits to NEX Senior in Iowa City with Belisle Development, LLC, Ember Lake, LLC, and St. Michael Development, LLC as developers.

SECTION 2. The provisions of this Resolution are declared to be separable, and if any section, phrase, line item, or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, line items, and provisions.

SECTION 3. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this 2nd Day of November, 2022.

Michael Nelson, Board Chairman

ATTEST:

Deborah Durham, Secretary

NEX Senior

Iowa City

New Construction
Older Persons 55+

36 LIHTC Units

40 Total Units

Developers:

Belisle Development, LLC

Ember Lake, LLC

St, Michael Development Group, LLC

Total Development Costs: \$11,285,085

Tax Credits: \$948,203



2023 — 9% QUALIFIED ALLOCATION PLAN (QAP)

This Qualified Allocation Plan (QAP) governs the 2023 — 9% Low-Income Housing Tax Credit (LIHTC) allocation year. The Iowa Finance Authority (IFA) administers this program in Iowa, as specified in Iowa Code Section 16.35.



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INTRODUCTION

This Qualified Allocation Plan (QAP) governs the 2023 — 9% Low-Income Housing Tax Credit (LIHTC) allocation year. The Iowa Finance Authority (IFA) administers this program in Iowa, as specified in Iowa Code Section 16.35.

The mission of the State of Iowa LIHTC Program is to enhance the lives of Iowans by partnering with developers who share our mission of preserving and expanding affordable housing. The QAP, online application, and policies and procedures were developed to meet this mission, as well as all requirements of Section 42 of the Internal Revenue Code (Code).

The Code requires each Allocating Agency to develop a QAP for use in determining those developments that will receive an allocation of Tax Credits. If the relevant IRS Code or IRS regulations that govern this program are amended, the IFA Board may amend this QAP to ensure it conforms.

The Code requires that the QAP include three statutory preferences: developments serving the lowest-income tenants, developments affordable for the longest periods of time, and developments located in qualified census tracts (QCTs) designated by the U.S. Department of Housing and Urban Development (HUD) that contribute to a concerted community revitalization plan. The Code also requires the QAP to consider ten statutory selection criteria: project location; housing needs characteristics; project characteristics; sponsor characteristics; tenant populations with special housing needs; public housing waiting lists; tenant populations of individuals with children; projects intended for eventual tenant ownership; energy efficiency of the project; and historic nature of the project.

In addition to federal requirements, IFA has developed three goals for this QAP:

- A. Build durable rental units that will remain quality assets in communities,
- B. Build rental units in communities and sites that have high opportunity for residents, and
- C. Build rental units that are affordable for rent-burdened residents.

In the process of administering the LIHTC program, IFA will make decisions and interpretations regarding this QAP, Applications, and Projects. Unless otherwise stated, IFA is entitled to full discretion in making such decisions.

IFA shall become the owner of the Applications. IFA is not responsible for any costs incurred by Applicants.

In all instances in which federal, state, or local requirements apply to the Project, the most restrictive requirements shall apply.

**PART A –
APPLICATION
REQUIREMENTS**

SECTION 1. SET-ASIDES AND TAX CREDIT LIMITS.

1.1 AMOUNT OF TAX CREDITS TO BE ALLOCATED. The amount of annual Tax Credits allocated to Iowa by the federal government for the LIHTC program is based on a per-capita amount derived from population estimates released by the Internal Revenue Service (IRS). IFA intends to award all credits allocated in the current year along with any returned Tax Credits from previous years.

1.2 SET-ASIDES. The funding round will include the following set-asides. Projects competing in a set-aside may compete in the General Set-Aside.

A. **Nonprofit Set-Aside.** Under this set-aside, Qualified Nonprofit Organizations shall receive at least 10% of all available Tax Credits. Not more than 90% of the available Tax Credits shall be allocated to projects other than to Projects qualifying for this set-aside. IFA will determine whether an Entity is a Qualified Nonprofit Organization.

To qualify for the Nonprofit Set-Aside:

1. A Qualified Nonprofit Organization must be the Developer or Co-Developer.
2. The Nonprofit shall have a designation under Internal Revenue Code (IRC) Section 501(c)(3) or 501(c)(4), is tax exempt from tax under Section 501(a), and be qualified to do business in Iowa.
3. The Nonprofit shall not be formed for the principal purpose of being included in the Nonprofit Set-Aside.
4. The Nonprofit shall not be affiliated with or controlled by a for-profit organization. IFA, in its sole discretion, shall make a determination that the Nonprofit is not affiliated with or controlled by a for-profit organization. Control means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of any person or Affiliate thereof, whether through the ownership of voting securities, by contract or otherwise, including specifically, ownership of more than 50% of the General Partner interest in a limited partnership, or designation as General Partner/Managing Member of a limited liability company.
5. The Nonprofit and/or parent Nonprofit organization shall have, as one of its tax exempt purposes, the fostering of low-income housing and shall have been so engaged for the two years prior to the Application submission date. The Applicant shall demonstrate that the Nonprofit's programs include a low-income housing component. Consistent with Rev. Proc. 96-32, 1996-1 C.B. 717, the Applicant shall explain how the Nonprofit is pursuing a charitable purpose by fostering low-income housing.
6. The Nonprofit shall be an Owner Representative, either directly as a General Partner or through a wholly-owned subsidiary as defined in IRC Section 42(h)(5)(d)(i) and (ii) throughout the Compliance Period. If there are two or more Owner Representatives, each must be Nonprofit, but only one must meet the requirements of Section 1.2 A 5 above.
7. The Nonprofit shall materially participate in the development and operation of the Project throughout the Compliance Period. Nonprofit material participation is defined in IRC Section 469(h) and Treasury Regulation 1.469-5T.
8. The Nonprofit shall receive no less than 50% of the combined total of the Developer and Consultant Fee.

B. **Rural Set-Aside.** IFA will award no more than \$1,200,000 in Tax Credits to Applications in Rural counties. Refer to Appendix A – QCT's, DDA's and Rural Counties

C. **General Set-Aside.** IFA will award the remaining Tax Credits to Applications in a general competition.

1.3 PROJECT LIMITATIONS.

A. Tax Credit Cap per LIHTC Unit.

Project Type	Amount Per LIHTC Unit	Description
Family New Construction or Adaptive Reuse Projects	\$25,000 per LIHTC Unit	Projects shall not include more than 20% 1BR or smaller Units, and the average bedroom size shall be at least 2.2 bedrooms.
	\$27,500 per LIHTC Unit	Projects shall not include more than 20% 1BR or smaller Units, shall include at least 10% 4BR Units, and the average bedroom size shall be at least 2.5 bedrooms.
Senior New Construction or Adaptive Reuse Projects	\$22,500 per LIHTC Unit	Projects shall not include more than 20% Studio Units, and the average bedroom size shall be at least 1.1 bedrooms.
Acquisition/Rehabilitation Projects	\$17,500 per LIHTC Unit	
Permanent Supportive Housing Projects	Any of the above Tax Credit Cap per LIHTC Unit limitations	
	\$22,500 per LIHTC Unit	Family project that does not include more than 20% Studio Units, and the average bedroom size shall be at least 1.1 bedrooms.

B. **Project Cap.** The maximum Tax Credit amount that will be awarded to any one Project is \$1,200,000.

C. **Developer, General Partner/Managing Member Cap.** IFA will not award Tax Credits to any project in which the Developer, General Partner/Managing Member, or Affiliate is controlled by an individual or entity that is involved with other awarded projects in the same round that, in the aggregate, have been awarded 2 projects or \$1,600,000. Whether an individual's or entity's involvement in a project counts towards the calculation of the 2 projects or \$1,600,000 limit is in IFA's sole discretion.

D. **Open Projects Limitation.** A single individual, entity or entities controlled by such individuals, or entities involved as a Developer, General Partner/Managing Member or Affiliate that has a total of 4 or more open LIHTC Projects (4% and 9%) in Iowa shall be eligible for only 1 award in the current funding round, regardless of team member role that the entity is listed as in the LIHTC Application(s). A Project is considered open once it receives a Tax Credit Reservation and closed upon IRS Form 8609 issuance.

E. **Community Cap.** A city in a rural county shall receive no more than 1 Tax Credit award, and a rural county shall receive no more than 2 Tax Credit awards. A city in other counties shall receive no more than 2 Tax Credit awards, and other counties shall receive no more than 3 awards. Refer to Appendix A – QCT's, DDA's, and Rural Counties.

SECTION 2. APPLICATION PROCESS OVERVIEW.

2.1 TAX CREDIT RESERVATION SCHEDULE. To the extent possible, the following schedules apply to the Tax Credit Reservation Application process for 9% Tax Credits:

Process Step	Date
Application Package Available	December 2022
Qualified Service Provider due to IFA	No later than 10 calendar days prior to Application Package Submission due date.
Application Package Submission due to IFA	April 19, 2023
Application Deficiency Period	Late May or Early June 2023
IFA Tax Credit Reservation recommendations presented to Board	July 2023 IFA Board of Directors meeting
Issuance of 2023 Carryover Allocation Agreements	On or about September 1, 2023
Carryover-Ten Percent Test Application Package due to IFA	On or about July 1, 2024 (10 months following date of Carryover Agreement)
IRS Form 8609 Application Package due to IFA	No later than November 1 of the first year credit period

Any revisions to the schedule will be published on the IFA website at www.iowafinance.com.

2.2 FEES. Electronic payment of the fees is required. All fees are nonrefundable. IFA shall collect the fees described below for the LIHTC Program.

Fee Type	All Applicants
Application Submission Fee	\$2,000 Due at Application submission.
Application Review Fee	\$1,500 Due within 5 business days of the Application submission due date.
Reservation Fee	1% of the total 10-year Tax Credit amount due within 30 calendar days of the Tax Credit Reservation Date.
Material Change in Application Fee	\$7,500 for material change requests.
Late Submission of the Carryover-Ten Percent Test Application	If a late submission of the Carryover-Ten Percent Test Application is allowed by IFA, the Applicant will be billed \$5,000. Does not apply to extension exceptions allowed by IRS.
IRS Form 8609 Application Fee	\$10,000 for all projects or \$5,000 for projects awarded under the Nonprofit Set-Aside.
Amended IRS Form 8609 Fee	\$1,000.

Fee Type	All Applicants
Legal Fees	<p>Legal fees of IFA's in-house counsel and related to the Project may be billed at the rate of \$150 per hour. Legal fees of outside counsel and related to this Project will be billed at the rate charged to IFA.</p> <p>Fees and expenses in cases of unsuccessful appeals may be assessed and billed to the Applicant.</p>
Construction Monitoring Fees	<p>A \$2,900 construction monitoring fee will be due with the Carryover-Ten Percent Test Application.</p>
Fees for Failed and Missed Inspections	<p>IFA charges an additional \$500 fee when conditions at the site warrant a return visit or any missed inspection or preconstruction meetings when IFA's construction analyst is not given 10 days advance notice.</p>
Compliance Monitoring Fee	<p>\$32 per Unit x number of total Project Units, submitted annually on or before January 31 for each year of the Compliance Period and the Extended Use Period (if applicable). (Example: \$32 per Unit x 24-Unit Project = \$768.00 paid annually for 30 years.)</p> <p>Additional fees may apply if the Ownership Entity does not successfully elect to treat a Project as a multiple-building Project on the IRS Form 8609, if eligible to do so.</p> <p>Annual rate increases may apply. Other fees as provided in the IFA compliance manual.</p> <p>The first annual payment shall be submitted with the IRS Form 8609 Application. The Ownership Entity has the option of paying the compliance monitoring fee in advance for the entire Compliance Period and the Extended Use Period (if applicable); however, additional fees may be assessed to the Property during the Compliance Period and Extended Use Period if annual rate increases are applied during that time.</p>

2.3 CONTACT WITH IFA.

- A. **Prior to Application Submittal.** Prior to the submittal of the Application, Applicants may submit questions regarding an interpretation or clarification of the QAP, IFA policies, procedures, or rules relating to the LIHTC Program to housingtaxcredits@iowafinance.com. IFA shall not be bound by any oral or written representation made in connection with the Application or award of Tax Credit Reservations other than those provided on its website.
- B. **After Application Submittal.** Applicants shall not contact IFA staff or Board members regarding their Application until after award. Once the Application has been submitted, IFA will only discuss supplemental or clarifying data during the Application Deficiency Review Period.

2.4 APPLICATION SUBMITTAL. Applicants shall pay the Application Submission Fee when submitting the Application prior to the Submission Due Date. Within 1 business day of the submission deadline, preliminary scoring for all submitted applications shall be posted on the IFA website, www.iowafinance.com. Within 5 days of the Submission Due Date, Applicants must pay the Application Review Fee if they want their application submitted for full Application Review.

2.5 MARKET STUDY. All applications shall include a comprehensive market analysis with a full narrative report following IFA's current market study guidelines. The study must be prepared by an independent third-party National Council of Housing Market Analysts member unaffiliated with the developer. The Market Study Provider shall acknowledge the study is being completed for IFA's use and benefit. IFA may contact the Market Study Provider at any time. Refer to Appendix O — Market Study Guidelines.

- A. **Market Study Timing.** The Market Study is due upon application submission. The Market Study and field survey must have been completed no more than 6 months prior to the application due date. The Applicant is solely responsible for providing a Market Study for a Project within these timeframes; failure to do so will result in IFA rejecting the Application.
- B. **IFA Market Study Review.** The Market Study must reflect the Application submitted, including but not limited to: unit mix, income targeting, rent levels, minimum set-aside, and other property attributes and amenities. IFA may permit or require Applicants to comply with recommendations made by the Market Study Provider during the deficiency period. IFA may reject an Application if the Market Study submitted does not meet the IFA Market Study guidelines.

2.6 COMPLETE APPLICATION. In order for IFA to review an Application fairly and accurately, it shall be complete. If there is not adequate information provided to review the Application, IFA shall reject the Application.

- A. **Application Package.** Applicants shall use the forms contained in the Application Package and include all information required by the QAP or as otherwise required. Applicants shall submit the Application and exhibits through the online Application.
- B. **Prior Years.** Application determinations made in prior years are not binding on IFA for the current funding round.
- C. **Site Plans and Site Visits.** Applications shall include a preliminary site plan, floor plans, and elevations of all sides of all buildings. Applicants shall provide IFA building access for inspection upon request.

- D. **Authorization Forms.** IFA may request an executed IRS Form 8821, Tax Information Authorization.
- E. **Document Timeliness.** Required supporting documentation shall not be more than 180 days old, unless otherwise noted, on the date the Application is submitted. Exceptions include documents not specifically produced for the Application, such as a valid purchase agreement, deed, land title document, Articles of Incorporation, and IRS letters to a Nonprofit stating it is an exempt organization.
- F. **Opinions and Certifications.** All certifications, professional opinions, and related documents must be based on an independent investigation into the facts and circumstances regarding the proposed Project, in the form specified by IFA, and made under penalty of perjury.
- G. **Local Jurisdiction Notification.** The Applicant shall supply the contact information of the Chief Executive Officer of the Local Jurisdiction.
- H. **Application Deficiency Period.** During the Application deficiency review, IFA may request additional information on the Application via email through the online Application. The Applicant will have a period of time determined solely by IFA (Application Deficiency Period) to remedy all deficiency items. Changes made by the Applicant that were not recommended by IFA and changes that improve the score shall not be allowed. If applicable, IFA may adjust underwriting and/or scoring. IFA may contact the Applicant in other ways to clarify information contained in the Application.
- I. **Scoring Determination.** IFA shall make the final determination of the Applicant's score.
- J. **Joint Review.** IFA may conduct joint reviews with any other party. IFA may contact other sources to obtain information regarding the materials contained in the Application.

2.7 PUBLIC INFORMATION. At the conclusion of the selection process, the contents of all Applications will be in the public domain and be public records available for review by interested parties, unless, at the time of submitting the application, the Applicant properly requests that specific parts of the Application be treated as confidential AND the information is confidential under Iowa or other applicable law. IFA's release of public records is governed by Iowa Code Chapter 22. Applicants are encouraged to familiarize themselves with Chapter 22 before submitting an Application. IFA will make records available as required to comply with Chapter 22 or other applicable law.

- A. **Confidential Request.** An applicant who desires confidential treatment of information must complete a confidential treatment request exhibit and upload it with the application. For each confidentiality request, the Applicant must (1) enumerate the specific grounds in Iowa Code Chapter 22 or other applicable law that supports treatment of the material as confidential, (2) provide adequate justification as to why the material should be maintained in confidence, (3) explain why disclosure of the material would not be in the best interest of the public, and (4) set forth the name, address, telephone, and e-mail for the person authorized by applicant to respond to inquiries by IFA concerning the confidential status of such material. Requests to maintain an entire application as confidential will be rejected as non-responsive. An applicant's request for confidentiality that does not comply with this section or an applicant's request for confidentiality on information or material that cannot be held in confidence as set forth herein are grounds for rejecting an application as non-responsive.

- B. **Redacting.** Any Application submitted which contains information for which Applicant is requesting confidential treatment must be conspicuously marked by the Applicant as containing confidential information, and each page upon which confidential information appears must be conspicuously marked as containing confidential information. If the Contractor designates any portion of its Application as confidential, the Applicant must submit a copy labeled as “Public Copy” from which the confidential information has been excised. The confidential material must be excised in such a way as to allow the public to determine the general nature of the material removed and to retain as much of the Application as possible. Failure to properly identify specific information as confidential or to provide a Public Copy shall relieve IFA or State personnel from any responsibility if confidential information is viewed by the public or a competitor, or is in any way released. If the Applicant identifies its entire Application as confidential, IFA will reject the Application.
- C. **Release.** If IFA receives a request for information that includes information Applicant has marked as confidential and IFA intends to release such information, IFA will give written notice to the Applicant at least seven calendar days prior to the release of the information to allow the Applicant to seek injunctive relief pursuant to Iowa Code Section 22.8. After seven calendar days, IFA will release the information marked confidential unless a court of competent jurisdiction determines the information is confidential under Iowa Code Chapter 22 or other applicable law. If Applicant fails to comply with the request process set forth herein, if Applicant’s request for confidentiality is unreasonable, or if Applicant rescinds its request for confidential treatment, IFA may release such information or material with or without providing advance notice to Applicant and with or without affording Applicant the opportunity to obtain an order restraining its release from a court possessing competent jurisdiction.
- D. **Waiver.** The Applicant’s failure to request confidential treatment of material will be deemed a waiver of any right to confidentiality the Applicant may have had.

SECTION 3. ELIGIBILITY.

3.1 LEGAL OWNERSHIP ENTITY. The Ownership Entity shall be formed and submitted within 30 days after the date of the Tax Credit Reservation Date. This entity shall be a single-asset entity to which Tax Credits will be or have been awarded. All members, managers, partners, and officers of all entities of the Ownership Entity shall be disclosed in an organizational chart. The proposed structure identified within this chart may not be changed after Application submittal until closing with the investor, and only the limited partner and special limited partner, if applicable, may be added. Failure to submit the required Ownership Entity documents within 30 days after the date of the Tax Credit Reservation Date may result in the revocation of Tax Credit award.

The Ownership Entity shall waive the right to a qualified contract in accordance with Section 42(h)(6)(F).

3.2 QUALIFIED DEVELOPMENT TEAM. The Application shall identify all members of the Qualified Development Team (QDT) and Affiliates. The Developer/Co-Developer (Developer), General Partner/Managing Member (GP/MM), and Affiliates thereof may not change between Tax Credit reservation and issuance of the IRS Form 8609.

- A. **Qualifying Entity.** Only the Developer or General Partner/Managing Member of the Ownership Entity shall be eligible for experience points as a qualifying entity and may not be changed after Application submission. At least one Developer or General Partner/Managing Member of the Ownership Entity shall be a Qualifying entity and meet the following requirements:
- 1. Developer.** The Developer shall have been listed in an awarded LIHTC application as a Developer (may be a joint venture), and is currently serving as a Managing Member/General Partner or sole shareholder/member of the General Partner/Managing Member of the legal ownership entity for at least one LIHTC project that has received an IRS Form 8609 prior to the Application submission due date. As the qualifying entity, the Developer shall receive a combined total of at least 50% of the total Developer and consultant fee for the Project.
 - 2. General Partner/Managing Member.** The General Partner/Managing Member of the Ownership Entity shall have been listed in an awarded LIHTC application as a GP/MM, Affiliate thereof, or member/manager thereof, and currently serving as a General Partner/Managing Member or sole shareholder/member of the GP/MM of the legal ownership entity for at least one LIHTC project that has received an IRS Form 8609 prior to the Application submission due date. As the qualifying entity, the GP/MM shall have at least 50% ownership of the GP/MM of the Project.
- B. **Qualified Development Team Members.** The Application must identify the following QDT Members, if applicable:
- Developer/Co-Developer
 - General Partner/Managing Member
 - Syndicator or Direct Investor
 - Special Limited Partner
 - Management Company
 - Architect
 - Energy Consultant
 - Tax Attorney
 - Tax Accountant
 - Contractor
 - Engineer
 - Development Consultant

- C. **New Developer and General Partner/Managing Member.** If the Developer or GP/MM has never received an IRS Form 8609 in Iowa, they shall have no more than 1 LIHTC award in this round. If the Developer or GP/MM has never received an IRS Form 8609, they shall have no more than 1 LIHTC award, and they shall not be eligible for a second award in any team member role until an IRS Form 8609 has been received.
- D. **Direct Investor.** A direct investor shall have a LIHTC asset management department with at least 3 years' experience.
- E. **Management Company.** The management company shall have at least 3 years of LIHTC management experience and is currently managing at least 3 LIHTC Properties.
- F. **Architect.** The Architect, and not just the architectural firm, must be duly licensed to do business in Iowa.
- G. **Energy Consultant.** The Energy Consultant shall be a RESNET certified energy rater in Iowa.
- H. **Development Consultant.** A copy of the executed Development Consultant Agreement shall be submitted in the Application.

3.3 INELIGIBILITY. Any QDT member or Affiliates thereof may be deemed ineligible by the Executive Director to participate in the LIHTC Program for the following:

- A. Evidence of involvement in a financial crime or crime related to dishonesty.
- B. Making misrepresentation or providing materially false information in an application.
- C. Allowing an affordable rental housing property to enter into foreclosure.
- D. Exiting a LIHTC ownership entity voluntarily or involuntarily.
- E. Being suspended, debarred, or otherwise excluded from doing business with any federal housing program.
- F. Not being in good standing with any affordable rental housing program administrator.
- G. Having been issued an IRS Form 8823 or the equivalent State-Issued uncorrected notice of noncompliance.
- H. A history of repeated or numerous Tax Credit compliance issues in Iowa, even if such issues have not resulted in an uncorrected IRS Form 8823.
- I. Has returned a full credit Allocation or has failed to comply with a Carryover allocation.

3.4 SITE REQUIREMENTS. The proposed Project shall be located in an incorporated city at Application submission. Applications shall not contain or propose alternate sites. The Applicant shall be ready to proceed with the Project by documenting site control and site suitability.

- A. **Zoning.** The Applicant shall provide confirmation from the city of the current zoning, including special or conditional-use permits and any other discretionary land use for each site on which the Project will be located. The city zoning department shall verify whether the official plat is properly zoned. The Applicant shall provide site plans to the city that show the Project will have:
1. The proper number of parking stalls;
 2. Direct contiguous access to a publicly dedicated paved road;
 3. Any legal easement(s) necessary to not be landlocked; and
 4. Right of ways, if applicable.
- B. **Scattered Sites.** The Applicant shall submit an Application reflecting the total of all sites as well as separate site-specific exhibits for each site included in the Project. A Scattered Site is a Project where multiple buildings with the same occupancy type are not located in proximity to one another, but are owned by the same Ownership Entity and financed under the same agreement(s), and are located within a 30-mile radius, as determined by Google Maps. For Scattered Site Projects, all Units shall be qualified LIHTC Units. Scattered Sites cannot elect the average income test.
- C. **Submission of Site Characteristics.** The site shall be suitable for the proposed Project and shall not include excess acreage unnecessary for the construction and use of the Project.

The Applicant shall provide:

1. A narrative of the current use of the Property, all adjacent Property land uses, and the surrounding neighborhood;
 2. Labeled colored photographs (or color copies) of the proposed Property and all adjacent properties;
 3. A clear map identifying the exact location of the Project site; and
 4. A plat map of the site or proposed replat of the site.
- D. **Detrimental Site Characteristics.** If the site includes any detrimental characteristics, the Applicant shall provide a remediation plan and budget, subject to IFA's approval, to make the site suitable for the Project. The Applicant shall not change the site location.

IFA may reject sites:

1. Located within one-half mile of storage areas for hazardous or noxious materials, sewage treatment plants or other solid waste facilities, businesses or equipment producing foul odors or excessive noise or the site is a prior storage area for hazardous or noxious materials, sewage, or other solid or liquid waste;
2. Where the slope/terrain is not suitable for a Project based on extensive earth removal/replacement required for development;

3. Where there are obvious physical barriers to the Project;
4. Located within one-half mile of a sanitary landfill or sites that were previously used as a sanitary landfill;
5. Located within a flood hazard area, or a 500-year flood zone as determined by the Iowa Department of Natural Resources, a FEMA map, or a FIRM map. Sites that are located within a 100-year flood zone are not permitted;
6. Located within 500 feet of an airport runway clear zone or accident potential zone;
7. That are landlocked;
8. That are native prairie land or designated wetlands;
9. Within 300 feet of an electrical power substation, natural gas substation, or similar substation; or that are otherwise unsuitable as a home for LIHTC households as determined by IFA.

E. **Site Control.** The Application must demonstrate the Applicant has site control by providing executed documents described below.

1. **Evidence of Site Control.**

The evidence shown below must be binding on the contractor/lessor/optionor of the Property (i.e. there must be no conditions for the termination within the sole discretion of the contractor/lessor/optionor, and the evidence must provide that the contractor/lessor/optionor cannot unilaterally withdraw, revoke, or rescind the obligation to the sale or lease of the Property to the Applicant unless the Applicant is in default under the contract).

- a. The Applicant holds sole fee simple title to the Property on which the Project will be located by a properly executed and recorded warranty deed; or
- b. The Applicant has an executed and exclusive purchase option or contract that is valid for nine months following the date of the Application due date; or
- c. The Applicant has an executed lease or an option on a lease, which has a term not less than 35 years. If the Applicant is purchasing or leasing parking space from a unit of local government, a project specific resolution would suffice.

2. **Requirements for Site Control.**

- a. There shall be a common ownership between all Units and buildings within a single Project for the duration of the Compliance Period and the Extended Use Period.
- b. The Applicant shall provide the location of existing and proposed easements on the site, the most current real estate tax assessment, and documentation that the Project meets or exceeds the City requirements for parking (unless subject to an exemption).

3.5 PROJECT REQUIREMENTS.

- A. **Qualified Residential Rental Property.** The Applicant shall certify that the Project as proposed is a Qualified Residential Rental Property. IFA may require the Applicant to supply a legal opinion.
- B. **Community Service Facility.** A Community Service Facility is a facility meeting the requirements of IRC Section 42(d)(4)(C)(iii) and Revenue Ruling 2003-77.

C. **Minimum Set-Aside Elections.** The Applicant shall make a minimum set-aside election of income and rent levels of those listed below. Any Owner election made in regard to the minimum set-aside election requirement for a qualified low-income housing project under IRC Section 42(g) cannot be changed once made in the Threshold Application.

1. **20-50 Test.** At a minimum, 20% or more of the residential Units in a Project are both rent-restricted and occupied by individuals whose income is 50% or less of AMI; or
2. **40-60 Test.** At a minimum, 40% or more of the residential Units in a Project are both rent-restricted and occupied by individuals whose income is 60% or less of AMI; or
3. **Average Income Test (Income Averaging).** At a minimum, 40% or more of the residential Units in a Project serve households earning as much as 80% AMI, as long as the average income/rent limit in the Property is 60% or less of AMI. The average income test is not available for Scattered Site Projects.

D. **Senior Projects Standards.** Senior Projects are not allowed anything greater than 2 bedrooms per Unit. If layered with an existing Federal Program, the federal occupancy restrictions shall apply.

E. **Units.** All LIHTC Units shall be evenly distributed in terms of location and number of bedrooms throughout the Project, be of comparable quality, and offer a range of sizes and number of bedrooms to any unrestricted Units.

F. **Market Rate Standards.** Market-rate single-family homes shall not be allowed.

G. **Acquisition/Rehab.**

1. **Prohibition of Applying Within the Compliance Period.** Once a Project has been issued an IRS Form 8609, the Project is prohibited from applying for Tax Credits until after the 15th year has been completed (the initial 15-year Compliance Period).
2. **Rehabilitation Expenditures.** The Applicant shall provide information regarding rehabilitation expenditures for each building. The information shall address how the Applicant will meet all of the building standards and minimum development characteristics. The Applicant shall identify, with respect to each building as required by the Application, the rehabilitation expenditures as defined in IRC Section 42(e)(2) that shall be allocable to or substantially benefit the Low-Income Units in such building. Each building in the Project must meet the greater of the IRS minimum expenditures requirement set forth in Section 42(e)(3) or a \$35,000 rehabilitation expenditure limited to hard construction costs per Low-Income Unit.

3.6 DISPLACEMENT OF RESIDENTIAL TENANTS. IFA may reject any Application that fails to minimize permanent displacement of tenants and/or provide an adequate relocation plan. The Application must include a formal relocation plan if the Project scope requires any form of temporary or permanent relocation of existing tenants. The plan shall provide an overview of the need for relocation, a proposed timeline, an estimated budget, and other information as requested in the Application. If the project has a federal funding source, the most restrictive relocation plan requirements shall apply.

SECTION 4. APPLICATION UNDERWRITING STANDARDS.

IFA may adjust the amount of Tax Credits based upon the underwriting. All Projects shall meet underwriting standards.

4.1 PROJECT DEVELOPMENT COSTS.

- A. **Developer Fees.** The total Developer fees, including Developer overhead/profit and development consultant fees, shall not exceed the amounts described below. The Developer fee is calculated as a percentage of Total Project Costs minus land, existing structures, Developer fee, Developer overhead and profit, Consultant fees, and Project reserves.

All Projects	Fee Limit
First 24 Units	Not to exceed 18%
Remaining Units within the Project above 24	Not to exceed 15%

- B. **Builder and General Contractor Fees.** Builder and general contractor fees shall be limited to a total of 12% of the hard construction costs (site improvements or work, new construction, rehabilitation, accessory buildings, garages, general requirements, construction contingency, asbestos abatement, lead-based paint measures, builder's overhead, builder's profit, builder bond fee, architect's fees, engineering fees, and other fees).
- C. **Professional and Other Fees.** IFA may limit professional fees and other fees related to services rendered to the Project.
- D. **Construction Contingency Funding.** Construction contingency shall be used to cover costs for unknown conditions discovered and cost overruns incurred during construction. Applicants shall obtain IFA approval for the use of construction contingency funds for items that were not part of the initial scope of work. The following are the allowed construction contingency amounts:

Project Type	Percentage of Hard Construction Costs less Construction Contingency
New Construction	5% - 6%
Acquisition/Rehab or Rehab Projects	8% - 15%
Adaptive Reuse	12% - 16%

- E. **Soft-Cost Contingency.** Soft-cost contingencies are restricted to the lesser of \$20,000 or 6% of the subtotals of the interim costs, financing fees and expenses, and soft costs minus the soft-cost contingency.
- F. **Operating Reserve.** The operating reserve will be at least 6 months of debt service, operating expenses, and real estate taxes. The operating reserve shall be fully funded within 6 months from the date IFA sent the IRS Form 8609 to the Ownership Entity. The operating reserves may be funded with an irrevocable letter of credit. If a letter of credit is used, the proceeds shall not be included in the Project costs. The fees associated with obtaining the letter of credit may be included in Project costs.
- G. **Appraisals.** An appraisal by an active Member Appraisal Institute (MAI)-certified appraiser who is not a related party at the Applicant's expense is required for the following reasons unless waived by IFA:
1. For land or buildings that are acquired from a party with an Identity of Interest.
 2. For Acquisition/Rehab Projects requesting acquisition credits.
 3. During the Application review, if IFA may determine that cause exists to question the fair market value of the land and/or buildings being acquired and require an appraisal.
- H. **Projects Costs Not Allowed In Eligible Basis.** The following project costs are not allowed in Eligible Basis:
1. **Existing Reserve Accounts.** Cash from Project reserve accounts transferred to the Ownership Entity with the acquisition of a Project.
 2. **Construction and Permanent Lender Fees.** Construction fees if the construction and permanent lender are the same.
 3. **Paved Roads.** The cost of construction of a de minimis paved road on public property may be included in the Project costs, as determined by IFA. The cost of construction of an extensive paved road on public property shall not be included in the Project costs.
 4. **Off-Site Utilities.** Costs that are not normal connections or extensions to existing utilities shall not be included in the Project costs.
 5. **Tenant Paid Amenities.** Garages, storage units, or other amenities where the Ownership Entity is charging tenants for use, except when part of normal rent for all of Units.

4.2 PROJECT FUNDING SOURCES.

- A. **Tax Credit Investor Letter of Intent.** Applicant shall provide a letter of intent from the investor for the LIHTCs on the company letterhead with the price, approximate equity amount, recommended minimum project operating expense for the Project, and investor-approved market analyst firm.
- B. **Financing Letters of Intent.** Applicant shall provide a letter of intent from each funding source for construction and permanent financing on the institution's letterhead. The letter for loans shall state the amount of the loan, interest rate, term, amortization period (minimum 30 years required for first mortgage debt), fees, prepayment penalties, anticipated security interest in the Property, and lien position. The letter for all other sources (including any existing debt to be assumed, grants, loans, tax credits, etc.) shall state the value of the funding, the purpose the funds may be used for, and any time limitations.

- C. **Deferred Developer Fees.** Deferred Developer fees cannot exceed 50% of the total Developer fee, and the Application must demonstrate the full amount being paid within 15 years. The deferred Developer fee shall be paid from the net cash flow and not be calculated into the minimum Debt Service Coverage Ratio (DSCR).
- D. **Federal and State Historic Tax Credits.** Projects with historic significance shall use equity invested for the maximum amount of state and federal historic tax credits as proposed or awarded by the appropriate allocating agency as a funding source. Applicants shall not create a subrecipient of the Federal Historic Tax Credits in order to become eligible for more Tax Credits.
- E. **Senior Living Revolving Loan Program.** Refer to Appendix B – Senior Living Revolving Loan Program.
- F. **HOME Funds.** Refer to Appendix C – HOME Rental with LIHTC Requirements.
- G. **Multiple Funding Scenarios.** IFA shall not consider multiple funding scenarios except as listed in Appendix B – Senior Living Revolving Loan Program and Appendix C – HOME Rental with LIHTC Requirements.

4.3 PROJECT OPERATING COSTS AND CASH FLOW.

- A. **Operating Expenses.** Operating expenses are based on thresholds provided by the LIHTC equity investor partner and subject to IFA review.
- B. **Escalators.** IFA will underwrite Projects with income escalating at 2% and operating expenses escalating at 3%. Management fees will escalate at the same rate as income.
- C. **Vacancy Rate Standards.** IFA will underwrite Projects at a 7% vacancy rate unless otherwise recommended by a lender or investor.
- D. **Debt Service Coverage Ratio (DSCR) Standards.** The Application may not show DSCR as less than 1.15 in any year. IFA will evaluate high DSCR and cash flow to determine if the requested resources are necessary for sustainability.
- E. **Replacement Reserve.** All Family Projects shall budget replacement reserves of \$350 per Unit per year, escalating at the same rate as operating expenses or a flat \$435 per Unit per year. All Older Persons Projects shall budget replacement reserves of \$300 per Unit per year, escalating at the same rate as operating expenses or a flat \$375 per Unit per year.
- F. **Subsidy Layering Review.** IFA shall complete a subsidy layering review for each Project that receives HUD housing assistance (other than HOME and CDBG).

SECTION 5. BASIS BOOST.

A Project may receive up to a 30% increase in Eligible Basis and Tax Credit Cap per LIHTC Unit, but is still subject to the Project Cap.

5.1 PROJECTS LOCATED IN QUALIFIED CENSUS TRACTS (QCT) AND DIFFICULT DEVELOPMENT AREAS (DDA). IFA allows up to a 10% increase in Eligible Basis for Projects where all buildings are located in QCTs and DDAs. Refer to Appendix A – QCTs, DDAs, and Rural Counties.

5.2 PROJECTS LOCATED IN A RURAL COUNTY. IFA allows up to a 10% increase in Eligible Basis for Projects in a Rural county as designated by IFA. Refer to Appendix A – QCTs, DDAs, and Rural Counties.

5.3 PROJECTS PROVIDING PERMANENT SUPPORTIVE HOUSING. IFA allows up to a 10% increase in Eligible Basis for Projects providing at least 10% of the Units as permanent supportive housing, or a 15% increase in Eligible Basis for Projects providing at least 15% of the Units as permanent supportive housing under Section 6.1.D – Projects Providing Permanent Supportive Housing. Refer to Appendix D – Permanent Supportive Housing.

5.4 PROJECTS WITH MARKET RATE UNITS. IFA allows up to a 10% increase in Eligible Basis for Projects that elect at least 25% of the Units as market-rate units. Projects with market-rate Units cannot elect the minimum set-aside as average income.

SECTION 6. SCORING CRITERIA.

IFA shall make the final determination of the Applicant's score. IFA will award points based on the evidence provided in the Application and exhibits. All sites and buildings within the Project must qualify to be eligible to receive points. The online Application provides a tentative non-binding score based on the submitted information. Scoring determinations made in prior years are not binding on IFA for the current funding round.

If a project has an existing LIHTC Land Use Restriction Agreement (LURA), the Applicant shall not elect scoring points if it would be less restrictive than the existing LURA.

6.1 AFFORDABILITY FOR RESIDENTS.

30 points Maximum

To achieve the 30 points maximum, an Applicant may select one or multiple categories below. No Units shall count for points in more than one Affordability for Resident categories, except for Projects Providing Permanent Supportive Housing and project-based vouchers from a local PHA. For the purposes of determining the number of Units, fractional Units will be increased to the next whole Unit. The Affordability for Resident categories are not available to an Applicant that elects the minimum set aside as average income test.

- A. **Serving 30% AMI LIHTC Residents.** Projects that provide Units that are set-aside and occupied by tenants with incomes at 30% Area Median Income (AMI) or less and are rent-restricted. Annual recertifications shall be required, and tenant incomes may increase up to 60% AMI and still be considered a 30% AMI resident as long as rent is restricted at 30% AMI.
- For each 3.0% of the LIHTC Units *5 points*
- B. **Serving 40% AMI LIHTC Residents.** Projects that provide Units that are set-aside and occupied by tenants with incomes at 40% AMI or less and are rent-restricted. Annual recertifications shall be required, and tenant incomes may increase up to 60% AMI and still be considered a 40% AMI resident as long as the rent is restricted at 40% AMI.
- For each 4.0% of the LIHTC Units *5 points*
- C. **Rent Reduction.** Projects that provide LIHTC rents for the 60% or 50% AMI units at 40% AMI rent levels. Tenant income eligibility will remain at 60% and 50% AMI, respectively. This category is not available to Projects with a Federal project-based rental assistance contract.
- For each 4.5% of the LIHTC Units *5 points*
- D. **Projects Providing Permanent Supportive Housing.** Projects that provide Units for persons experiencing homelessness. These Units shall be leased only to qualified persons experiencing homelessness. Partnership with an IFA approved qualified service provider that provides supportive services to persons experiencing homelessness in the proposed Project's market area is required. Refer to Appendix D – Permanent Supportive Housing.
- For each 2.5% of the LIHTC Units *5 points*

E. Project-Based Rental Assistance.

1. Projects with a Federal project-based rental assistance contract with HUD or RD.

- a. 25% of the total Project Units covered by the rental assistance contract *20 points*
- b. 75% of the total Project Units covered by the rental assistance contract *30 points*

2. Projects with project-based vouchers from a local PHA with a commitment for at least 10 years.

- a. 10% of the total LIHTC Units *10 points*

6.2 LOCATION. All building addresses in a Project, including Scattered Site Projects, shall meet the Location scoring requirements to be eligible for points. IFA will award the lesser points within each scoring category based on building locations.

A. Underserved Cities.

1 point

Projects located in an underserved city as shown in Appendix E – Underserved Cities.

B. Rent Burdened Households.

1 point

Projects located in a city shown in Appendix F – Rent Burdened Households.

C. Density.

0 to 2 points

Projects that are located in a census tract that has a low percentage of LIHTC Units Placed-In-Service compared to the total number of households as shown in Appendix G – LIHTC Unit Density.

D. Active Development Communities.

1 point

Projects located in communities that have received IFA and IEDA housing and economic development awards and in the past 2 years as shown in Appendix H - Active Development Communities.

E. Disaster Recovery.

0 to 5 points

Projects located in a county that has been declared a state major disaster with an IIACG activation or a federal major disaster declaration that included federal individual assistance may be eligible for points. Refer to Appendix K – Disaster Recovery.

F. High Quality Jobs Award.

0 to 2 points

Projects located in communities that have received IEDA High Quality Job awards in the past 2 years as shown in Appendix I - High Quality Job Awards.

G. Social Vulnerability Index.

1 point

Projects located in a county with high Social Vulnerability as shown in Appendix J – Social Vulnerability Index.

H. **SITE APPEAL.** The Site Appeal scoring section is valued at a total of 5 points. The Applicant will provide the preliminary scoring and supporting information for each of the 16 categories in this section, but IFA will review and determine the final scoring. The category scores will be averaged and rounded to the nearest whole number (0 through 5) to determine the Site Appeal score for the Application. Misrepresentations in the preliminary scoring that are intentional or blatant as deemed by IFA may result in zero total points for the entire Site Appeal scoring section. Individual site scores will be averaged to determine the Site Appeal score for scattered site Projects.

Category 1 — Zoning			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Proper zoning in place prior to Application due date.			
Category 2 — Community Support			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
TIF, tax abatement, community grant or loan, or waived fees totaling at least \$5,000 per unit. Or Land is free and donated by the community.	TIF, tax abatement, community grant or loan, or waived fees totaling at least \$2,500 per unit. Or Land costs less than \$10,000.	TIF, tax abatement, community grant or loan, or waived fees totaling at least \$500 per unit.	
Category 3 — Site Neighborhood			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
The area within a 1 mile radius has experienced significant new construction or renovation in the past 5 years. Or Site is in a QCT where affordable housing is part of a Concerted Community Revitalization Plan.	The area within a 1 mile radius has experienced some new construction or renovation in the past 5 years.		
Category 4 — Neighborhood Location to Services			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Located within 1 mile driving distance of at least 3 of the following services: park, food bank or pantry, bank or credit union, police or fire station, convenience store or dollar store, pharmacy, or public library.	Located within 2 miles driving distance of at least 4 of the following services: park, food bank or pantry, bank or credit union, police or fire station, convenience store or dollar store, pharmacy, or public library	Located within 2 miles driving distance of at least 2 of the following services: park, food bank or pantry, bank or credit union, convenience store or dollar store, pharmacy, or public library	

Category 5 — Location to Grocery Store			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Located within 1 mile driving distance of a grocery store.	Located within 2 miles driving distance of a grocery store.		
Category 6 — Location to Daycare, Public School or Senior Center			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Located within 1 mile of a licensed daycare center or K-12 public school (family only) or senior center (senior only).	Located within 2 miles licensed daycare center or K-12 public school (family only) or senior center (senior only).		
Category 7 — Location to Public Transportation			
Fixed-route is a system of transport for passengers by group travel available for use by the general public, typically managed on a schedule. In cities without fixed route service, dial-a-ride or on-demand services will be eligible for points if they serve the general public. Taxis, Uber, or Lyft-type services are not eligible for points.			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Site is 1/4 mile walking distance from a bus stop for a fixed-route service. or Any city that does not have a fixed-route service and dial-a-ride is available M-F.	Site is 1/2 mile walking distance from a bus stop for a fixed-route service.		
Category 8 — Site Location			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Site is adjacent to existing developments on at least 3 sides.	Site is adjacent to existing developments on at least 2 sides.		
Category 9 — Adjacent Properties			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Surrounded on at least 3 sides by a mixture of single-family, duplex, triplex residential properties.	Surrounded on at least 3 sides by a mixture of single-family, duplex, triplex residential properties and/or multifamily properties.	Surrounded by a mixture of both residential/multi-family and commercial properties. Commercial does not include manufacturing or industrial facilities.	

Category 10 — Noise from Adjacent Uses			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
All other sites			Sites close to train tracks, airports, industrial, interstate, or other sources of excessive noise as determined by IFA.
Category 11 — Site Frontage			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Access to the site from local or collector road that has 2 lanes (excluding turn lanes), and speed limit not greater than 35 mph.	Access to the site from local or collector road that has more than 2 lanes (excluding turn lanes), but speed limit not greater than 45 mph.		
Category 12 — Public Paved Road Complete With Storm Drainage			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Publicly paved road is already in place and appropriately sized.	Publicly paved road is at the edge of the site but an extension or road widening is needed that is only a de minimus extension.		
Category 13 — Offsite Utilities			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Offsite utilities are appropriately sized and do not require an extension beyond normal connections.	Offsite utilities are at the edge of the site but only a de minimus extension is necessary.		
Category 14 — Parking			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Project offers free on-site parking with at least 1 space per unit for senior projects and 1.5 spaces per Unit for family projects.	About 1 free offsite street parking space available per Unit.	Free offsite street parking spaces available equal to at least 25% of the Units.	

Category 15a —Ease of Site Development – New Construction			
5 points	3 points	1 point	0 points
Site is open, clear, and ready for construction.	Minimal tree clearing, minor demolition, and moderate slopes on site.		Steep slopes, potential site drainage problems, extensive retaining walls needed, extensive tree clearing demolition, or site needs contamination cleanup.
Category 15b —Condition of Buildings – Rehab and Adaptive Re-use			
5 points	3 points	1 point	0 points
Good	Fair		Poor
Category 16 —Projects with Historical Significance			
5 points	3 points	1 point	0 points
Project is eligible for Federal and State Historic Tax Credits, and historic credits are included in the Application funding sources.			

6.3 MARKET APPEAL.

5 points maximum

The amenities shall be provided at no cost to the tenants.

- A. **Ceiling Fans:** *1 point*
The Project will provide ceiling fan/light combination units, minimum 2 per 1 or more bedroom Units and 1 per studio Unit.
- B. **Kitchen Pantry:** *1 point*
2 ft. wide full-height cabinet or closet with minimum 5 shelves in every Unit.
- C. **Trash and Recycling:** *1 point*
Trash chutes or a dedicated onsite recycling area.
- D. **Walk-In Closets:** *1 point*
Available in at least 1 bedroom of every Unit including studio Units.
- E. **Patio/Balcony** *2 points*
- F. **Multipurpose Room:** *1 point*
Multipurpose room must at least 400 square feet and made available exclusively to all tenants and guests of the Project, either in a stand-alone building or incorporated within a residential structure, located entirely on the Property.

- G. Free Heating:** *2 points*
Owner-paid heat for each Unit.
- H. Fenced Dog Walking Area:** *2 points*
Minimum 1,000 square feet with waste area.
- I. Fitness Center:** *1 point*
An exercise room available 24 hours a day, with commercial-grade cardiovascular health, strength training, and flexibility equipment.
- J. Storage Units:**
A dedicated and lockable (if outside the Unit) structurally strong and secure, floor-to-ceiling room that is at least 20 square feet. The storage unit shall be in addition to the required bedroom, linen, and coat closets and maintained in compliance with the requirements for fire safety and the 2020 NEC and the International Fire Code (IFC). Prefabricated steel mesh enclosures designed as storage units are acceptable.
1. Storage In Project; or *1 point*
 2. Storage In-Unit *2 points*
- K. Laundry:**
Acquisition/Rehab projects without in-unit laundry that provide tenants unlimited access to the community laundry facility at no charge, or Acquisition/Rehab projects that add in-unit washers and dryers to all units during the rehabilitation.
1. Free Resident/Community Laundry; or *3 points*
 2. In-Unit washers and dryers (added to Acquisition/Rehab) *4 points*
- L. Olmstead Goals:** *5 points*
Projects that provide at least 15% of the Units as accessible for persons with mobility disabilities for acquisition/rehabilitation or 20% of the Units for persons with mobility disabilities for new construction and adaptive reuse. For the purposes of determining the number of Units, fractional Units will be increased to the next whole Unit.
- M. Single Family, Duplex, or Rowhouse:** *5 points*
At least 20% of the Project are single-family, duplex, or rowhouses where each Unit extends from foundation to roof and may be 1 to 3 stories. Each unit has separate exterior entrances in both the front and rear of the Unit and some open space in a rear yard with a suitable patio that may be used by the occupants.
- N. Exterior Materials:** *5 points*
Minimum of 30% of the gross exterior (excluding window and door areas), of 4" nominal brick, 4" nominal stone, stucco over masonry, architectural CMU block, or pre-cast concrete wall panels. The remaining 70% shall be constructed of 100% fiber cement board siding or engineered wood siding with quality standards similar to Smartside. The buildings' soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.
- O. Iowa Green Streets:** *2 points*
In lieu of meeting Energy Star requirements, the Project meets the requirements of Iowa Green Streets.

6.4 QUALIFYING DEVELOPMENT TEAM.

A. Qualifying Entity LIHTC Experience.

2 points maximum

Prior to Application submission, the qualifying entity of this Project shall have completed 2 LIHTC Projects that have received an IRS Form 8609 as a Developer or General Partner/Managing Member not more than 5 years before the Application due date. *1 point*

Or

Prior to Application submission, the qualifying entity of this Project shall have completed 3 LIHTC Projects that have received an IRS Form 8609 as a Developer or General Partner/Managing Member not more than 5 years before the Application due date. *2 points*

B. Community Housing Development Organization Experience.

2 points

Community Housing Development Organizations (CHDO) that apply under the Nonprofit set-aside for State HOME funds.

C. Developer, General Partner, or Managing Member Performance.

-1 point

The Developer or General Partner/Managing Member of this Project has requested and received approval for a material change to a Tax Credit project after January 1, 2023 in Iowa.

D. Iowa Title Guaranty.

2 points

The Applicant shall obtain a Final Title Guaranty Owner Certificate on the real estate of the Project from IFA's Iowa Title Guaranty Division prior to submitting the IRS Form 8609 package. The Ownership Entity shall obtain, at a minimum, a Final Title Guaranty Certificate with an amount of coverage that is not less than the value of the land and pre-existing improvements, if any, combined with the total hard construction costs of the Project.

SECTION 7. SELECTION CRITERIA AND AWARD PROCESS.

7.1 TAX CREDIT CALCULATION. IFA shall determine the amount of Tax Credits necessary for the financial feasibility of the Project through the information received during the Application. IFA will utilize the percentage of the limited partnership interest in the Project and equity price in the determination of the Tax Credit amount.

7.2 SELECTION CRITERIA. IFA shall evaluate applications using the set-aside and scoring criteria. IFA may decline to reserve Tax Credits to any Project, regardless of the score.

7.3 PRIORITIZATION OF REVIEW. Applications will be scored and ranked within each of the set-asides in the order listed below. If an Applicant is not awarded within a set-aside, the Applicant will be considered in the next set-aside that they applied for and then the General Set-Aside. In the event there are not enough qualified Projects to fill the Rural Set-Aside, the remaining balance will be transferred to the General Set-Aside.

- A. Nonprofit Set-Aside.
- B. Rural Set-Aside.
- C. General Set-Aside.

7.4 TIEBREAKERS. In the event that the final scores of more than one Application are identical, IFA will use the following tiebreakers:

- A. Project is within a project identified in an Iowa Great Places agreement that has been designated by the Iowa Great Places Board for participation in the program within the last 3 years, pursuant to Section 303.3C, subsection 4 of the Iowa Code.
- B. Projects that provide an opportunity for homeownership through the Iowa Renter to Ownership Savings Equity (ROSE) Program.
- C. Project in a community that has not received a reservation of housing tax credits for the longest period of time.
- D. Project with a Developer that will not receive an award of Tax Credits in the round will be given preference over a Developer that will receive an award on another Project.
- E. Application requesting the least amount of Tax Credits per LIHTC Unit.
- F. Board Discretion.

7.5 DISCRETION BY THE BOARD. The Board may accept, reject, or make changes to the award recommendations.

7.6 ACCEPTANCE OF TAX CREDIT RESERVATION. The acceptance of the reservation and reservation fee shall be due no later than the date stated in the award letter.

7.7 WAITING LIST. The Board, in its discretion, may establish a waiting list and adjust the order on the waiting list for any reason. The waiting list shall expire no earlier than 75 days after the date of the Board approval.

7.8 UNRESERVED TAX CREDITS. Unreserved Tax Credits are Tax Credits that were not awarded by IFA during its most recent round of allocation or are returned to IFA during the current year. If Unreserved Tax Credits become available within 45 days after the date of the Notice of Tax Credit Reservation, IFA shall review all Applications placed on the waiting list to determine if there are sufficient Tax Credits to fund one or more new Projects on the waiting list. The award of Tax Credits to a project on the waitlist requires Board approval. If Unreserved Tax Credits become available more than 45 days after the date of the Notice of Tax Credit Reservation, the unreserved Tax Credits will be available in the next funding round, and the waiting list shall expire.

7.9 INFORMAL APPEALS.

- A. **Notice of Appeal.** Any Applicant requesting an appeal shall submit written notice of appeal to housingtaxcredits@iowafinance.com within 7 days of the Tax Credit Reservation Date. The notice of appeal shall state the grounds upon which the Applicant challenges IFA's LIHTC awards.
- B. **Procedures for Appeal.** Within 21 days of the Tax Credit Reservation Date, the Applicant shall file its appeal by submitting a written document to housingtaxcredits@iowafinance.com stating the relevant facts supporting its position. IFA staff may submit to the Executive Director a written document in response to the Applicant's appeal ("IFA response"). IFA staff will provide a copy of the IFA response to the Applicant.
- C. **Decision.** Within 30 days of the filing of the appeal as set forth in above in Procedures for Appeal, the Executive Director shall consider and rule on the appeal and will notify the Applicant in writing of the decision.
- D. **Final Agency Action.** The decision is final except as provided for in Iowa Code sections 17A.19 to 17A.20.

7.10 REMEDIES ON APPEAL.

- A. If an Applicant passed the Application requirements and is successful in demonstrating that the Applicant should have been awarded Tax Credits based on the score the Project should have received and taking into account Section 7.5 – Discretion by the Board, the Executive Director may place the Project on a waiting list for Unreserved or returned Tax Credits.
- B. If an Applicant is successful in demonstrating that a Project was improperly determined by IFA to have not met the Application requirements, the Executive Director shall cause the Project to be scored. If the Project receives a score equal to or greater than the lowest score of any Project receiving credits from the General Set-Aside in the same round for 100% of such Project's underwritten Tax Credit amount (as opposed to Projects awarded under Section 7.5 – Discretion by the Board), prior to any skipping of Projects pursuant to Section 7.5 – Discretion by the Board, the Executive Director may place the Project on a waiting list for Unreserved or returned Tax Credits.
- C. Once the waiting list has expired, a Project that has been placed on the waiting list per Section 7.7 – Waiting List due to a successful appeal shall be awarded 5 points in the next 9% Tax Credit Round. To receive the additional points during the next 9% Tax Credit Round, the Project shall be the same Project that was the subject of the successful appeal.

**PART B –
POST RESERVATION
REQUIREMENTS**

Failure to comply with any provision of this section may result in the revocation of the Tax Credit Reservation, denial of the Carryover Allocation, withholding of the IRS Form 8609, or the issuance of an IRS Form 8823.

SECTION 8. CHANGES TO THE APPLICATION AFTER AWARD.

Ownership Entities must submit any proposed Project change after Tax Credit Reservation through the online Application. IFA may approve changes, subject to conditions, or deny. Material changes may be considered, but shall result in an additional fee and future scoring penalty if approved. Material changes are changes that cause the Project to not be substantially the same as when awarded. This includes but is not limited to redesigns or revisions to the site, design or plans that may require extensive review, consideration for feasibility, scoring, or special considerations that may require IFA Board approval.

The following changes are not allowed:

- A. Changes to the Ownership Entity named in after Tax Credit Reservation;
- B. Transfers of the Tax Credit Reservation or Carryover Allocation;
- C. Change in the qualifying entity on the Qualified Development Team;
- D. Changes that increase the housing credit amount;
- E. Changes in Unit mix;
- F. Changes that lowers the final scoring of the Project;
- G. Change to the minimum set-aside election; or
- H. Change that decreases the applicable fraction per building.

SECTION 9. CARRYOVER ALLOCATION-TEN PERCENT TEST APPLICATION.

To qualify for a carryover allocation, the requirements set forth in Section 42(h)(1) and Treasury Regulation 1.42-6 must be met. The Ownership Entity must submit a complete Carryover Allocation-Ten Percent Test Application (10% Test Application) package through the online Application unless all buildings are placed-in-service and the IRS forms 8609s issued in the same year as the Tax Credit award.

9.1 SITE CONTROL. The Ownership Entity shall provide evidence of site ownership or lease term of at least 35 years, including all parking, as part of the 10% Test Application package, and this ownership shall be continuous and uninterrupted through the issuance of an IRS Form 8609.

9.2 ZONING. The site must be zoned appropriately to allow construction of the Project by submission of the 10% Application.

SECTION 10. PRIOR TO PLACED-IN-SERVICE DOCUMENTS.

As a precondition to receiving IRS Form 8609, the Ownership Entity shall submit the following documents through the online Application at least 120 days prior to the first Unit placing in service:

- A. Affirmative Fair Housing Marketing Plan Package.
- B. Confirmation the Project is listed on Iowa's free rental housing locator at www.iowaHousingSearch.org.
- C. A commitment to notify the local public housing authority of all vacancies.
- D. A tenant selection plan that includes the following: descriptions of the eligibility requirements, income limits, elderly restrictions or preferences in the admission of tenants (if applicable), and a preference for persons with a disability. The restrictions or preferences must cite the supporting documentation to ensure nondiscrimination in the selection of tenants. The plan also shall be consistent with the purpose of improving housing opportunities and be reasonably related to program eligibility and the rental applicant's ability to perform the obligations of the lease.

SECTION 11. APPLICATION FOR IRS FORM 8609.

After all buildings in a Project have been placed-in-service, a complete IRS Form 8609 Application (8609 Application) package shall be submitted through the online Application. At the time the 8609 Application is submitted, the Project shall have completed construction and all other requirements of the 8609 Application package have been met.

11.1 MARKETABLE TITLE REQUIREMENT. The Ownership Entity shall provide adequate evidence that it has marketable title as determined by IFA in IFA's sole discretion. Adequate evidence of marketable title is demonstrated by either: (1) a title opinion of an attorney authorized to practice law in Iowa showing marketable title in the Ownership Entity; or (2) a Title Guaranty Certificate issued by the Iowa Title Guaranty Division of IFA showing the Ownership Entity as the guaranteed. In the case of leased land, a copy of the recorded lease shall be provided.

11.2 IRS FORM 8609. Upon approval of the 8609 Application by IFA, IFA shall complete Part A of IRS Form 8609 and send it to the Ownership Entity. The Ownership Entity shall complete Part B and return a copy of the fully executed IRS Form 8609 to IFA within 60 days of IFA sending the IFA executed IRS Form 8609. The Owner's completed IRS Form 8609 shall match the terms agreed upon in the LURA.

SECTION 12. CASUALTY LOSS AND COMPLIANCE.

12.1 DESTRUCTION OF A PROJECT PRIOR TO PLACEMENT-IN-SERVICE. If a Project cannot be placed-in-service by the applicable federal deadline due to a casualty loss, IFA may allow the Ownership Entity to return the Tax Credits in exchange for a binding commitment by IFA to allocate a future year's Tax Credits in an amount not to exceed the original allocation. This section only covers casualty losses not addressed under Revenue Procedure 2014-49.

12.2 COMPLIANCE. IFA has established procedures for monitoring compliance. Refer to the Iowa LIHTC Compliance manual and supporting documentation.

12.3 COMPLIANCE PERIOD (INITIAL 15-YEAR COMPLIANCE PERIOD). The Compliance Period is the 10-year credit period and additional 5-year period for a total of 15 taxable years, beginning with the first taxable year of the credit period. During this period the federal minimum set-aside selected by the applicant and the rent affordability requirements in Section 6.1 of this QAP apply, with the more restrictive of the set-asides applying to the LIHTC units. Any other rent and income restrictions required by other programs, including HOME, shall still apply as applicable.

12.4 EXTENDED USE PERIOD (LONG TERM COMPLIANCE PERIOD). The time frame that begins the first day of the Initial 15-Year Compliance Period, in which the building is a part of a qualified low-income housing Project and ends 15 years after the close of the Initial 15-Year Compliance Period, or the date specified by IFA in the LURA. During the Extended Use Period, the rent affordability requirements identified in Section 6.1 of this QAP cease applying, but the federal minimum set-asides set forth in the Code and selected by the applicant shall continue to apply. However, the rent affordability requirements identified in Section 6.1 of this QAP do not cease applying to a unit until the tenant currently in said unit and benefiting from the rent affordability requirements in Section 6.1 of this QAP vacates the unit. A tenant cannot be evicted just to cause the rent affordability requirements set forth in Section 6.1 of this QAP to terminate as to that tenant's unit. Any other rent and income restrictions required by other programs, including HOME, shall still apply as applicable.

SECTION 13. TERMS AND CONDITIONS.

The following terms and conditions apply to all Applicants and Projects that receive a reservation of 9% Tax Credits, Carryover Allocation and IRS Form 8609 allocation.

IFA will rely on the following when interpreting the requirements of the QAP: (1) the QAP, including the Tax Credit Application, appendices, exhibits, instructions, and any incorporated materials; (2) IFA's questions and answers for the QAP; (3) IFA's training guide; and (4) IFA's past practice. IFA may, at its discretion, conduct due diligence to verify information provided by the Applicant. An Applicant's interpretation of the QAP and its requirements is immaterial.

13.1 DOCUMENTS INCORPORATED BY REFERENCE. The items described in this Section are incorporated by reference in the QAP.

- A. 26 USC Section 42 as amended and the related Treasury regulations in effect as of the date this QAP is adopted by the Board.
- B. Iowa Code Section 16.35 and the rules promulgated by IFA to govern the LIHTC Program in effect as of the effective date hereof.
- C. In the case of any inconsistency or conflict between the items listed in this Section, conflicts shall be resolved as follows:
 - 1. First by IRC Section 42 and the related Treasury regulations;
 - 2. Second by Iowa Code Sections 16.4, 16.35, and the rules governing the QAP; and
 - 3. Third by the QAP.

13.2 BINDING OBLIGATIONS. The representations made in the Application bind the Applicant and shall become a contractual obligation of the Developer and the Ownership Entity and any Entity the Developer or the Ownership Entity is representing in the presentation of the Application or a successor in interest in the event Tax Credits are awarded to a proposed Project. The contractual obligation constitutes the agreement between the parties, as represented by the Developer or Ownership Entity, within the following documents: the QAP, Application (with any permitted amendments), and any other agreements executed between IFA and the Ownership Entity.

13.3 LAND USE RESTRICTION AGREEMENT (LURA). The Project shall be subject to the LURA, which is an agreement between IFA and the Ownership Entity and all of its successors in interest. The LURA shall conform to the requirements of IRC Section 42(h), Iowa Code Section 16.35 and the QAP.

13.4 NO REPRESENTATION OR WARRANTY REGARDING THE QAP. IFA makes no representation or warranty to any Person or Entity as to compliance issues or the feasibility or viability of any Project.

13.5 IFA POLICY ON CIVIL RIGHTS COMPLIANCE. The Applicant and any of its employees, agents, or sub-contractors doing business with IFA understand and agree that it is the responsibility of the Developer and Ownership Entity to adhere to and comply with all federal civil rights legislation, including the Fair Housing Laws, the Americans With Disabilities Act, as well as any state and local civil rights legislation. The Developer and Ownership Entity are responsible for being aware of and complying with all non-discrimination provisions of federal, state, or local law.

13.6 VIOLENCE AGAINST WOMEN ACT (VAWA). The Applicant and any of its employees, agents, or sub-contractors doing business with IFA understand and agree that it is the responsibility of the Developer and Ownership Entity to adhere to and comply with the Violence Against Women Act, including adding the VAWA lease terms provided by the authority to its leases.

**PART C –
CONSTRUCTION
REQUIREMENTS**

SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION.

14.1 CHANGES IN SCOPE. The Ownership Entity shall not make any changes or alterations to the Project (including the site layout, floor plan, elevations, or amenities) from Reservation without IFA's written authorization. This includes changes required by local governments to receive building permits.

14.2 IFA PLAN REVIEW. The Ownership Entity shall submit final plans, specifications, the energy audit or analysis, preliminary Iowa Green Streets checklist and, Capital Needs Assessment (CNA) if applicable to IFA upon completion but no later than submission of the 10% Application. IFA shall give written approval before the Ownership Entity commences site work or construction.

14.3 ENERGY. For Acquisition/Rehab Projects, the Ownership Entity must provide:

- A. A copy of the energy audit conducted by a certified home energy rater, and
- B. Appropriate specifications to meet IECC standards or alternate cost-effective energy improvements with the final construction documents.

IFA requires an engineer or architect to certify that the architect has met and coordinated the design with the energy consultant and Ownership Entity and that the design meets the applicable International Energy Conservation Code (IECC) as shown in Section 15 – Building Standards. The contract for the determination of the energy audit shall be between the certified rater and the Ownership Entity. This section does not apply to Historic projects.

14.4 CAPITAL NEEDS ASSESSMENT (CNA). Acquisition/Rehab or Rehab Projects shall submit a complete Capital Needs Assessment with the design documents that are submitted for review and approval prior to the start of construction. The CNA shall be prepared by a third party that regularly provides CNAs as a basic or core service. The third party may be a member of the Qualified Development Team with prior approval by IFA, but may not be the Ownership Entity or Developer. The CNA shall assess the rehabilitation needs of each existing structure, including:

- A. A site visit and physical inspection of the interior and exterior of Units and structures;
- B. An interview with on-site property management and maintenance personnel to inquire about past repairs/improvements, pending repairs, and existing or chronic physical deficiencies;
- C. The presence of hazardous materials;
- D. A detailed opinion as to the proposed budget for recommended improvements;
- E. Identify critical building systems or components that have reached or exceeded their expected useful lives;
- F. A projection of recurring probable expenditures for significant systems and components impacting use and tenancy, which are not considered operation or maintenance expenses, to determine the appropriate replacement reserve deposits on a per Unit per annual basis;
- G. Site, including topography, drainage, pavement, curbing, sidewalks, parking, landscaping, amenities, water, sewer, storm drainage, and gas and electric utilities and lines;

- H. Structural systems, both substructure and superstructure, including exterior walls and balconies, exterior doors and windows, roofing system, stairs, and drainage;
- I. Interiors, including Unit and common area finishes (carpeting, vinyl tile, plaster walls, paint conditions, etc.), Unit kitchen finishes, cabinets and appliances, Unit bathroom finishes and fixtures, and common area lobbies and corridors; and
- J. Mechanical and electrical systems, including plumbing and domestic hot water, HVAC, electrical, lighting fixtures, fire protection, security, low voltage systems, and elevators.

The CNA shall conform to standards outlined in ASTM E 2018-08, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. An assessment done for and accepted by USDA Rural Development is acceptable.

14.5 PRECONSTRUCTION MEETING. An IFA representative shall attend a contractor/developer construction meeting at or near the initiation of construction. The Ownership Entity must provide a copy of the contractor's initial pay application with a schedule of values when executed.

14.6 MINIMUM DEVELOPMENT CHARACTERISTICS – ALL PROJECTS. All construction will use the following minimum development characteristics:

A. General.

1. **Construction Warranty.** Provide an enforceable minimum 1 year blanket construction warranty stipulating that the general contractor is responsible to do or have done any and all required warranty repair work, including consequential damages, at its own expense.
2. **No Smoking Policy.** Implement and enforce a "no smoking" policy in all Units and common areas, not including public areas of the exterior grounds.
3. **Community Room.** For senior Projects only, community room must be 20 square feet per unit up to the first 40 units made available exclusively to all tenants and guests of the Project, either in a stand-alone building or incorporated within a residential structure, located entirely on the Property. Does not apply to Scattered Site Projects.
4. **Playground.** For family Projects only, an outdoor area provided for children to play in containing 5 to 7 commercial-grade play components (an element intended to generate specific opportunities for play, socialization, or learning) that does not include wood. At least 2 must be elevated. Swings, spring riders, water tables, playhouses, slides, and climbers are acceptable; ramps, transfer systems, steps, decks, and roofs are not. IFA may approve a sport court. The playground must comply with the requirements of the Department of Justice 2010 ADA Standards for Accessible Design. Does not apply to Scattered Site Projects.
5. **Sidewalks.** Concrete sidewalks providing access to a city public way from each entrance door.
6. **Trash Enclosures.** Screened trash removal areas.
7. **Internet Access.** High-speed internet wiring for broadband, wireless, or digital subscriber line for all Units.

8. **Radon System.** A passive radon system, including a drain tile loop below the building slab along with vertical vent pipes and junction boxes for new construction. Acquisition/Rehab Projects shall have a radon test, and a passive radon system is required, or an active system if the radon test exceeds permissible thresholds. Refer to Appendix F – “Radon Control Methods” in the 2012 International Residential Code.
9. **Video Security System.** The security system shall record activity at the site as follows: Parts of the site to be covered include parking areas and all levels of stairways. Cameras in corridors shall be placed in such a way that all unit entrances are covered. The recordings shall be maintained for a minimum of 30 days. To be eligible for points, single family or each building in Scattered Site Projects are required to have the Video Security System.

B. Exterior Construction.

1. **Exterior Design.** The Project shall have a building design that is appealing and appropriate for the community and neighborhood, including varied facades, rooflines, and exterior materials.
2. **Exterior Siding.** Exterior siding shall be durable and impact-resistant. Vinyl does not qualify as durable. Exterior siding shall be a mix of 2 or more of the following (no single material shall constitute more than 70% of the siding): brick, fiber cement board siding, or engineered wood siding with quality standards similar to Smartside, and/or nominal, 2” nominal thickness manufactured stone over ¾” stucco, nail on stone panels or metal siding approved by IFA. The soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.
3. **Main Entrance Areas.** Apartment building main entrances to interior shall have a foyer and be equipped with a remote security and intercom system to each Unit to control entry to common areas. Single-family, duplex, and rowhouse Unit main entrances to exterior shall have a storm door and a covered entry with a minimum depth and width of coverage of 4 feet by 4 feet.
4. **Roofs shall have a 30 year full warranty.** Flat roofs shall have a minimum 60 mil TPO or EPDM thickness and a 10 year full warranty. Full warranty includes: all labor and materials for the entire roofing system and insurance rider for consequential damage. All reroofing applications shall include the removal of the existing roofing system down to the roof deck.
5. **Unit Doors.** Any Unit primary entry door may be solid core wood or solid wood panel type, insulated metal, or fiberglass panel type with optional glass insert, 180-degree peephole, lockset and deadbolt lock with 1 inch throw. Primary entry doors shall have steel frames. Metal frames at exterior doors shall be thermally broken or metal clad wood frames are acceptable at Unit entries leading to the exterior.

C. Interior Construction.

1. **Appliances.** The kitchen shall have a cooktop, an oven, a microwave, a cooling/freezing unit, a built-in dishwasher, and a sink. Single-bowl sinks shall be minimum 20” x 30”. Appliances shall be Energy Star. These requirements do not apply to Single Room Occupancy units.
2. **Water Conserving Measures.** Toilets are high efficiency WaterSense toilets that use 1.28 gallons per flush or less; faucet aerators use 1.5 gallons per minute (gpm) or less in kitchens and 1.0 gpm or less in bathrooms; showerheads use 1.5 gpm or less. Dual flush toilets do not qualify.

3. **Cabinetry.** Cabinetry and woodwork shall meet ANSI/AWI standards for Custom Grade Cabinetry and/ have the KCMAA161.1 Quality Certification Seal.
4. **Closet Rods and Shelves.** Closet rods and shelves are required in each bedroom closet in each Unit. For Accessible Units only, the closet shelves and hanger bars shall be easy to adjust to different heights with no tools required with adjustable standards and brackets. Hanger rods shall attach to the shelving and provide continuous slide for hangers between supports. Shelves shall be 12” deep minimum and material vinyl coated steel or similar.
5. **Paints and Primers, Adhesives, Caulks, and Sealants.** Paints, primers, adhesives, caulks, and sealants shall comply with Federal regulations applicable to low VOC requirements.
6. **Minimum Bathroom Accessories:**
 - Towel bar(s) within reach of lavatory and tub/shower.
 - Toilet paper holder.
 - Shower curtain rod (if applicable).
 - Mirror.
 - Cabinet with drawers, shelf space, or medicine storage cabinet.
7. **Carpeting.** Carpets shall be 100% nylon or nylon/olefin blend.
8. **Resilient Flooring.** 1/8-inch vinyl composition tile with color and pattern full thickness, LVT, sheet vinyl, linoleum flooring, tile flooring, bamboo, wood, or polished concrete.
9. **Resilient Flooring for Bathrooms.** LVT, sheet vinyl, linoleum flooring, or tile flooring.
10. **Durable Window Sills.** All window sills/ledges shall be composed of moisture-resistant materials, such as plastic laminate, molded plastic, cultured marble, etc. Projects with Historic tax credits may provide wood sills if they are specifically required by the State Historic Preservation Office (SHPO).
11. **Window Covering.** Window coverings are required. A spring-loaded type window shade is not an approved covering.

D. Energy Requirements.

1. **Heating and Air Conditioning.** All Units shall be heated and air conditioned. Air conditioning equipment shall be at least 13 SEER (14.5 SEER and 8.50 HSPF for electric heat pumps) and use R-410a refrigerant that is charged according to manufacturer specifications. Thru-wall A/C units, when used in conjunction with fluid based radiant heat systems, shall be at least 9.8 EER or 9.7 CEER, otherwise they shall be 10.7 EER or 10.6 CEER. Heating equipment shall be at least 95 AFUE for furnaces and 90 AFUE for boilers. Window units are not allowed. Electric resistance heating is not allowed as the primary heating source for new construction or adaptive reuse and must be approved at time of application if proposed for an Acquisition/Rehab or rehab project. AC sleeves shall be provided with a tight-fitting, insulated cover for thru wall AC units. Winter covers shall be provided for each AC unit.

IFA may approve existing projects with electric resistance heating prior to Application submittal.

2. **Water Heaters.**

- a. In-unit water heaters that have a minimum energy factor (EF) of 0.61 for tank-type gas, 0.93 for tank-type electric, or 0.96 for tankless water heaters.
- b. Central water heaters (serving entire building) – with a 90% Thermal Efficiency rating or minimum 95% efficient thermal water storage tanks coupled to a better than 90 AFUE boiler.

14.7 MINIMUM DEVELOPMENT CHARACTERISTICS – NEW CONSTRUCTION AND ADAPTIVE REUSE.

New Construction and Adaptive Reuse Construction must use the following additional minimum development characteristics:

- A. **Closets.** Each bedroom shall have a closet (2 foot x 5 foot minimum) with a door. The minimum complement of closets per Unit include: 1 linen closet or cabinet 1.5 foot x 2 foot minimum and 1 coat closet 2 foot x 3 foot minimum.
- B. **Laundry.** Each Unit must have an enclosed washer and dryer (accessible if applicable), and the dryer vented to the building exterior.
- C. **Unit Bathrooms.** Three or more bedroom Units in new construction and Adaptive Reuse Projects shall have at least 1 full bathroom and 1 three-quarter bathroom.
- D. **Minimum Unit Net Square Footage.**

Unit Type	Minimum Unit Net Square Footage
Efficiency	450
1 Bedroom	625
2 Bedroom	800
3 Bedroom	1,000
4 Bedroom	1,175

Unit net square footage is measured face of wall to face of wall of the unit's perimeter walls. The total of all spaces in the Unit measured this way must exceed the Minimum Unit Net Square Footage. This does not include balconies or patios. Public area square footage is measured face of wall to face of wall. Building gross square footage is measured from the outside face of the building perimeter walls and includes balconies.

- E. **Energy Requirements.** In addition to meeting Iowa State Code and the IECC, the Project shall meet or exceed prescriptive standards for Multi Family New Construction (MFNC) or prescriptive standards for Energy Star Certified Homes (except where those requirements have been reduced herein) and receive a Home Energy Rating Systems (HERS) Index of 70 or less from a certified rater in Iowa. A home energy rating performed by a certified HERS rater is required on each building after it is completed to verify that actual construction meets the above listed requirements. Five Units with different floor plans and orientations for complexes of less than 50 Units and 10% of Units, up to a maximum of 10 Units in complexes of 50 or more Units shall be rated. The contract for the determination of the HERS index shall be between the certified rater and the Ownership Entity.

F. Accessibility. Projects shall have at least 10% percent of the Units, or at least 1 (whichever is greater) Unit accessible for persons with mobility disabilities constructed in accordance with the Uniform Federal Accessibility Standards (UFAS). An additional 2% percent of the Units, or at least 1 (whichever is greater) must be accessible for persons with hearing or visual disabilities (Units with Accessible Communication Features). For the purposes of determining the number of Units, fractional Units will be increased to the next whole Unit. Refer to Section 15 – Building Standards.

14.8 MINIMUM DEVELOPMENT CHARACTERISTICS – ACQUISITION/REHAB. Rehabilitation Construction shall use the following additional minimum development characteristics:

A. Scope of Work. The Scope of Work shall, at a minimum, include work on the following as indicated in the CNA:

1. Making common areas accessible, creating or improving sidewalks, installing new roof shingles, adding gutters, sealing brick veneers, applying exterior paint or siding, and re-surfacing or re-paving parking areas.
2. Improving site and exterior dwelling lighting with Energy Star qualified lighting fixtures, landscaping/ fencing, and durable siding.
3. Using energy-efficient related Energy Star labeled products to replace inferior ones, including insulated windows.
4. Improving heating and cooling Units, plumbing fixtures and water heaters, toilets, sinks, faucets, and tub/shower Units to meet minimum efficiency standards for new construction.
5. Improving quality of interior conditions and fixtures, including carpet, vinyl, interior doors, painting, drywall repairs, cabinets, Energy Star appliances, Energy Star light fixtures, and window coverings to meet minimum efficiency standards for new construction.
6. Upgrading electrical circuits to have GFCI outlets at kitchens, baths, laundries, and other applicable locations.
7. Upgrading all interior lighting to compact fluorescent and/or LED.

B. Resident/Community Laundry. A common laundry room facility located on site with a minimum of 1 washer/dryer to serve each 12 Units. An Applicant may provide a washer and dryer in each Unit in lieu of a common laundry room facility.

C. Smoke Detectors. Replace all smoke detectors, and these shall have a 10 year battery if not hard wired.

D. Accessibility. Projects shall have at least 5% percent of the Units, or at least 1 (whichever is greater) Unit accessible for persons with mobility disabilities constructed in accordance with the Uniform Federal Accessibility Standards (UFAS). An additional 2% percent of the Units, or at least 1 (whichever is greater) must be accessible for persons with hearing or visual disabilities (Units with Accessible Communication Features). For the purposes of determining the number of Units, fractional Units will be increased to the next whole Unit. Refer to Section 15 – Building Standards.

SECTION 15. BUILDING STANDARDS.

Preliminary site plan and floor plans are to be submitted with the Application to IFA. The Applicant shall meet local, state, and federal standards that apply to the Project, regardless if listed in Section 15 Building Standards.

- A. 2015 International Building Code adopted and published by the International Code Council.
- B. 2015 International Existing Building Code adopted and published by the International Code Council.
- C. 2015 International Residential Code adopted and published by the International Code Council (excepting paragraphs R313.1 and R313.2; sprinklers are not required in single family or townhomes separated by 2 hr. fire walls).
- D. 2015 International Fire Code adopted and published by the International Code Council.
- E. 2015 International Mechanical Code adopted and published by the International Code Council.
- F. 2012 Uniform Plumbing Code adopted by the International Association of Plumbing and Mechanical Officials.
- G. 2014 National Electric Code adopted by the National Electrical Code Committee and published by the National Fire Protection Association, Inc.
- H. 2015 International Energy Conservation Code adopted by the International Code Council.
- I. Iowa Administrative Code, including but not limited to the following Chapters: 300 (Administration), 301 (General Provisions), 302 (Accessibility of Building), 303 (Energy Conservation), 350 (State Historic Building), and 25 (State Plumbing Code).
- J. Uniform Federal Accessibility Standards provided in 24 CFR Part 8 and delineated in the American National Standards Institute Standard 2007 A117.1.
- K. The Americans with Disabilities Act 1990 provided by the Federal Department of Justice. All publicly accessible areas must meet the accessibility requirements of this Act.
- L. The Federal Fair Housing Act of 1988 – all buildings with 4 or more units must comply with this Act and the Fair Housing Design Standards. Applies to ground floor Units or all Units in an elevator building.
- M. For Adaptive Reuse/Rehabilitation, the Lead Base Paint Poisoning Prevention Act, the Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead Based Paint Hazards, Environmental Protection Administration (EPA) and Occupational Safety and Health Act (OSHA) provisions shall apply when applicable.
- N. For Adaptive Reuse/Rehabilitation, if applicable, State Historic Preservation Office (SHPO) clearance Section 106 of the National Historic Preservation Act, 36 CFR Part 800 for Projects receiving any direct federal funding (HOME or categorical grant) or affecting properties listed in the National Register of Historic Places, or in a designated historic preservation district or zone.

**PART D –
GLOSSARY OF
TERMS**

The following capitalized terms shall have the meanings set forth herein unless context clearly requires a different meaning.

Affiliates: Any Person or Entity who (i) directly or indirectly through one or more intermediaries controls, is controlled by, or is under common control with the Applicant; or (ii) owns or controls any outstanding voting securities, partnership interests, membership interests, or other ownership interests of the Applicant; or (iii) is an officer, director, guarantor, employee, agent, partner, member, manager, or shareholder of the Applicant; or (iv) has an officer, director, member, manager, guarantor, employee, agent, partner, or shareholder who is also an officer, director, member, manager, employee, agent, partner, or shareholder of the Applicant; or (v) is a consultant of the Applicant.

Applicant: The Ownership Entity, Developer, General Partner, or Affiliate as shown in the Application.

Area Median Gross Income (AMI): The most current tenant income requirements published by HUD pursuant to the qualified Low-Income Housing Project requirements of IRC Section 42(g).

Carryover Allocation Agreement: The document that contains the Ownership Entity's election statements for an allocation of Tax Credit Reservations by IFA pursuant to IRC Section 42(h)(1)(E) and Treasury Regulations, Section 1.42-6.

Disability: At least one of the following criteria: (1) has a physical, mental, or emotional impairment that is expected to be of long-continued and indefinite duration, substantially impedes the person's ability to live independently, and is of a nature that such ability could be improved by more suitable housing conditions; or (2) has a developmental disability, defined as a severe chronic disability that is attributable to a mental or physical impairment or combination of mental and physical impairments, is manifested before the person attains age 22, is likely to continue indefinitely, results in substantial functional limitation in 3 or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency; and that reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services that are of lifelong or extended duration and are individually planned and coordinated.

Eligible Basis: The Project costs allowable under Section 42(d) that are used to calculate the maximum Tax Credits.

Entity: Any general partnership, limited partnership, corporation, joint venture, trust, limited liability company, limited liability partnership, business trust, cooperative, or other business association.

Family Project: General occupancy project with no age restrictions.

Identity of Interest: A financial, familial, or business relationship that permits less than an arm’s-length transaction. No matter how many transactions are made subsequently between persons, corporations, or trusts controlled by the Ownership Entity/Developer, these subsequent transactions shall not be considered “arm’s-length”. Identity of Interest includes but is not limited to the following: the existence of a reimbursement program or exchange of funds; common financial interests; common officers, directors, or stockholders; family relationships among the officers, directors, or stockholders; the Entity is controlled by the same group of corporations; a partnership and each of its partners; a limited liability company and each of its members; or an S Corporation and each of its shareholders. Failure to disclose an Identity of Interest is an unsatisfactory performance issue with IFA and may deem the party ineligible for future rounds.

Low-Income Unit: Any residential rental Unit that is rent-restricted and the occupant’s income meets the limitations applicable as required for a qualified low-income housing Project.

Older Persons/Senior Housing: Housing that meets the Fair Housing Act definition of housing for older persons and is exempt from the law’s familial status requirements provided that: (1) HUD has determined that the dwelling is specifically designed for and occupied by elderly persons under a federal or state government program; (2) it is occupied solely by persons who are 62 or older; or (3) it houses at least 1 person who is 55 years or older in at least 80% of the occupied Units, and adheres to a policy that demonstrates intent to house persons who are 55 years old or older.

Owner Representative: The General Partner(s)/Managing Member(s) of the Ownership Entity.

Project: A low-income rental housing Property the Applicant of which represents that it is or will be a qualified low-income housing Project within the meaning of IRC Section 42(g). With regard to this definition, the Project is that Property which is the basis for the Application.

Property: The real estate and all improvements thereon which are the subject of the Application, including all items of personal Property affixed or related thereto, whether currently existing or proposed to be built thereon in connection with the Application.

Radon System (Sub-Slab Depressurization System): Radon-resistant features below the building slab along with vertical vent pipe(s) with junction box(es) following requirements in ASTM E2121-13 Standard Practice for Installing Radon Mitigation Systems in Existing Low Rise Residential Buildings and ASTM E1465 – 08a Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings. Find other technical guidance at www.epa.gov/iaq/radon/pubs/index.html.

ROSE Program: A Renter to Ownership Savings Equity (ROSE) Program. For further explanation, refer to Appendix M – ROSE Requirements.

Rural: Any city or county located in this state, except those located wholly within 1 or more of the 11 most populous counties in the state, as determined by the most recent population estimates issued by the United States Census Bureau. Iowa Data Center - Population Estimates

Senior Center: A community-based, federally funded program that provides a variety of services that may include social activities, nutrition, and educational and recreational opportunities for older adults.

Single-Room Occupancy (SRO) Housing: Housing consisting of single-room dwelling Units that is the primary residence of its occupant or occupants. Per Iowa Code 42(i)(3)(B)(iii), all SRO Units shall have kitchen and bathroom facilities within the Unit and used other than on a transient basis.

State Issued Notice of Noncompliance: A notice that identifies noncompliance issues (that existed at the Property during a physical inspection or file review) with the LURA, the Carryover Agreement, the Application, etc. that are not reported to the IRS via IRS Form 8823, throughout the Compliance Period and the Extended Use Period.

Tax Credits: The Low-Income Housing Tax Credits issued pursuant to the program, IRC Section 42 and Iowa Code Section 16.35.

Tax Credit Reservation: With respect to a Project or a building within a Project, the amount of Tax Credits IFA awards to an Ownership Entity.

Tax Credit Reservation Date: The date that the notice of Tax Credit Reservation was emailed to an approved Applicant.

Unit: A room or a group of related rooms designed for use as a dwelling for which rent is paid. A Unit contains sleeping accommodations, a kitchen, and a bathroom.

Utilities: Gas, electricity, water, and sewer service.



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DRAFT 2023 QAP - PUBLIC COMMENTS AND IFA RESPONSES

IFA Recommended Changes = GREEN

Under Consideration To Be Clarified In Appendix = YELLOW

QAP Section	Public Recommendation/Comment	IFA Comment
Appendices	Want to have a draft of the Appendix sooner than later.	Goal to provide as many draft scoring Appendices by late September. Final Appendices will be available by November.
Appendix B - Senior Living	Senior Living Loans unlikely to be available at this point.	At this time, no Senior Living Loan funds are available.
Appendix C - HOME	Consider allowing HOME in towns under 15,000 population. There are many small communities in MSA counties that need the assistance as the rent levels seen in the surrounding cities cannot be achieved.	Under Consideration. HOME Appendices will be available November 2022.
Appendix C - HOME	Will HOME be available for LIHTC projects and who will be eligible for HOME in the next round?	Under Consideration. HOME Appendices will be available November 2022.
Appendix C - HOME	HOME Funds should be available to any CHODO set-aside eligible project without regard to location.	Under Consideration. HOME Appendices will be available November 2022.
Appendix D Permanent Supportive Housing	Since there is not a set-aside in 2023 will Permanent Supportive Housing projects have a secondary scoring process as in the past?	Recommend scoring to be removed. Criteria shall remain and IFA shall determine if a project meets threshold. Permanent Supportive Housing appendix will be available November 2022.
Appendix D Permanent Supportive Housing	Will the qualifications and scoring criteria for Supportive Service Providers be considered like in past QAP's?	Recommend scoring to be removed. Criteria shall remain and IFA shall determine if a project meets threshold. Permanent Supportive Housing appendix will be available November 2022.
Appendix E Underserved Cities & Appendix G Density	Appendix E, Underserved Cities includes the cities of Des Moines, Davenport, Cedar Rapids, etc. Appendix G, Density lists Polk, Scott and Linn counties as having census tracts that receive no points due to density. This is counterintuitive as clearly there is need in those cities. There are only so many locations zoned properly to build multifamily developments. These two categories are in direct conflict with each other and will likely drive up site acquisition costs.	No change recommended. The intent of both underserved cities and density is to disburse LIHTC projects because there is a need in many communities throughout the state.
Appendix F Rent Burdened Households	Where is the standard of 35% rent burden coming from? Most seem to use the standard of 30%.	Recommend accepting change.
Appendix H - Active Development Communities	Draft Appendix H Active Development Communities identifies data will be updated. Confirm if the communities funded in FY2020 will be removed and only FY2021 and FY2022 will be used or will all three years be included.	The final appendix H will include communities funded only in FY2021 and FY2022.
Appendix H - Active Development Communities	Points for cities that have received IEDA and IFA awards for construction and development does not accurately represent the needs of each community for housing. These points will hinders our abilities to attract new businesses if we cannot create housing opportunities ahead of their interest in our city. Especially, when is no housing stock is available or extremely limited for new workers entering the community. It also does not distinguish awards from other Federal programs including HUD grants outside of entitlement awards and EPA.	No change recommended.
Appendix H Active Development Communities, I High Quality Job Awards, & J Social Vulnerability Index	It is expected these three appendices with up to 4 points will play a large role in determining where allocations will go in the next round. Appendices H and I reward more proactive communities but appears to penalize communities not able to secure competitive funding where the need for LIHTC may be even more prevalent. Appendix J offsets H and I to some extent but some locations on H and I are also on J and likely where developers will focus their attention. We would recommend increasing points on Appendix J to 2 points for the most vulnerable.	No change recommended.
Appendix I - High Quality Jobs Awards	Providing additional points for communities in support of High Quality Jobs present similar issues as Appendix H. does not accurately represent the needs of each community for housing. These points will hinders our abilities to attract new businesses if we cannot create housing opportunities ahead of their interest in our city. Attracting new businesses requires available housing stock.	No change recommended.
Appendix J Social Vulnerability Index	Draft Appendix J references Social Vulnerability Index but Draft QAP suggests Appendix J should be Iowa Opportunity Index. Has this changed?	Recommend changing to the Social Vulnerability Index to address areas affecting poverty and substandard housing.
Exhibit 11T	Allow utility allowances to be calculated in ways other than from the PHA.	Recommend accepting change. IFA will allow the use of PHA or HUD HUSM Model at application.

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QAP Section	Public Recommendation/Comment	IFA Comment
Section 1 Open Projects Limitations	Recommend lowering open project limitations to 3 open LIHTC projects are eligible for only 1 award. Having 4 open projects is not an efficient or timely use of LIHTC or housing production and should not be encouraged.	No change recommended. Intent is to allow developers to compete and be awarded up to 2 projects per round as long as projects are finished and reach 8609 in a timely manner.
Section 1 Set Asides	Recommend eliminating the Non-Profit Set Aside.	No change recommended. Requirement of the Internal Revenue Code Section 42.
Section 1 Set Asides	Can set asides be reduced accordingly since IFA gets approx. little over \$8 million in credits and potentially awarding \$3.2 in rural plus the NP set-aside takes too much from the general set-aside. (Some discussion on how that may work). Clarify in the final QAP how Sset-Asides will be handled regardless of the amount listed.	Recommend changing the rural set-aside no more than \$1.2 million.
Section 1 Set Asides	It does not matter what the Set-Aside caps is. It does not need to match the project cap. Leave Rural set-aside at \$1,600,000 if want to emphasize rural projects.	Recommend changing the rural set-aside no more than \$1.2 million.
Section 1 Set Asides	Leave current project cap in place for rural.	Recommend changing the rural set-aside no more than \$1.2 million.
Section 1 Set Asides	Add a set-aside for Permanent Supportive Housing due to the complexity of these projects.	No change recommended. Scoring and Boost have been provided to allow permanent supportive housing projects to compete in the round.
Section 1 Set-Asides	The set aside to promote supportive housing as outlined in the 2022 QAP needs to be restored in the 2023 QAP. Supportive housing needs are greater than the supply and the 2023 QAP provides a disadvantage to these projects. The Quad Cities have a shortage of roughly 6,500 units for households with extremely low incomes (30% AMI). This set-aside will help address the need.	No change recommended. Scoring and Boost have been provided to allow permanent supportive housing projects to compete in the round.
Section 1 Set-Asides - Permanent Supportive Housing	Without permanent supportive housing options homeless populations will increase. It is difficult, if not impossible task to rehab or increase permanent supportive housing units without the use of the Low-Income Housing Tax Credit program.	No change recommended. Scoring and Boost have been provided to allow permanent supportive housing projects to compete in the round.
Section 1 Set-Asides - Permanent Supportive Housing	Concerned the Permanent Supportive Housing set-aside has been eliminated in the 2023 QAP there is a increasing need for Permanent Supportive Housing units. Requesting the Supportive Housing Set Aside be immediately reinstated for the 2023 QAP. IFA cannot be about simply providing as much affordable housing as possible and definitely not about giving for-profit developers ways to make money off low-income housing. IFA must be about solving big community problems in Iowa through safe, affordable housing.	No change recommended. Scoring and Boost have been provided to allow permanent supportive housing projects to compete in the round. Currently there are other state sources available specifically for permanent supportive housing projects.
Section 1.2 Set-Asides - Permanent Supportive Housing	The QAP as written seems to consider non-supportive housing is equal value as supportive housing. Permanent Supportive Housing is evidence based and is very different from non-supportive housing and should be reinstated.	No change recommended. The mission and goals are stated in the introduction of the QAP and providing permanent supportive housing through the QAP is not specifically one of the goals.
Section 1.2 Set-Asides - Derecho	The Derecho set-aside will need to be removed as it is not available in 2023 this was confirmed with NCSHA.	Recommend accepting change.
Section 1.3 Project Limitations - Community Cap	The community cap should not include Permanent Supportive Housing projects.	No change recommended. The intent of the community cap is to spread the 9% awards throughout the state and this includes Permanent Supportive Housing Projects.
Section 1.3 Project Limitations - 9% Tax Credit Cap per LIHTC Unit	Allow general occupancy Supportive Housing projects to construct projects with an average bedroom size of 1.1 bedrooms and \$22,500 per LIHTC unit.	Recommend accepting change.
Section 1.3 Project Limitations - Tax Credit Cap per LIHTC Unit	Caps need to be set 10% above those originally contained in the draft QAP in order to adequately capitalize a successful project that will be well maintained over its lifespan. Hard costs continue to increase, this coupled with the expected continued increases to interest rates which will lead to lower equity pricing will make it difficult to have viable projects.	No change recommended. The tax credit per LIHTC unit cap is set at the 2022 standard, but with fewer design and construction requirements. Projects will also be eligible for a boost that will increase credit amounts above the 2022 award levels.
Section 1.3 Project Limitations - 9% Tax Credit Cap per LIHTC Unit	Recommend increasing the Per Unit Cap. This will strengthen these deals even more in the future.	No change recommended. The tax credit per LIHTC unit cap is set at the 2022 standard, but with fewer design and construction requirements. Projects will also be eligible for a boost that will increase credit amounts above the 2022 award levels.

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QAP Section	Public Recommendation/Comment	IFA Comment
Section 1.3 Project Limitations - Project Cap	Recommend lowering the maximum project cap to 2020-2021 level of \$840,000. Let that project cap function as cost containment in the current environment and utilize the eligible basis to determine the amount of credits a project is eligible for. This will allow for smaller projects (fewer units), but will allow for an increased distribution of projects. 1.6 million projects will eliminate many areas of the state. By doing this, it will eliminate pricing advantages. The first project will achieve good pricing, the second will get reduced pricing, and so on as there is limited demand for projects of that size for this size state. CRA driven investors likely do not have that much CRA need so even projects with CRA pricing advantages will see diluted CRA pricing.	Recommend lowering cap to \$1.2 million with an allowable increase equivalent to the basis boost percentage.
Section 1.3 Project Limitations - 9% Tax Credit Cap per LIHTC Unit	\$1,200,000 - \$1,250,000 is a good target for the tax credit cap for one sizable project. Consider to increase developer cap at the 1.5x amount of the new limit. That would allow people to do a larger project and then still look at a smaller project with lighter allocation. Example, 1 developer could have a \$1.2m allocation but still look in another community for a \$600k allocation. This will encourage applications of all sizes and fund more deals.	Recommend lowering cap to \$1.2 million with an allowable increase equivalent to the basis boost percentage.
Section 1.3 Project Limitations - Project Cap	Lower Rural to 840,000. Can put a cap on the rural. Too small of projects.	No change recommended. The Intent is to allow rural and urban communities to compete for the same amount of credits, if feasible for the community.
Section 1.3 Project Limitations - Community Cap	The community cap harms larger cities where people are moving, and housing needs are greater.	No change recommended. The intent of the community cap is to spread the 9% awards throughout the state.
Section 1.3 Project Limitations, Community Cap	Strongly recommend the removal of the Community Cap language altogether. Limiting the number of developments within a city is arbitrary and counter-productive to production of affordable housing in the most viable markets in the state. Municipalities often will not share development information about other projects to not eliminate chances for development in their community. Let projects be awarded based on score and market alone.	No change recommended. The intent of the community cap is to spread the limited 9% awards throughout the state.
Section 2.1 Tax Credit Reservation Schedule	Recommend compressing time between application and award.	No change recommended.
Section 2.1 Tax Credit Reservation Schedule	It doesn't matter. They will work with our timeline pushed up a month or not. Do all items (Exhibits) need to be reviewed at threshold? Only data that is necessary should be provided.	No change recommended.
Section 2.1 Tax Credit Reservation Schedule	Is there an approved list for Market Study Analysts.	The market study provider needs to be in good standing with NCHMA.
Section 2.1 Tax Credit Reservation Schedule	What is the normal turnaround for a market study?	This will vary by market study provider, but typically 3-6 weeks.
Section 2.2 Fees - Late Submission of the Carryover-Ten Percent Test Application	This typically occurs when something is out of the developer's control such as another governmental agency like HUD or RD. Allow for late submissions if out of the developer's control and specifically attributed to delays caused by state and/or federal government agencies, and proven by documentation.	No change recommended.
Section 2.2 Fees - Material Change in Application Fee	Please add definition of a Material Change, as often times, changes requested will benefit the project and residents.	Recommend accepting change. IFA will clarify the language.
Section 2.5 Market Study	Eliminate submitting a market study after the application deadline. The applicant should know prior to submitting if it is marketable.	Recommend accepting change.
Section 2.5 Market Study	There is no benefit to having market study's due after the application submission deadline. This will only delay IFA's ability to complete their review. A purpose of having the developer submit a market study is to help eliminate projects that will not be feasible in this current market environment.	Recommend accepting change.
Section 3.2 Qualified Development Team - Qualifying Entity	Clarify Section 3.2. Is a Developer, General Partner, or Managing Member not a qualifying entity merely because they haven't received an IRS Form 8609 in the last 10 years. Can a Developer submit an application if they haven't received an IRS Form 8609 in the last 10 years. Language is confusing.	Recommend accepting change. IFA will clarify the language.
Section 3.4 Ineligibility	Needs to be more clarity it says may. A method to predetermine. 2021 is an exception. Better definition. (Specific to return of credits)	Recommend accepting change. IFA will clarify the language.
Section 4.1 Operating Reserve	Operating Reserves as listed in the DRAFT 2023 QAP does not indicate a letter of credit is acceptable.	Recommend accepting change.
Section 4.1 Project Development Costs	Contingency – Acq Rehab should have a 10% minimum floor. The current environment does make sense to have the ranges.	No change recommended.

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Under Consideration To Be Clarified In Appendix = YELLOW

QAP Section	Public Recommendation/Comment	IFA Comment
Section 4.1 Project Development Costs - Developer Fees	Clarify if the amount required to be deferred is 20% of the total developer fee or is it 20% of the amount over \$1.6 million?	Recommend removing requirement for the deferred developer fee.
Section 4.1 Project Development Costs - Developer Fees	Don't like when states dictate deferred development fees. It hurts the project.	Recommend accepting change.
Section 4.3 Replacement Reserves	Allow Replacement Reserves to be pre-funded and/or use flat trending as long as the total deposits over the compliance period are equal to the trending on the base amount. This helps DSCR calculations over the compliance period, especially rural and lower AMI projects	Recommend accepting flat fee. No change recommended for pre-funding.
Section 5.1 Projects Located in QCT & DDA	Recommend allowing a 10% boost for developments showing substantial local jurisdiction support (to be defined). We have a development surrounded on three sides by QCTs. The property is CDBG encumbered so it must support affordable housing. The City received \$900K to improve the area specifically for this development. These funds likely are not included in IEDA / IFA awards considered for points following Appendices H and I. The city has developed an Urban Revitalization Plan specifically for this development and will provide 4 years of tax abatement. The city has committed \$1.1 million in HOME funds specifically for this development. The 2023 QAP, as written, does not allow a boost for this location.	Recommend considering for a future QAP.
Section 5.1 Projects Located in QCT & DDA	Recommend including language as was discussed in the QAP forum at the IFA housing conference that would include developments adjacent to or within a buffer zone (to be defined) of a QCT are also eligible for the 10% boost.	No change recommended. The intent is to not concentrate LIHTC projects in QCT (or near QCT) areas.
Section 5.3 Projects Providing Permanent Supportive Housing	Increase the basis boost for Permanent Supportive Housing projects to 30%. This compensates the project if it is not located in a QCT/DDA or necessary to have 25% of the units be market rate.	Recommend increasing the boost to 15% for projects with 15% Permanent Supportive Housing units.
Section 5.3 Projects Providing Permanent Supportive Housing	Because the Supportive Housing Set Aside was removed and because there will be a higher cost associated with developing housing for the homeless, including supportive services it is recommend making developments provide at least 10% of the units as permanent supportive housing eligible for a boost of at least 30%.	Recommend increasing the boost to 15% for projects with 15% Permanent Supportive Housing units.
Section 5.4 Projects with Market Rate Units	Recommend changing the language for market rate units to eligible for 10% boost for every 10% market rate units up to 20%.	No change recommended. Intent is to allow market rate units in properties and communities that can truly support market rate rents and residents. This category is not intended to be used in all projects or communities.
Section 5.4 Projects with Market Rate Units	This is bad policy to encourage that inclusion of market rate units by offering basis boost. Furthermore, a project with 25% market rate units is unlikely to viable over 15 years or syndicable. Many syndicators use an 80/20 or a 90/10 mix of LIHTC and market rate. Furthermore, inclusion of market rate units in rural areas has no benefit to a project. In fact, it is actually a deterrent to a project, since rural market rate rents are equal to LIHTC rents.	No change recommended. Intent is to allow market rate units in properties and communities that can truly support market rate rents and residents. This category is not intended to be used in all projects or communities.
Section 6.1 Affordability for Residents - General	Clarify if each scoring criterion under Affordability is 1 point for each x% up to a max of 5 points. IFA may want to clarify as it could be interpreted to mean 5 points for each x%.	IFA will clarify language.
Section 6.1 Affordability for Residents - General	The rent affordability needs to have a lower target for Rural projects these projects in many cases are typically dealing with much lower rents however the operating expenses are the same as urban counties with higher AMI's. In addition, the demand in the rural counties is for more 60% AMI units. The biggest risk to an investor is foreclosure and compliance; adding further dynamics to this equation (i.e., Rent Reduction), would have investors add additional reserves, or increase lease up schedules to mitigate that risk. Each of these adds costs to projects (or reduces value of credits), which further risks the viability of projects.	No change recommended.
Section 6.1 Affordability for Residents - General	These points should be available for applicants electing the average income test, to not show a preference for a specific minimum set-aside. Prohibiting average income deals from being competitive prevents lowans 60.1%-80% from being served by the LIHTC Program.	Recommend considering for a future QAP.
Section 6.1 Affordability for Residents - General	Change 140% of 30% or 40% AMI to 50% or 60% Maximum AMI for rent or income at recertification.	Recommend allowing tenant incomes for 30% and 40% AMI units to increase to 60% AMI.

DRAFT 2023 QAP - PUBLIC COMMENTS AND IFA RESPONSES

IFA Recommended Changes = GREEN

Under Consideration To Be Clarified In Appendix = YELLOW

QAP Section	Public Recommendation/Comment	IFA Comment
Section 6.1 Affordability for Residents - General	Comment to remove 30% AMI units	No change recommended.
Section 6.1 Affordability for Residents - General	Comment to make 40% AMI units recertify at 40% AMI annually	No change recommended.
Section 6.1 Affordability for Residents - General	Recommend removing 30% category option for points as proposed. In addition, the paragraph which states 30% or 40% tenant income may increase 140% will be removed. Annual recertification will be required.	No change recommended.
Section 6.1 Affordability for Residents - General	Highly encouraged to reinsert 140%. It hurts tenants if they cannot exceed the initial income level.	Recommend allowing tenant incomes for 30% and 40% AMI units to increase to 60% AMI.
Section 6.1 Affordability for Residents - General	Why was 140% taken out it will hurt tenants.	Recommend allowing tenant incomes for 30% and 40% AMI units to increase to 60% AMI.
Section 6.1 Affordability for Residents - General	Recertifications are a lot of work. Next available unit rule can be used. Recertification is a burden to the residents.	No change recommended.
Section 6.1 Affordability for Residents - General	It is currently not allowed for a tenant with 30% or 40% AMI rent and income to not exceed those levels.	Recommend allowing tenant incomes for 30% and 40% AMI units to increase to 60% AMI.
Section 6.1 Affordability for Residents - General	Running the rent reduction through property software system next to impossible. Concerned how to choose who gets 60% at 40% reduced rents over 60% at 60% rents that will be available. Residents talk and especially in rural or smaller communities.	No change recommended.
Section 6.1 Affordability for Residents - General	Developer likes the 60% at 40% rent reduction option.	No change recommended.
Section 6.1 Affordability for Residents - General	If not 140% can you determine a certain percent below an AMI level at 50% or 60%. Most Rural community rents and income are lower than 60% maximums. Consider a percentage below the Federal Limits. Cap rents below Federal limits. State Agency covenants are harder on their compliance team to manage.	Recommend allowing tenant incomes for 30% and 40% AMI units to increase to 60% AMI.
Section 6.1 Affordability for Residents - General	Recommends a percentage of IFA's choice, below maximum rents for max rents. Every 2% below maximum rent for a number of units get points.	No change recommended.
Section 6.1 Affordability for Residents - General	What was the reason for removing 30% AMI units? This is problematic as others are targeting that. Tenants often can get subsidy at 30% but not 40% (specifically indicated DM area).	No change recommended.
Section 6.1 Affordability for Residents - General	Avoiding penalizing residents for experiencing income growth as intended in the LIHTC program. Consider allowing for more of a tiered system with a rent level at 50% to preserve project cash flow and matching resident income levels.	No change recommended.
Section 6.1 Affordability for Residents - Project-Based Rental Assistance	Recommends Project-Based Rental Assistance is for at least 50% or more units. Rural Development has been removing project-based assistance, if not used. These are often properties that need to be rehabilitated. The project would have to request to reinstatement of project-based vouchers and it is not clear how easy that would be to obtain now or in the future.	Recommend changing 20 point scoring level for projects with project based rental assistance in 25% or more of the units.
Section 6.1 Affordability for Residents - Project-Based Rental Assistance	Give 30 points to any project with federal project-based rental assistance contract instead of having two levels.	Recommend changing 20 point scoring level for projects with project based rental assistance in 25% or more of the units.
Section 6 Location - General	Consider points or advantage for Cities that have an affordable housing agenda.	Recommend considering for a future QAP.
Section 6 Scoring - 6.2 Location - Underserved Cities	Recommends a threshold on when it would or would not be at least a 90% occupancy or better. Scott suggested using 3% vacancy rate. Only consider affordable non-subsidized (rental subsidy) vacancy rates.	No change recommended.
Section 6 Scoring - 6.2 Location - Underserved Cities	Does not like using a vacancy rate based on the market study. Market studies are subjective.	No change recommended.

DRAFT 2023 QAP - PUBLIC COMMENTS AND IFA RESPONSES

IFA Recommended Changes = GREEN

Under Consideration To Be Clarified In Appendix = YELLOW

QAP Section	Public Recommendation/Comment	IFA Comment
Section 6 Scoring - 6.2 Location - Underserved Cities	If using market study, recommend both subsidized and non-subsidized vacancy rates should be considered.	No change recommended.
Section 6.2 Location - Underserved Cities	Recommend underserved cities category "and have a low vacancy rate" should be removed.	No change recommended.
Section 6.2 Location - Density	Permanent Supportive Housing should be not be penalized scoring points for density and underserved cities since these are often urban projects.	No change recommended. The intent is to make permanent supportive housing projects equal in competition and this includes location.
Section 6.2 Location - Density	Consider senior vs. family density	No change recommended. The intent is to disburse concentration of LIHTC projects regardless of occupancy type (senior or family).
Section 6.2 Location - Density	With market rate development increasing, it washes out the LIHTC Density	No change recommended. Density scoring considers total households in a census tract compared to total LIHTC units.
Section 6.2 Location - Density	Can a developer make their case to place an project in an dense area? Can buffer zones be considered if a dense area.	No change recommended. Projects can be located in any census tract and in any city, but scoring preferences will need to be considered for a project to compete.
Section 6.2 Site Appeal - General	Clarify how this section is scored. Maybe get rid of the "x points at the top of the rubric" it is very confusing. Add an total with "divide by 16" ?	Recommend accepting change. IFA will clarify language.
Section 6.2 Site Appeal - General	Misrepresentation statement is too subjective. This needs to be further defined. Per session discussion IFA meant this to mean blatant/intentional so zero points are very limited.	Recommend accepting change. IFA will clarify language.
Section 6.2 Site Appeal - General	Recommend reconsideration of the Site Appeal rubric method of scoring sites. It is difficult to guage what a high score would be. IFA has stated there likely will not be any perfect scores. This is defeating when trying to assemble a competitive application.	No change recommended. The intent is to provide flexibility to allow developers to find the best sites possible for their projects.
Section 6.2 Site Appeal - General	The rubric is very subjective. How are you going to define things in the rubric so scoring categories can be reasonably determined by the developer prior to submission and IFA determination. Site pictures are not adequate and only a physical visit should be considered.	No change recommended. IFA will not commit to site appeal scoring prior to the post-application site visit. IFA will be open to discuss potential scoring based on descriptions and photos provided by the developer pre-application.
Section 6.2 Site Appeal - General	Too subjective on site determination in the rubric, example noise. Can mitigation plans for noise be provided and considered for scoring.	No change recommended. The intent of the site appeal scoring is to allow flexibility and reasonableness when selecting sites.
Section 6.2 Site Appeal - General	The use of the words significant, some, open, clear, ready for construction, and minimal are subjective and should be removed.	No change recommended. The intent of the site appeal scoring is to allow flexibility and reasonableness when selecting sites.
Section 6.2 Site Appeal - General	Force local governments to make decisions of where properties are located. Workforce housing allows the local governments to choose.	No change recommended. Intent is to encourage partnerships between developers and communities to find sites that work for the community, developer and QAP preference.
Section 6.2 Site Appeal - General	Separate rural from urban.	No change recommended. The site appeal categories were selected as neutral categories.
Section 6.2 Site Appeal - General	Can the applicant have the ability to input narratives in each section of the rubric to support points requested?	IFA will provide the ability to input narratives in the application.
Section 6.2 Site Appeal - General	Can IFA do a pre-app submission site visit to assess the site appeal rubric?	No change recommended. IFA will not commit to site appeal scoring prior to the post-application site visit. IFA will be open to discuss potential scoring based on descriptions and photos provided by the developer pre-application.
Section 6.2 Site Appeal - General	The point system significantly disadvantages scattered site projects and actually prohibits low-density scattered site family projects. Allow a scattered site project to be allocated Location points based on the lowest-scoring location (require exhibit for any scattered site requesting alternate point evaluation showing scoring matrix for each location). Otherwise, the locations may average a high score individually, but because each site is a good site for different reasons, the average score could theoretically be zero.	Recommend changing to average site appeal scoring for scattered sites.

DRAFT 2023 QAP - PUBLIC COMMENTS AND IFA RESPONSES

IFA Recommended Changes = GREEN

Under Consideration To Be Clarified In Appendix = YELLOW

QAP Section	Public Recommendation/Comment	IFA Comment
Section 6.2 Site Appeal - General	The site appeal and density requirements disproportionately impact larger communities that have higher proportions of properties that do not qualify in these categories. Large sections of a cities with potential development areas will be removed from consideration. We understand the reasoning behind the requirement, but at the same time feel it encumbers one group (larger cities) more than others (rural areas). We appreciate the intent to create requirements that are more neutral for rural and urban areas, but do not feel this is a fair mechanism to do that. A location may have multiple advantages aside from noise, site appeal, and density issues. Consider creating a justification matrix for scoring for those properties that do not qualify so points can still be earned for properties in which location options are limited or are necessary in a particular area due to other amenities. Local government should have more control when selecting locations when they have conducted a balanced and methodical analysis of sites in the selection process and are able to provide reasonable and thorough justification, including proper mitigation methods when possible.	Recommend considering for a future QAP.
Section 6.2 Site Appeal - Neighborhood Location to Services	Agree with the consideration and scoring for proximity to services, grocery store, daycare or senior center, and transportation for projects.	Thank you
Section 6.2 Site Appeal - Community Support	Include consideration for not just donated land, but also land that is sold at a reduced rate that would be considerably below market value. Recommend providing 3 points for being sold considerably below market value.	Recommend accepting change.
Section 6.2 Site Appeal - Community Support	Recommend points are included for public participation in a project with significant municipality support. Suggest this is done using a sliding scale based on the local commitment.	No change recommended.
Section 6.2 Site Appeal - Site Neighborhood	Most cities/towns in Iowa do not have revitalization plans. We have been turned down in an area that did (6th Avenue Street Scape plan). Should get points for revitalization of an neighborhood.	No change recommended. IFA will accept a CCRP if meets requirements.
Section 6.2 Site Appeal - Zoning	Proper Zoning - In 2022 not one of our projects were properly zoned at the time of application; this was not by choice. Zoned sites are often expensive and mostly non-existent. There is no indication that proper zoning at application makes for a better project.	No change recommended. The intent is to encourage projects that are ready to proceed, but still provide flexibility to allow developers and cities to decide whether zoning is necessary prior to application.
Section 6.2 Site Appeal - Adjacent Properties	Why are locations near single family or low-density developments more desirable?	No change recommended.
Section 6.2 Site Appeal - Site Frontage	Site Frontage - This category is confusing. Seems very specific and very strange. Pull out sidewalks. Sidewalks could be problematic in site selections not all have properties have sidewalks. Consider if a third deceleration lane was included, these lanes increase safety. It appears 3 lanes would take you out of play for these points. Consider the speed limit and eliminate the sidewalks.	Recommend change to remove sidewalks and clarify declaration or turn lanes do not count as lanes.
Section 6.2 Site Appeal - Site Location	Agree with the consideration and scoring for contiguity criteria (existing development adjacent on 3 sides.	Thank you
Section 6.2. Site Appeal - Zoning	Have the city assess the site appeal section in a zoning letter or Exhibit 7B questions.	No change recommended. IFA will assess the site appeal.
Section 6.3 Market Appeal - General	Recommend adding 5 points for supportive services / case management office space for those providing permanent supportive housing.	No change recommended.
Section 6.3 Market Appeal - General	Allow new construction or existing structures an additional choice to earn 15 points to construct buildings using the Phius CORE standard. This is a way of meeting the operating energy section of Enterprise Green Communities.	Recommend changing to add Green Streets to market appeal.
Section 6.3 Market Appeal - General	Is it a maximum of 5 points aggregate for all criterion listed from Ceiling Fans through Exterior Materials? If so, this seems like we're not requiring enough in the way of market appeal. Can more "discretionary" points go to those who provide more market appeal?	No change recommended. The intent of market appeal is to provide some options for projects cater to the local market needs, but not drive up costs by requiring more added features.
Section 6.3 Market Appeal - Free Heating	Eliminate points for offering Free Heat. This is a burden on the operating budget of the developments and does not improve the maintenance of properties, nor affordability for residents. It leads to higher rents. Tenants may be eligible for utility assistance while the properties are not. Offering free utilities brings attract residents who have had trouble paying utilities. These residents also have a history of not paying rent and will lead to increased turnover, adding increased operating expenses for the project.	No change recommended. Market Appeal scoring elections are intended to be broad to fit the needs of different projects, developers and communities.

DRAFT 2023 QAP - PUBLIC COMMENTS AND IFA RESPONSES

IFA Recommended Changes = GREEN

Under Consideration To Be Clarified In Appendix = YELLOW

QAP Section	Public Recommendation/Comment	IFA Comment
Section 6.3 Market Appeal - Olmstead Goals	Clarify what is meant by an "additional 10%". Should this just be 10%?	Recommend accepting change. IFA will clarify language.
Section 6.4 Qualified Development Team - Material Changes	Negative points, counter intuitive for a material change. Do you want to build housing or do you want to kill projects. There are issues that require changes.	No change recommended
Section 6.4 Qualified Development Team - Material Changes	Recommends the applicant can provide narrative to why and understand reason(s).	IFA will provide the ability to input narratives in the application.
Section 6.4 Qualified Development Team - Material Changes	Improve or define material change	Recommend accepting change. IFA will clarify language.
Section 6.4 Qualified Development Team - Non Profit Experience	Non-profit Experience – Does understand why IFA is giving additional points since they already have a set-aside	Recommend change to remove non-profit point. Recommend keeping CHDO points will remain to build capacity in our state.
Section 6.4 Qualifying Development Team - Nonprofit Experience	Nonprofit set-aside and points for being a non-profit is not fair to for-profit developers.	Recommend change to remove non-profit point. Recommend keeping CHDO points will remain to build capacity in our state.
Section 6.4 Qualified Development Team - Non Profit Experience	Recommends points be put back in the QAP for non-profits.	Recommend change to remove non-profit point. Recommend keeping CHDO points will remain to build capacity in our state.
Section 6.4 Qualifying Development Team - Developer, GP/MM Performance	Point categories are difficult, if not impossible, for developers without recent LIHTC awards. There are no points or consideration for a LIHTC Developer that has maintained properties and compliance requirements but have not received an award in the last 10 years. Consider revisions to QAP and scoring.	Recommend change to remove Developer, GP/MM Performance points.
Section 6.4 Qualifying Development Team - Developer, GP/MM Performance	All successful developers need to be considered equitably, no matter the time frame of their last award.	Recommend change to remove Developer, GP/MM Performance points.
Section 6.4 Qualifying Development Team - Developer, GP/MM Performance	Eliminate negative points for material changes. The "material changes" are too subjective, and has led to over-punishment of qualified developers.	Recommend clarifying language that scoring for material changes become effective after January 1, 2023.
Section 6.4 Qualifying Development Team - Developer, GP/MM Performance	For qualifying entity performance why are the dates and years listed? What is special about the dates and years.	Recommend change to remove Developer, GP/MM Performance points.
Section 6.4 Qualifying Development Team - Developer, GP/MM Performance	Recommend going back 5 years and removing the requirement that it be Iowa Tax Credits for the 2 nd point available under this category.	Recommend change to remove Developer, GP/MM Performance points.
Section 6.4 Qualifying Development Team - Developer, GP/MM Performance	Disagree with not giving points to anyone who has met all of the original timelines and relates only to Iowa projects. For instance if IFA awards 2023 allocations September 1, 2023, then a 2020 award that receives an 8609 prior to September 1 should receive this point. Then an 8609 for the 2019 allocation by February 2022 to receive these points. If we met these requirements why wouldn't we be entitled to receive this point? If we had known this was going to be a requirement, we would have applied earlier for our 8609. A 2020 allocation, that so long as an 8609 is received anytime prior to the allocation of credits, and without needing extensions should receive points.	Recommend change to remove Developer, GP/MM Performance points.
Section 6.4 Qualifying Development Team - Developer, GP/MM Performance	An award of 2019 credits with an 8609 that was timely requested and approved as required in the 2019 QAP or an award of 2020 credits that has obtained an 8609 by the date of the 2023 award.	Recommend change to remove Developer, GP/MM Performance points.
Section 6.4 Scoring - Qualifying Entity LIHTC Experience	If a developer can get to 8609 on a 9% tax credit allocation, regardless of state that is more than enough proof they have ample experience. These points appear to create a moat for any new developers entering the market. These deals are too small to split with another developer to get experience in Iowa. We are not aware of any state that does and we have worked in 12 states.	Qualifying Entity LIHTC Experience points are equal regardless of which state the 8609 was issued.

DRAFT 2023 QAP - PUBLIC COMMENTS AND IFA RESPONSES

IFA Recommended Changes = GREEN

Under Consideration To Be Clarified In Appendix = YELLOW

QAP Section	Public Recommendation/Comment	IFA Comment
Section 6.4 Qualified Development Team - Title Guaranty	Recommend IFA lowering Title Guaranty points from 5 points to 2 points.	Recommend accepting change.
Section 6.4 Qualified Development Team - Title Guaranty	Recommends adding language which states if Title Guaranty cannot perform timely then the developer has an option to use another title company. Suggested they need to be able to close within one month.	No change recommended.
Section 6.4 Qualifying Development Team - Iowa Title Guaranty	Include an "out" clause if Title Guaranty cannot achieve the desired closing by the developer and the syndicator. This "Out" clause would allow the developer to seek a 3rd party title company that can achieve the desired closing timeframe. If delayed due to Title Guaranty it moves closing to the next quarter, the interest carry costs, and construction delays make extra cost for the developer.	No change recommended.
Section 6.4 Qualifying Development Team - Iowa Title Guaranty	Title Guaranty staff inadequate. Need to address closing timeframe or Title Guaranty should be removed.	Recommend change in scoring to lower to two points.
Section 7.8 - Unreserved Tax Credits	Can 2021 Derecho Disaster Credits do a refresh of credits in 2023?	Recommend change to remove the ability to refresh 2021 credits from the QAP due to recent placed in service extension in IRS Notice 22-52.
Section 7.8 - Unreserved Tax Credits	If a swap of 2021 credits occurs for 2023 credits will this be excluded from consideration of the 2 projects or \$1,600,000 cap shown in the 2023 Draft QAP.	Recommend change to remove the ability to refresh 2021 credits from the QAP due to recent placed in service extension in IRS Notice 22-52.
Section 10 Prior to Placed in Service	Remove requiring a Compliance Certification for all on-site property management.	Recommend accepting change.
Section 10 Prior to Placed in Service	Remove requiring a Certificate of Mental Health First Training being required for all on-site property management.	Recommend accepting change.
Section 14.3 Energy	Eliminate the need for an Energy Rater this adds fees to the development costs unless you are going to allow the Utility Allowances to be set by that energy rater.	No change recommended.
Section 14.6 Minimum Development Characteristics - Energy Requirements	Green Certification Program – Disappointed that green building certifications have been removed from new construction. The program is a credible way to achieve health, comfort, and is beyond energy. Also disappointed in the removal of Green Certification in Rehab.	Recommend change to add Green Streets to market appeal.
Section 14.6 Minimum Development Characteristics - Energy Requirements	Retain third-party green certification options (and add Iowa Green Streets) as found in the 2022 QAP.	Recommend change to add Green Streets to market appeal.
Section 14.6 Minimum Development Characteristics - Energy Requirements	Retain energy requirements for rehabilitation projects as found in the 2022 QAP.	Recommend change to add Green Streets to market appeal.
Section 14.6 Minimum Development Characteristics - Energy Requirements	Recommended raising the HERS (Home Energy Rating Systems) rating back to 62. State energy code is more stringent.	Recommend change to add Green Streets to market appeal.
Section 14.6 Minimum Development Characteristics - Energy Requirements	Retain 'no formaldehyde' requirement for cabinetry as found in the 2022 QAP.	No change recommended.
Section 14.6 Minimum Development Characteristics - Energy Requirements	List SEER rating for magic packs.	No change recommended. This can be met for through wall with EER ratings or if not available should meet the SEER ratings listed in the QAP.
Section 14.6 Minimum Development Characteristics - Video Security	Threshold requirement for video security is too high. If entrances are covered there is not a need for cameras in the stairwells. Recommend removing the stairwell requirements. Video Security systems will not prevent incidents and each additional camera can run in excess of \$1000/camera not including expanded wi-fi bandwidth, wireless router bridges and storage capacity. Too strict and costly for rural projects. Rural area wi-fi bandwidth is limited and costly.	No change recommended.

DRAFT 2023 QAP - PUBLIC COMMENTS AND IFA RESPONSES

IFA Recommended Changes = GREEN

Under Consideration To Be Clarified In Appendix = YELLOW

QAP Section	Public Recommendation/Comment	IFA Comment
Section 14.6 Minimum Development Characteristics - Video Security	Expensive to maintain. Too many upgrades (software and hardware). Does not prevent anything from occurring.	No change recommended.
Section 14.6 Minimum Development Characteristics - Video Security	There is no benefit to the tenant by having video cameras.	No change recommended.
Section 14.6 Minimum Development Characteristics - Video Security	Gives points for video security and not required. Rural area projects will make it difficult due to cost and availability.	No change recommended.
Section 14.6 Minimum Development Characteristics - Video Security System	Video Security System - Still too many cameras required.	No change recommended.
Section 14.6 Minimum Development Characteristics - Playground	5 to 7 commercial grade play components are too high of requirement adding excessive cost to the development budget. This could add up to \$100,000 to the cost of a project. We recommend 2 to 4 only.	No change recommended.
Section 14.6 Minimum Development Characteristics - All Projects - Playgrounds	Commercial grade playground equipment is no doubt a preferred choice for sustainability. However, multiple pieces of equipment can be expensive with little to no return. Remove the playground language.	No change recommended.
Section 14.6 Minimum Development Characteristics - All Projects - Playgrounds	It appears a commercial, expensive playground is required for family projects. This eliminates low density, scattered-site family projects – which should be preferred over large-scale concentrated family projects.	Recommend accepting change for scattered sites to not require playgrounds for family projects or community rooms for threshold.
Section 14.7 Minimum Development Characteristics - New Construction and Adaptive Reuse	Reconsider the minimum design requirement of in-unit washers and dryers. These appliances only increase costs for the life of the property. We agree it is a nice amenity, but the costs to cover this will only hurt the overall financial performance of the asset. We believe this should be used as a point incentive.	No change recommended.
Section 14.7 Minimum Development Characteristics - Minimum Unit Net Square Footage	Use the industry standard for measuring unit square footages.	Recommend change to simplify the net measurement process.
Section 14.7 Minimum Development Characteristics - Minimum Unit Net Square Footage	Use the building industry accepted definition that measures middle of the wall to middle of the wall.	Recommend change to simplify the net measurement process.

2023 9% QUALIFIED ALLOCATION PLAN (QAP)

This Qualified Allocation Plan (QAP) governs the 2023 9% Low-Income Housing Tax Credit (LIHTC) allocation year. The Iowa Finance Authority (IFA) administers this program in Iowa, as specified in Iowa Code Section 16.35.



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INTRODUCTION

This Qualified Allocation Plan (QAP) governs the 2023 9% Low-Income Housing Tax Credit (LIHTC) allocation year. The Iowa Finance Authority (IFA) administers this program in Iowa, as specified in Iowa Code Section 16.35.

The mission of the State of Iowa LIHTC Program is to enhance the lives of Iowans by partnering with developers who share our mission of preserving and expanding affordable housing. The QAP, online application, and policies and procedures were developed to meet this mission, as well as all requirements of Section 42 of the Internal Revenue Code (Code).

The Code requires each Allocating Agency to develop a QAP for use in determining those developments that will receive an allocation of Tax Credits. If the relevant IRS Code or IRS regulations that govern this program are amended, the IFA Board may amend this QAP to ensure it conforms.

The Code requires that the QAP include three statutory preferences: developments serving the lowest-income tenants, developments affordable for the longest periods of time, and developments located in qualified census tracts (QCTs) designated by the U.S. Department of Housing and Urban Development (HUD) that contribute to a concerted community revitalization plan. The Code also requires the QAP to consider ten statutory selection criteria: project location; housing needs characteristics; project characteristics; sponsor characteristics; tenant populations with special housing needs; public housing waiting lists; tenant populations of individuals with children; projects intended for eventual tenant ownership; energy efficiency of the project; and historic nature of the project.

In addition to federal requirements, IFA has developed three goals for this QAP:

- A. Build durable rental units that will remain quality assets in communities,
- B. Build rental units in communities and sites that have high opportunity for residents, and
- C. Build rental units that are affordable for rent-burdened residents.

In the process of administering the LIHTC program, IFA will make decisions and interpretations regarding this QAP, Applications, and Projects. Unless otherwise stated, IFA is entitled to full discretion in making such decisions.

IFA shall become the owner of the Applications. IFA is not responsible for any costs incurred by Applicants.

In all instances in which federal, state, or local requirements apply to the Project, the most restrictive requirements shall apply.

PART A –
~~**THRESHOLD**~~
APPLICATION
REQUIREMENTS

SECTION 1. SET-ASIDES AND TAX CREDIT LIMITS.

1.1 AMOUNT OF TAX CREDITS TO BE ALLOCATED. The amount of annual Tax Credits allocated to Iowa by the federal government for the LIHTC program is based on a per-capita amount derived from population estimates released by the Internal Revenue Service (IRS). IFA intends to award all credits allocated in the current year along with any returned Tax Credits from previous years.

1.2 SET-ASIDES. The funding round will include the following set-asides. Projects competing in a set-aside may compete in the General Set-Aside.

- A. **Nonprofit Set-Aside.** Under this set-aside, Qualified Nonprofit Organizations shall receive at least ~~ten percent~~ (10%) of all available Tax Credits. Not more than 90% of the available Tax Credits shall be allocated to projects other than to Projects qualifying for this set-aside. IFA will determine whether an Entity is a Qualified Nonprofit Organization.

To qualify for the Nonprofit Set-Aside:

1. A Qualified Nonprofit Organization must be the Developer or Co-Developer.
2. The Nonprofit shall have a designation under Internal Revenue Code (IRC) Section 501(c)(3) or 501(c)(4), is tax exempt from tax under Section 501(a), and be qualified to do business in Iowa.
3. The Nonprofit shall not be formed for the principal purpose of being included in the Nonprofit Set-Aside.
4. The Nonprofit shall not be affiliated with or controlled by a for-profit organization. IFA, in its sole discretion, shall make a determination that the Nonprofit is not affiliated with or controlled by a for-profit organization. Control means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of any person or Affiliate thereof, whether through the ownership of voting securities, by contract or otherwise, including specifically, ownership of more than ~~fifty percent~~ (50%) of the General Partner interest in a limited partnership, or designation as General Partner/Managing Member of a limited liability company.
5. The Nonprofit and/or parent Nonprofit organization shall have, as one of its tax exempt purposes, the fostering of low-income housing and shall have been so engaged for the two years prior to the Application submission date. The Applicant shall demonstrate that the Nonprofit's programs include a low-income housing component. Consistent with Rev. Proc. 96-32, 1996-1 C.B. 717, the Applicant shall explain how the Nonprofit is pursuing a charitable purpose by fostering low-income housing.
6. The Nonprofit shall be an Owner Representative, either directly as a General Partner or through a wholly-owned subsidiary as defined in IRC Section 42(h)(5)(d)(i) and (ii) throughout the Compliance Period. If there are two or more Owner Representatives, each must be Nonprofit, but only one must meet the requirements ~~of 1.2 A 5 above in Section 1.2.1(e) of this QAP.~~
7. The Nonprofit shall materially participate in the development and operation of the Project throughout the Compliance Period. Nonprofit material participation is defined in IRC Section 469(h) and Treasury Regulation 1.469-5T.
8. The Nonprofit shall receive no less than ~~fifty percent~~ (50%) of the combined total of the Developer and Consultant Fee.

~~B. **Derecho Disaster Set-Aside (if available disaster credits).** Based on the Consolidated Appropriations Act of 2021, IFA received disaster tax credits for Projects located in the following 12 counties: Benton, Boone, Cedar, Clinton, Jasper, Linn, Marshall, Polk, Poweshiek, Scott, Story, and Tama. If a balance remains in the Derecho Disaster Set-Aside, IFA may exceed the set-aside amount to award the next qualifying Project within the Derecho Disaster Set-Aside. The excess funds needed to complete the Derecho Disaster Set-Aside award will be drawn from the General Set-Aside.~~

~~C.B. **Rural Set-Aside.** IFA will award at least no more than \$1,260,000 in Tax Credits to Applications in Rural counties. Refer to Appendix A – QCT's, DDA's, and Rural Counties, and Major Disaster Counties of the Application Package.~~

~~D.C. **General Set-Aside.** IFA will award the remaining Tax Credits to Applications in a general competition.~~

1.3 PROJECT LIMITATIONS.

A. **9% Tax Credit Cap per LIHTC Unit.**

1. **Family New Construction or Adaptive Reuse Projects.**

a. \$25,000 per LIHTC Unit – Projects shall not include more than 20% 1BR or smaller Units, and the average bedroom size shall be at least 2.2 bedrooms.

~~b. \$27,500 per LIHTC Unit – Projects shall not include more than 20% 1BR or smaller Units, shall include at least 10% 4BR Units, and the average bedroom size shall be at least 2.5 bedrooms.~~

2. **Senior New Construction or Adaptive Reuse Projects.**

a. \$22,500 per LIHTC Unit – Projects shall not include more than 20% Studio Units, and the average bedroom size shall be at least 1.1 bedrooms.

3. **Acquisition/Rehabilitation Projects.**

a. \$17,500 per LIHTC Unit.

4. **Permanent Supportive Housing Projects.**

a. Any of the above Tax Credit Cap per LIHTC Unit limitations

a-b. \$22,500 per LIHTC Unit – Family project that does not include more than 20% Studio Units, and the average bedroom size shall be at least 1.1 bedrooms.

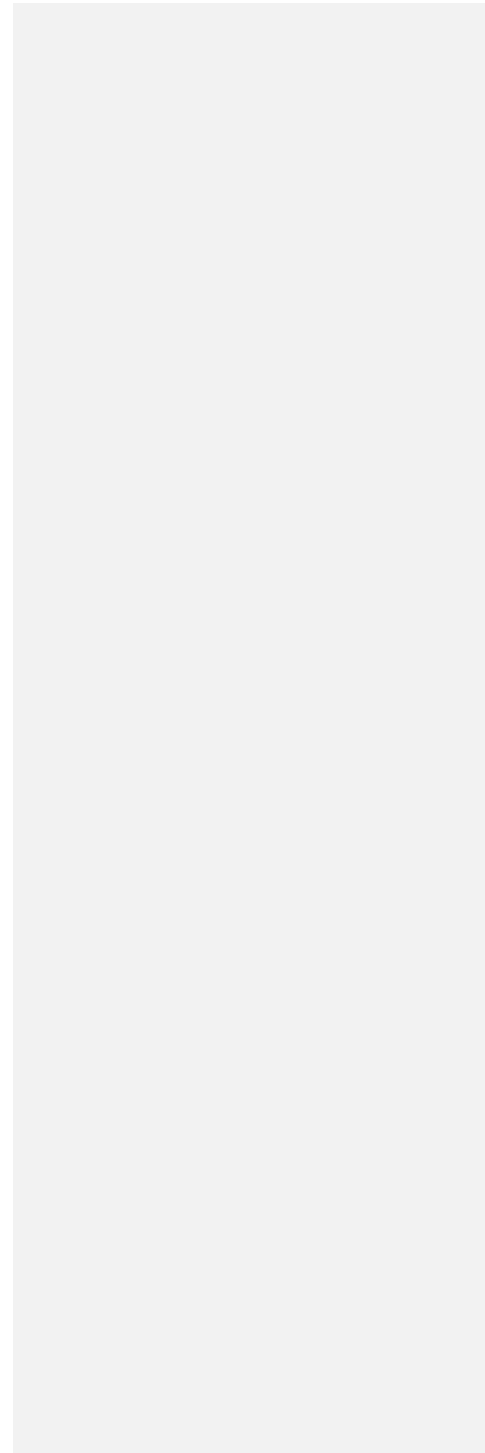
B. **Project Cap.** The maximum Tax Credit amount that will be awarded to any one Project is \$1,620,000.

C. **Developer, General Partner/Managing Member Cap.** IFA will not award Tax Credits to any project in which the Developer, General Partner/Managing Member, or Affiliate is controlled by an individual or entity that is involved with other awarded projects in the same round that, in the aggregate, have been awarded 2 projects or \$1,600,000. Whether an individual's or entity's involvement in a project counts towards the calculation of the 2 projects or \$1,600,000 limit is in IFA's sole discretion.

D. **Open Projects Limitation.** A single individual, entity or entities controlled by such individuals, or entities involved as a Developer, General Partner/Managing Member or Affiliate that has a total of 4 or more open LIHTC Projects (4% and 9%) in Iowa shall be eligible for only 1 award in the current funding round, regardless of team member role that the entity is listed as in the LIHTC Application(s). A Project is considered open once it receives a Tax Credit Reservation and closed upon IRS Form 8609 issuance.

E. **Community Cap.** A city in a rural county shall receive no more than 1 Tax Credit award, and a rural county shall receive no more than 2 Tax Credit awards. A city in other counties shall receive no more

than 2 Tax Credit awards, and other counties shall receive no more than 3 awards. Refer to Appendix A – QCT's, DDA's, and Rural Cities, and Major Disaster Counties of the Application Package.



SECTION 2. APPLICATION PROCESS OVERVIEW.

2.1 TAX CREDIT RESERVATION SCHEDULE. To the extent possible, the following schedules apply to the Tax Credit Reservation Application process for 9% Tax Credits:

Process Step	Date
Application Package Available	December 2022
<u>Qualified Service Provider due to IFA</u>	<u>No later than 10 calendar days prior to Application Package Submission due date.</u>
Application Package <u>Submission</u> due to IFA	April <u>19</u> , 2023
Application Deficiency Period	<u>Late May or Early</u> June 2023
IFA Tax Credit Reservation recommendations presented to Board	July 2023 IFA Board of Directors meeting
Issuance of 2023 Carryover <u>Allocation</u> Agreements	On or about September 1, 2023
Carryover-Ten Percent (10%) Test Application Package due to IFA	On or about July 1, 2024 (10 months following date of Carryover Agreement)
IRS Form 8609 Application Package due to IFA	No later than November 1 of the first year credit period

Any revisions to the schedule will be published on the IFA website at www.iowafinance.com.

2.2 FEES. Electronic payment of the fees is required. All fees are nonrefundable. IFA shall collect the fees described below for the LIHTC Program.

Fee Type	All Applicants
Application Submission Fee	\$2,000 Due at Application submission.
Application Review Fee	\$1,500 Due within 5 business days of the Application submission due date.
Reservation Fee	One percent (1%) of the total 10-year Tax Credit amount due within 30 calendar days of the Tax Credit Reservation Date.
Material Change in Application Fee	\$7,500 for material change requests.
Late Submission of the Carryover-Ten Percent (10%) Test Application	If a late submission of the Carryover-Ten Percent (10%) Test Application is allowed by IFA, the Applicant will be billed \$5,000. Does not apply to extension exceptions allowed by IRS.
IRS Form 8609 Application Fee	\$10,000 for all projects or \$5,000 for projects awarded under the Nonprofit Set-Aside.

Amended IRS Form 8609 Fee	\$1,000.
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Fee Type	All Applicants
Legal Fees	<p>Legal fees of IFA's in-house counsel and related to the Project may be billed at the rate of \$150 per hour. Legal fees of outside counsel and related to this Project will be billed at the rate charged to IFA.</p> <p>Fees and expenses in cases of unsuccessful appeals may be assessed and billed to the Applicant.</p>
Construction Monitoring Fees	<p>A \$2,900 construction monitoring fee will be due with the Carryover-Ten Percent (+10%) Test Application.</p>
Fees for Failed and Missed Inspections	<p>IFA charges an additional \$500 fee when conditions at the site warrant a return visit or any missed inspection or preconstruction meetings when IFA's construction analyst is not given 10 days advance notice.</p>
Compliance Monitoring Fee	<p>\$32 per Unit x number of total Project Units, submitted annually on or before January 31 for each year of the Compliance Period and the Extended Use Period (if applicable). (Example: \$32 per Unit x 24-Unit Project = \$768.00 paid annually for 30 years.)</p> <p>Additional fees may apply if the Ownership Entity does not successfully elect to treat a Project as a multiple-building Project on the IRS Form 8609, if eligible to do so.</p> <p>Annual rate increases may apply. Other fees as provided in the IFA compliance manual.</p> <p>The first annual payment shall be submitted with the IRS Form 8609 Application. The Ownership Entity has the option of paying the compliance monitoring fee in advance for the entire Compliance Period and the Extended Use Period (if applicable); however, additional fees may be assessed to the Property during the Compliance Period and Extended Use Period if annual rate increases are applied during that time.</p>

2.3 CONTACT WITH IFA.

- A. **Prior to Application Submittal.** Prior to the submittal of the Application, Applicants may submit questions regarding an interpretation or clarification of the QAP, IFA policies, procedures, or rules relating to the LIHTC Program to housingtaxcredits@iowafinance.com. IFA shall not be bound by any oral or written representation made in connection with the Application or award of Tax Credit Reservations other than those provided on its website.
- B. **After Application Submittal.** Applicants shall not contact IFA staff or Board members regarding their Application until after award. Once the Application has been submitted, IFA will only discuss supplemental or clarifying data during the Application Deficiency Review Period.

2.4 APPLICATION SUBMITTAL. Applicants shall pay the Application Submission Fee when submitting the Application prior to the Submission Due Date. Within 1 business day of the submission deadline, preliminary scoring for all submitted applications shall be posted on the IFA website, www.iowafinance.com. Within 5 days of the Submission Due Date, Applicants must pay the Application Review Fee if they want their application submitted for full ~~Threshold~~ Application Review.

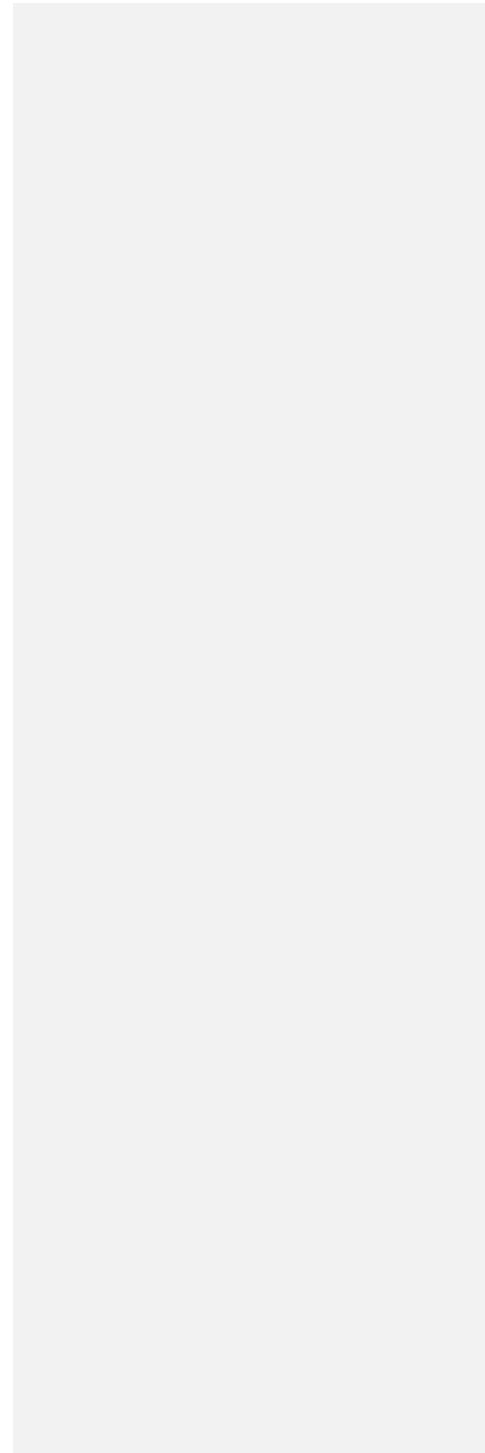
2.5 MARKET STUDY. All applications shall include a comprehensive market analysis with a full narrative report following IFA's current market study guidelines. The study must be prepared by an independent third-party National Council of Housing Market Analysts member unaffiliated with the developer. The Market Study Provider shall acknowledge the study is being completed for IFA's use and benefit. IFA may contact the Market Study Provider at any time. [Refer to Appendix O – Market Study Guidelines.](#)

- A. **Market Study Timing.** The Market Study is due ~~no later than 30 calendar days after the upon~~ [Application submission due date.](#) The Market Study and field survey must have been completed no more than 6 months prior to the application due date. The Applicant is solely responsible for providing a Market Study for a Project within these timeframes; failure to do so will result in IFA rejecting the Application.
- B. **IFA Market Study Review.** The Market Study must reflect the Application submitted, including but not limited to: unit mix, income targeting, rent levels, minimum set-aside, and other property attributes and amenities. IFA may permit or require Applicants to comply with recommendations made by the Market Study Provider during the ~~threshold~~ deficiency period. IFA may reject an Application if the Market Study submitted does not meet the IFA Market Study guidelines.

2.6 COMPLETE APPLICATION. In order for IFA to review an Application fairly and accurately, it shall be complete. If there is not adequate information provided to review the Application, IFA shall reject the Application.

- A. **Application Package.** Applicants shall use the forms contained in the Application Package and include all information required by the QAP or as otherwise required. Applicants shall submit the Application and exhibits through the online Application.
- B. **Prior Years.** ~~Threshold Application~~ determinations made in prior years are not binding on IFA for the current funding round.
- C. **Site Plans and Site Visits.** Applications shall include a preliminary site plan, floor plans, and elevations

of all sides of all buildings. Applicants shall provide IFA building access for inspection upon request.



- D. **Authorization Forms.** IFA may request an executed IRS Form 8821, Tax Information Authorization.
- E. **Document Timeliness.** ~~No-r~~Required supporting documentation shall not be more than 180 days old, unless otherwise noted, on the date the Application is submitted. Exceptions include documents not specifically produced for the Application, such as a valid purchase agreement, deed, land title document, Articles of Incorporation, and IRS letters to a Nonprofit stating it is an exempt organization.
- F. **Opinions and Certifications.** All certifications, professional opinions, and related documents must be based on an independent investigation into the facts and circumstances regarding the proposed Project, in the form specified by IFA, and made under penalty of perjury.
- G. **Local Jurisdiction Notification.** The Applicant shall supply the contact information of the Chief Executive Officer of the Local Jurisdiction.
- H. **Application Deficiency Period.** During the Application deficiency review, IFA may request additional information on the Application via email through the online Application. The Applicant will have a period of time determined solely by IFA (Application Deficiency Period) to remedy all deficiency items. Changes made by the Applicant that were not recommended by IFA and changes that improve the score shall not be allowed. If applicable, IFA may adjust underwriting and/or scoring. IFA may contact the Applicant in other ways to clarify information contained in the Application.
- I. **Scoring Determination.** IFA shall make the final determination of the Applicant's score.
- J. **Joint Review.** IFA may conduct joint reviews with any other party. IFA may contact other sources to obtain information regarding the materials contained in the Application.
- K. **Public Information.** At the conclusion of the selection process, the contents of all Applications will be in the public domain and be public records available for review by interested parties, unless, at the time of submitting the application, the Applicant properly requests that specific parts of the Application be treated as confidential AND the information is confidential under Iowa or other applicable law. IFA's release of public records is governed by Iowa Code Chapter 22. Applicants are encouraged to familiarize themselves with Chapter 22 before submitting an Application. IFA will make records available as required to comply with Chapter 22 or other applicable law.
1. **Confidential Request.** An applicant who desires confidential treatment of information must complete a confidential treatment request exhibit and upload it with the application. For each confidentiality request, the Applicant must (1) enumerate the specific grounds in Iowa Code Chapter 22 or other applicable law that supports treatment of the material as confidential, (2) provide adequate justification as to why the material should be maintained in confidence, (3) explain why disclosure of the material would not be in the best interest of the public, and (4) set forth the name, address, telephone, and e-mail for the person authorized by applicant to respond to inquiries by IFA concerning the confidential status of such material. Requests to maintain an entire application as confidential will be rejected as non-responsive. An applicant's request for confidentiality that does not comply with this section or an applicant's request for confidentiality on information or material that cannot be held in confidence as set forth herein are grounds for rejecting an application as non-responsive.

2. **Redacting.** Any Application submitted which contains information for which Applicant is requesting confidential treatment must be conspicuously marked by the Applicant as containing confidential information, and each page upon which confidential information appears must be conspicuously marked as containing confidential information. If the Contractor designates any portion of its Application as confidential, the Applicant must submit a copy labeled as "Public Copy" from which the confidential information has been excised. The confidential material must be excised in such a way as to allow the public to determine the general nature of the material removed and to retain as much of the Application as possible. Failure to properly identify specific information as confidential or to provide a Public Copy shall relieve IFA or State personnel from any responsibility if confidential information is viewed by the public or a competitor, or is in any way released. If the Applicant identifies its entire Application as confidential, IFA will reject the Application.
3. **Release.** If IFA receives a request for information that includes information Applicant has marked as confidential and IFA intends to release such information, IFA will give written notice to the Applicant at least seven calendar days prior to the release of the information to allow the Applicant to seek injunctive relief pursuant to Iowa Code Section 22.8. After seven calendar days, IFA will release the information marked confidential unless a court of competent jurisdiction determines the information is confidential under Iowa Code Chapter 22 or other applicable law. If Applicant fails to comply with the request process set forth herein, if Applicant's request for confidentiality is unreasonable, or if Applicant rescinds its request for confidential treatment, IFA may release such information or material with or without providing advance notice to Applicant and with or without affording Applicant the opportunity to obtain an order restraining its release from a court possessing competent jurisdiction.
4. **Waiver.** The Applicant's failure to request confidential treatment of material will be deemed a waiver of any right to confidentiality the Applicant may have had.

SECTION 3. ELIGIBILITY.

3.1 LEGAL OWNERSHIP ENTITY. The Ownership Entity shall be formed and submitted within 30 days after the date of the Tax Credit Reservation Date. This entity shall be a single-asset entity to which Tax Credits will be or have been awarded. All members, managers, partners, and officers of all entities of the Ownership Entity shall be disclosed in an organizational chart. The proposed structure identified within this chart may not be changed after Application submittal until closing with the investor, and only the limited partner and special limited partner, if applicable, may be added. Failure to submit the required Ownership Entity documents within 30 days after the date of the Tax Credit Reservation Date may result in the revocation of Tax Credit award.

The Ownership Entity shall waive the right to a qualified contract in accordance with Section 42(h)(6)(F).

3.2 QUALIFIED DEVELOPMENT TEAM. The Application shall identify all members of the Qualified Development Team (QDT) and Affiliates. The Developer/Co-Developer (Developer), General Partner/Managing Member (GP/MM), and Affiliates thereof may not change between Tax Credit reservation and issuance of the IRS Form 8609.

A. **Qualifying Entity.** Only the Developer or General Partner/Managing Member of the Ownership Entity shall be eligible for experience points as a qualifying entity and may not be changed after Application submission. At least one Developer or General Partner/Managing Member of the Ownership Entity shall be a Qualifying entity and meet the following requirements ~~are as follows~~:

1. **Developer.** The Developer shall have been listed in an awarded LIHTC application as a Developer (may be a joint venture), ~~and~~ and is currently serving as a Managing Member/General Partner or sole shareholder/member of the General Partner/Managing Member of the legal ownership entity for at least one LIHTC project that has received an IRS Form 8609 ~~in the 10 years~~ prior to the Application submission due date. As the qualifying entity, the Developer shall receive a combined total of at least ~~fifty percent (50%)~~ of the total Developer and consultant fee for the Project.
2. **General Partner/Managing Member.** The General Partner/Managing Member of the Ownership Entity shall have been listed in an awarded LIHTC application as a GP/MM, Affiliate thereof, or member/manager thereof, and currently serving as a General Partner/Managing Member or sole shareholder/member of the GP/MM of the legal ownership entity for at least one LIHTC project that has received an IRS Form 8609 ~~in the 10 years~~ prior to the Application submission due date. As the qualifying entity, the GP/MM shall have at least ~~fifty percent (50%)~~ ownership of the GP/MM of the Project.

B. **Qualified Development Team Members.** The Application must identify the following QDT Members, if applicable:

- | | |
|------------------------------------|----------------------------|
| 1. Developer/Co-Developer | 7. Energy Consultant |
| 2. General Partner/Managing Member | 8. Tax Attorney |
| 3. Syndicator or Direct Investor | 9. Tax Accountant |
| 4. Special Limited Partner | 10. Contractor |
| 5. Management Company | 11. Engineer |
| 6. Architect | 12. Development Consultant |

1. **New Developer and General Partner/Managing Member.** If the Developer or GP/MM has never received an IRS Form 8609 in Iowa, they shall have no more than 1 LIHTC award in this round. If the Developer or GP/MM has never received an IRS Form 8609, they shall have no more than 1 LIHTC award, and they shall not be eligible for a second award in any team member role until an IRS Form 8609 has been received.
2. **Direct Investor.** A direct investor shall have a LIHTC asset management department with at least 3 years' experience.
3. **Management Company.** The management company shall have at least 3 years of LIHTC management experience and is currently managing at least 3 LIHTC Properties.
4. **Architect.** The Architect, and not just the architectural firm, must be duly licensed to do business in Iowa.
5. **Energy Consultant.** The Energy Consultant shall be a RESNET certified energy rater in Iowa.
6. **Development Consultant.** A copy of the executed Development Consultant Agreement shall be submitted in the ~~threshold~~ Application.

3.4 INELIGIBILITY. Any QDT member or Affiliates thereof may be deemed ineligible by the Executive Director to participate in the LIHTC Program for the following:

- A. Evidence of involvement in a financial crime or crime related to dishonesty.
- B. Making misrepresentation or providing materially false information in an application.
- C. Allowing an affordable rental housing property to enter into foreclosure.
- D. ~~Being removed from an Exiting a~~ LIHTC ownership entity, ~~by an equity investor or~~ voluntarily or involuntarily.
- E. Being suspended, debarred, or otherwise excluded from doing business with any federal housing program.
- F. Not being in good standing with any affordable rental housing program administrator.
- G. Having been issued an IRS Form 8823 or the equivalent State-Issued uncorrected notice of noncompliance.
- H. A history of repeated or numerous Tax Credit compliance issues in Iowa, even if such issues have not resulted in an uncorrected IRS Form 8823.
- I. Has returned a full credit Allocation or has failed to comply with a Carryover allocation.

3.5 SITE REQUIREMENTS. The proposed Project shall be located in an incorporated city at Application submission. Applications shall not contain or propose alternate sites. The Applicant shall be ready to proceed with the Project by documenting site control and site suitability.

- A. **Zoning.** The Applicant shall provide confirmation from the city of the current zoning, including special or conditional-use permits and any other discretionary land use for each site on which the Project will be located. The city zoning department shall verify whether the official plat is properly zoned. The Applicant shall provide site plans to the city that show the Project will have:
1. The proper number of parking stalls;
 2. Direct contiguous access to a publicly dedicated paved road;
 3. Any legal easement(s) necessary to not be landlocked; and
 4. Right of ways, if applicable.
- B. **Scattered Sites.** The Applicant shall submit an Application reflecting the total of all sites as well as separate site-specific exhibits for each site included in the Project. A Scattered Site is a Project where multiple buildings with ~~similar Units the same occupancy type~~ are not located in proximity to one another, but are owned by the same Ownership Entity and financed under the same agreement(s), and are located within a 30-mile radius, as determined by Google Maps. For Scattered Site Projects, all Units shall be qualified LIHTC Units. Scattered Sites cannot elect the average income test.
- C. **Submission of Site Characteristics.** The site shall be suitable for the proposed Project and shall not include excess acreage unnecessary for the construction and use of the Project.

The Applicant shall provide:

1. A narrative of the current use of the Property, all adjacent Property land uses, and the surrounding neighborhood;
2. Labeled colored photographs (or color copies) of the proposed Property and all adjacent properties;
3. A clear map identifying the exact location of the Project site; and
4. A plat map of the site or proposed replat of the site.

The Applicant shall not change the site location. If the site(s) includes any detrimental characteristics, the Applicant shall provide a remediation plan and budget, subject to IFA's approval, to make the site suitable for the Project.

IFA may reject sites:

1. Located within one-half mile of storage areas for hazardous or noxious materials, sewage treatment plants or other solid waste facilities, businesses or equipment producing foul odors or excessive noise or the site is a prior storage area for hazardous or noxious materials, sewage, or other solid or liquid waste;
2. Where the slope/terrain is not suitable for a Project based on extensive earth removal/replacement required for development;

3. Where there are obvious physical barriers to the Project;
4. Located within one-half mile of a sanitary landfill or sites that were previously used as a sanitary landfill;
5. Located within a flood hazard area, or a 500-year flood zone as determined by the Iowa Department of Natural Resources, a FEMA map, or a FIRM map. Sites that are located within a 100-year flood zone are not permitted;
6. Located within 500 feet of an airport runway clear zone or accident potential zone;
7. That are landlocked;
8. That are native prairie land or designated wetlands;
9. Within 300 feet of an electrical power substation, natural gas substation, or similar substation; or that are otherwise unsuitable as a home for LIHTC households as determined by IFA.

D. **Site Control.** The Application must demonstrate the Applicant has site control by providing executed documents described below.

1. **Evidence of Site Control.**

- a. The Applicant holds sole fee simple title to the Property on which the Project will be located by a properly executed and recorded warranty deed; or
- b. The Applicant has an executed and exclusive purchase option or contract that is valid for nine months following the date of the Application due date; or
- c. The Applicant has an executed lease or an option on a lease, which has a term not less than 35 years. If the Applicant is purchasing or leasing parking space from a unit of local government, a project specific resolution would suffice.

The evidence shown above must be binding on the contractor/lessor/optionor of the Property (i.e. there must be no conditions for the termination within the sole discretion of the contractor/lessor/optionor, and the evidence must provide that the contractor/lessor/optionor cannot unilaterally withdraw, revoke, or rescind the obligation to the sale or lease of the Property to the Applicant unless the Applicant is in default under the contract).

2. **Requirements for Site Control.**

- a. There shall be a common ownership between all Units and buildings within a single Project for the duration of the Compliance Period and the Extended Use Period.
- b. The Applicant shall provide the location of existing and proposed easements on the site, the most current real estate tax assessment, and documentation that the Project meets or exceeds the City requirements for parking (unless subject to an exemption).

3.6 PROJECT REQUIREMENTS.

- A. **Qualified Residential Rental Property.** The Applicant shall certify that the Project as proposed is a Qualified Residential Rental Property. IFA may require the Applicant to supply a legal opinion.
- B. **Community Service Facility.** A Community Service Facility is a facility meeting the requirements of IRC Section 42(d)(4)(C)(iii) and Revenue Ruling 2003-77.

C. **Minimum Set-Aside Elections.** The Applicant shall make a minimum set-aside election of income and rent levels of those listed below. Any Owner election made in regard to the minimum set-aside election requirement for a qualified low-income housing project under IRC Section 42(g) cannot be changed once made in the [Threshold](#) Application.

1. **20-50 Test.** At a minimum, ~~twenty percent (20%)~~ or more of the residential Units in a Project are both rent-restricted and occupied by individuals whose income is ~~fifty percent (50%)~~ or less of AMI; or
2. **40-60 Test.** At a minimum, ~~forty percent (40%)~~ or more of the residential Units in a Project are both rent-restricted and occupied by individuals whose income is ~~sixty percent (60%)~~ or less of AMI; or
3. **Average Income Test (Income Averaging).** At a minimum, ~~forty percent (40%)~~ or more of the residential Units in a Project serve households earning as much as ~~eighty percent (80%)~~ AMI, as long as the average income/rent limit in the Property is ~~sixty percent (60%)~~ or less of AMI. The average income test is not available for Scattered Site Projects.

D. **Senior Projects Standards.** Senior Projects are not allowed anything greater than 2 bedrooms per Unit. If layered with an existing Federal Program, the federal occupancy restrictions shall apply.

E. **Units.** All LIHTC Units shall be evenly distributed in terms of location and number of bedrooms throughout the Project, be of comparable quality, and offer a range of sizes and number of bedrooms to any unrestricted Units.

F. **Market Rate Standards.** Market-rate single-family homes shall not be allowed.

G. **Acquisition/Rehab.**

1. **Prohibition of Applying Within the Compliance Period.** Once a Project has been issued an IRS Form 8609, the Project is prohibited from applying for Tax Credits until after the 15th year has been completed (the initial 15-year Compliance Period).
2. **Rehabilitation Expenditures.** The Applicant shall provide information regarding rehabilitation expenditures for each building. The information shall address how the Applicant will meet all of the building standards and minimum development characteristics. The Applicant shall identify, with respect to each building as required by the Application, the rehabilitation expenditures as defined in IRC Section 42(e)(2) that shall be allocable to or substantially benefit the Low-Income Units in such building. Each building in the Project must meet the greater of the IRS minimum expenditures requirement set forth in Section 42(e)(3) or a \$35,000 rehabilitation expenditure limited to hard construction costs per Low-Income Unit.

3.7 DISPLACEMENT OF RESIDENTIAL TENANTS. IFA may reject any Application that fails to minimize permanent displacement of tenants and/or provide an adequate relocation plan. The Application must include a formal relocation plan if the Project scope requires any form of temporary or permanent relocation of existing tenants. The plan shall provide an overview of the need for relocation, a proposed timeline, an estimated budget, and other information as requested in the Application. If the project has a federal funding source, the most restrictive relocation plan requirements shall apply.

SECTION 4. THRESHOLD APPLICATION UNDERWRITING STANDARDS.

IFA may adjust the amount of Tax Credits based upon the underwriting. All Projects shall meet underwriting ~~standards, requirements to pass threshold review.~~

4.1 PROJECT DEVELOPMENT COSTS.

- A. **Developer Fees.** The total Developer fees, including Developer overhead/profit and development consultant fees, shall not exceed the amounts described below. The Developer fee is calculated as a percentage of Total Project Costs minus land, existing structures, Developer fee, Developer overhead and profit, Consultant fees, and Project reserves. ~~Projects with Developer Fees greater than \$1,600,000 shall defer at least 20%.~~

All Projects	Fee Limit
First 24 Units	Not to exceed eighteen percent (18%)
Remaining Units within the Project above 24	Not to exceed fifteen percent (15%)

- B. **Builder and General Contractor Fees.** Builder and general contractor fees shall be limited to a total of ~~twelve percent (12%)~~ of the hard construction costs (site improvements or work, new construction, rehabilitation, accessory buildings, garages, general requirements, construction contingency, asbestos abatement, lead-based paint measures, builder's overhead, builder's profit, builder bond fee, architect's fees, engineering fees, and other fees).
- C. **Professional and Other Fees.** IFA may limit professional fees and other fees related to services rendered to the Project.
- D. **Construction Contingency Funding.** Construction contingency shall be used to cover costs for unknown conditions discovered and cost overruns incurred during construction. Applicants shall obtain IFA approval for the use of construction contingency funds for items that were not part of the initial scope of work. The following are the allowed construction contingency amounts:

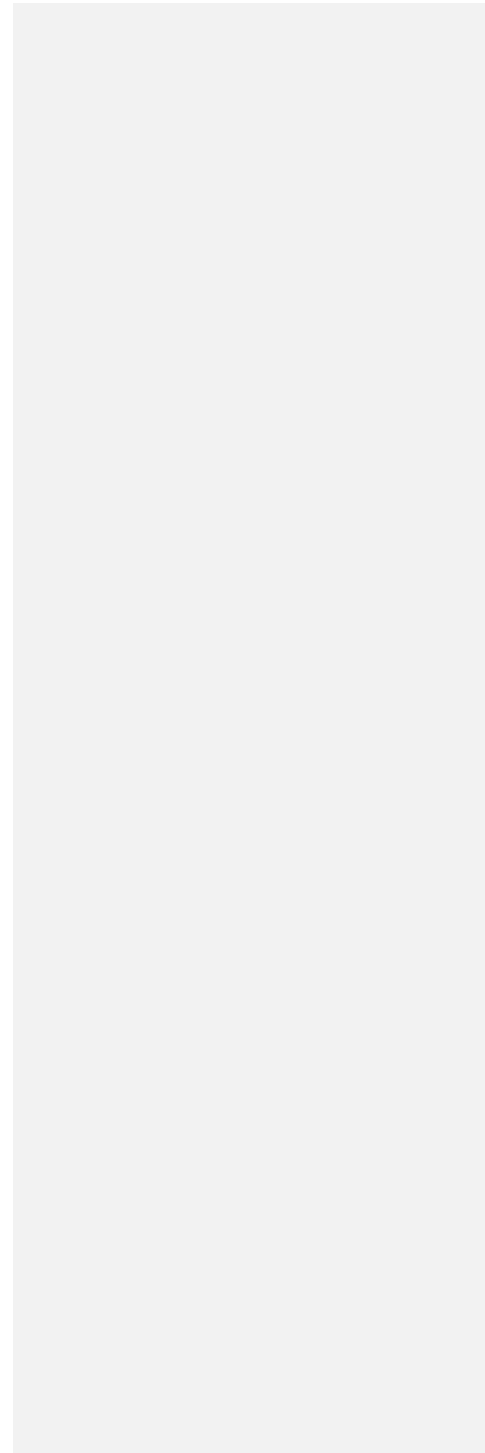
Project Type	Percentage of Hard Construction Costs less Construction Contingency
New Construction	5% - 6%
Acquisition/Rehab or Rehab Projects	8% - 15%
Adaptive Reuse	12% - 16%

- E. **Soft-Cost Contingency.** Soft-cost contingencies are restricted to the lesser of \$20,000 or ~~six percent (6%)~~ of the subtotals of the interim costs, financing fees and expenses, and soft costs minus the soft-cost contingency.
- F. **Operating Reserve.** The operating reserve will be at least 6 months of debt service, operating expenses, and real estate taxes. The operating reserve shall be fully funded within 6 months from the date IFA sent the IRS Form 8609 to the Ownership Entity. The operating reserves may be funded with an irrevocable letter of credit. If a letter of credit is used, the proceeds shall not be included in the Project costs. The fees associated with obtaining the letter of credit may be included in Project costs.
- G. **Appraisals.** An appraisal by an active Member Appraisal Institute (MAI)-certified appraiser who is not a related party at the Applicant's expense is required for the following reasons unless waived by IFA:
1. For land or buildings that are acquired from a party with an Identity of Interest.
 2. For Acquisition/Rehab Projects requesting acquisition credits.
 3. During the Application review, if IFA may determine that cause exists to question the fair market value of the land and/or buildings being acquired and require an appraisal.
- H. **Projects Costs Not Allowed In Eligible Basis.** The following project costs are not allowed in Eligible Basis:
1. **Existing Reserve Accounts.** Cash from Project reserve accounts transferred to the Ownership Entity with the acquisition of a Project.
 2. **Construction and Permanent Lender Fees.** Construction fees if the construction and permanent lender are the same.
 3. **Paved Roads.** The cost of construction of a de minimis paved road on public property may be included in the Project costs, as determined by IFA. The cost of construction of an extensive paved road on public property shall not be included in the Project costs.
 4. **Off-Site Utilities.** Costs that are not normal connections or extensions to existing utilities shall not be included in the Project costs.
 5. **Tenant Paid Amenities.** Garages, storage units, or other amenities where the Ownership Entity is charging tenants for use, except when part of normal rent for all of Units.

4.2 PROJECT FUNDING SOURCES.

- A. **Tax Credit Investor Letter of Intent.** Applicant shall provide a letter of intent from the investor for the LIHTCs on the company letterhead with the price, approximate equity amount, recommended minimum project operating expense for the Project, and investor-approved market analyst firm.
- B. **Financing Letters of Intent.** Applicant shall provide a letter of intent from each funding source for construction and permanent financing on the institution's letterhead. The letter for loans shall state the amount of the loan, interest rate, term, amortization period (minimum 30 years required for first mortgage debt), fees, prepayment penalties, anticipated security interest in the Property, and lien position. The letter for all other sources (including any existing debt to be assumed, grants, loans, tax credits, etc.) shall state the value of the funding, the purpose the funds may be used for, and any time limitations.
- C. **Deferred Developer Fees.** Deferred Developer fees cannot exceed 50% of the total Developer fee, and the Application must demonstrate the full amount being paid within 15 years. The deferred Developer fee

shall be paid from the net cash flow and not be calculated into the minimum Debt Service Coverage Ratio (DSCR).



- D. **Federal and State Historic Tax Credits.** Projects with historic significance shall use equity invested for the maximum amount of state and federal historic tax credits as proposed or awarded by the appropriate allocating agency as a funding source. Applicants shall not create a subrecipient of the Federal Historic Tax Credits in order to become eligible for more Tax Credits.
- E. **Senior Living Revolving Loan.** Refer to Appendix B – Senior Living Revolving Loan Program ~~of the Application Package.~~
- F. **HOME Funds.** Refer to Appendix C - HOME ~~Rental with LIHTC Requirements Appendices package.~~
- G. **Multiple Funding Scenarios.** IFA shall not consider multiple funding scenarios except as listed in ~~Sections 5-2Appendix B~~ – Senior Living Revolving Loan and ~~5-2Appendix C~~ – HOME ~~Rental with LIHTC Requirements Funds.~~

4.3 PROJECT OPERATING COSTS AND CASH FLOW.

- A. **Operating Expenses.** Operating expenses are based on thresholds provided by the LIHTC equity investor partner and subject to IFA review.
- B. **Escalators.** IFA will underwrite Projects with income escalating at 2% and operating expenses escalating at 3%. Management fees will escalate at the same rate as income.
- C. **Vacancy Rate Standards.** IFA will underwrite Projects at a 7% vacancy rate unless otherwise recommended by a lender or investor.
- D. **Debt Service Coverage Ratio (DSCR) Standards.** The Application may not show DSCR as less than 1.15 in any year. IFA will evaluate high DSCR and cash flow to determine if the requested resources are necessary for sustainability.
- E. **Replacement Reserve.** All Family Projects shall budget replacement reserves of \$350 per Unit per year, escalating at the same rate as operating expenses, or a flat \$435 per unit per year. All Older Persons Projects shall budget replacement reserves of \$300 per Unit per year, escalating at the same rate as operating expenses, or a flat \$375 per unit per year.
- F. **Subsidy Layering Review.** IFA shall complete a subsidy layering review for each Project that receives HUD housing assistance (other than HOME and CDBG).

SECTION 5. BASIS BOOST.

A Project may receive up to a ~~thirty percent (30%)~~ increase in Eligible Basis and Tax Credit Cap per LIHTC Unit, but is still subject to the Project Cap.

5.1 PROJECTS LOCATED IN QUALIFIED CENSUS TRACTS (QCT) AND DIFFICULT DEVELOPMENT AREAS (DDA). IFA allows up to a 10% increase in Eligible Basis for Projects where all buildings are located in QCTs and DDAs. Refer to Appendix A – QCTs, DDAs, ~~and Rural and Major Disaster Counties of the Application Package.~~

5.2 PROJECTS LOCATED IN A RURAL COUNTY. IFA allows up to a 10% increase in Eligible Basis for Projects in a Rural county as designated by IFA. Refer to Appendix A – QCTs, DDAs, ~~and Rural and Major Disaster Counties of the Application Package.~~

5.3 PROJECTS PROVIDING PERMANENT SUPPORTIVE HOUSING. IFA allows up to a 10% increase in Eligible Basis for Projects providing at least 10% of the Units as permanent supportive housing under Section 6.1.D4 – Projects Providing Permanent Supportive Housing. Refer to Appendix D – ~~Projects Providing Permanent Supportive Housing.~~

5.4 PROJECTS WITH MARKET RATE UNITS. IFA allows up to a 10% increase in Eligible Basis for Projects that elect at least 25% of the Units as market-rate units. Projects with market rate units cannot elect the minimum set aside as average income.

SECTION 6. SCORING CRITERIA.

IFA shall make the final determination of the Applicant's score. IFA will award points based on the evidence provided in the Application and exhibits. All sites and buildings within the Project must qualify to be eligible to receive points. The online Application provides a tentative non-binding score based on the submitted information. Scoring determinations made in prior years are not binding on IFA for the current funding round.

If a project has an existing LIHTC Land Use Restriction Agreement (LURA), the Applicant shall not elect scoring points if it would be less restrictive than the existing LURA.

6.1 AFFORDABILITY FOR RESIDENTS.

30 points Maximum

~~To achieve the 30 points maximum, an Applicant may select one or multiple categories. The following categories may be stacked or mixed to achieve points. All points in the Affordability for Resident category are independent of each other and cannot overlap. No units shall count for points in more than one Affordability for Resident categories,~~ except for Projects Providing Permanent Supportive Housing and project-based vouchers from a local PHA. For the purposes of determining the number of Units, fractional Units will be increased to the next whole Unit. The Affordability for Resident categories are not available to an Applicant that elects the minimum set aside as average income test.

- A. **Serving 30% AMI LIHTC Residents.** Projects that provide Units that are set-aside and occupied by tenants with incomes at 30% Area Median Income (AMI) or less and are rent-restricted. Annual recertifications shall be required, and tenant incomes may increase up to ~~60% AMI~~ 44% of the 30% AMI and still be considered a 30% AMI resident as long as the rent is restricted at 30% AMI.
1. For each 3.0% of the LIHTC Units *5 points*
- B. **Serving 40% AMI LIHTC Residents.** Projects that provide Units that are set-aside and occupied by tenants with incomes at 40% AMI or less and are rent-restricted. Annual recertifications shall be required, and tenant incomes may increase up to ~~60% AMI~~ 44% of the 40% AMI and still be considered a 40% AMI resident as long as the rent is restricted at 40% AMI.
1. For each 4.0% of the LIHTC Units *5 points*
- C. **Rent Reduction.** Projects that provide LIHTC rents for the 60% or 50% AMI units at 40% AMI rent levels. Tenant income eligibility will remain at 60% and 50% AMI, respectively. This category is not available to Projects with a Federal project-based rental assistance contract.
1. For each 4.5% of the LIHTC Units *5 points*
- D. **Projects Providing Permanent Supportive Housing.** Projects that provide Units for persons experiencing homelessness. These Units shall be leased only to qualified persons experiencing homelessness. Partnership with an IFA approved qualified service provider that provides supportive services to persons experiencing homelessness in the proposed Project's market area is required. Refer to Appendix D – ~~Projects Providing~~ Permanent Supportive Housing.
1. For each 2.5% of the LIHTC Units *5 points*

A. Project-Based Rental Assistance.

1. **Projects with a Federal project-based rental assistance contract with HUD or RD.**
 - a. 5025% of the total Project Units covered by the rental assistance contract *20 points*
 - b. 75% of the total Project Units covered by the rental assistance contract *30 points*

2. **Projects with project-based vouchers from a local PHA with a commitment for at least 10 years.**
 - a. 10% of the total Project-LIHTC Units *10 points*

6.2 LOCATION. All building addresses in a Project, including Scattered Site Projects, shall meet the Location scoring requirements to be eligible for points. IFA will award the lesser points within each scoring category based on building locations.

A. Underserved Cities. *1 point*

Projects located in an underserved city ~~and have a low vacancy rate~~ as shown in Appendix E – ~~Projects-located in~~ Underserved Cities ~~in the Application Package.~~

B. Rent Burdened Households. *1 point*

Projects located in a city shown in Appendix F – ~~Rent- Burdened Households~~ ~~in the Application Package.~~

C. Density. *0 to 2 points*

Projects located in a census tract that has a low percentage of LIHTC Units Placed-In-Service compared to the total number of households as shown in Appendix G – LIHTC Unit Density ~~in the Application Package.~~

D. Active Development Communities. *1 point*

Projects located in communities that have received IFA and IEDA housing and economic development awards and in the past 2 years as shown in Appendix H - Active Development Communities.

E. Disaster Recovery. *0 to 5 points*

Projects ~~that are~~ located in a county that has been declared a state major disaster with an IIAGP activation or a federal major disaster declaration that included federal individual assistance ~~state or federally declared a major disaster and individuals that are eligible for federal individual assistance~~ may be eligible for points. Refer to Appendix ~~A—QCTs, DDAs, Rural Cities, and Major Disaster Counties~~ K- Disaster Recovery.

F. High Quality Jobs Award. *0 to 2 points*

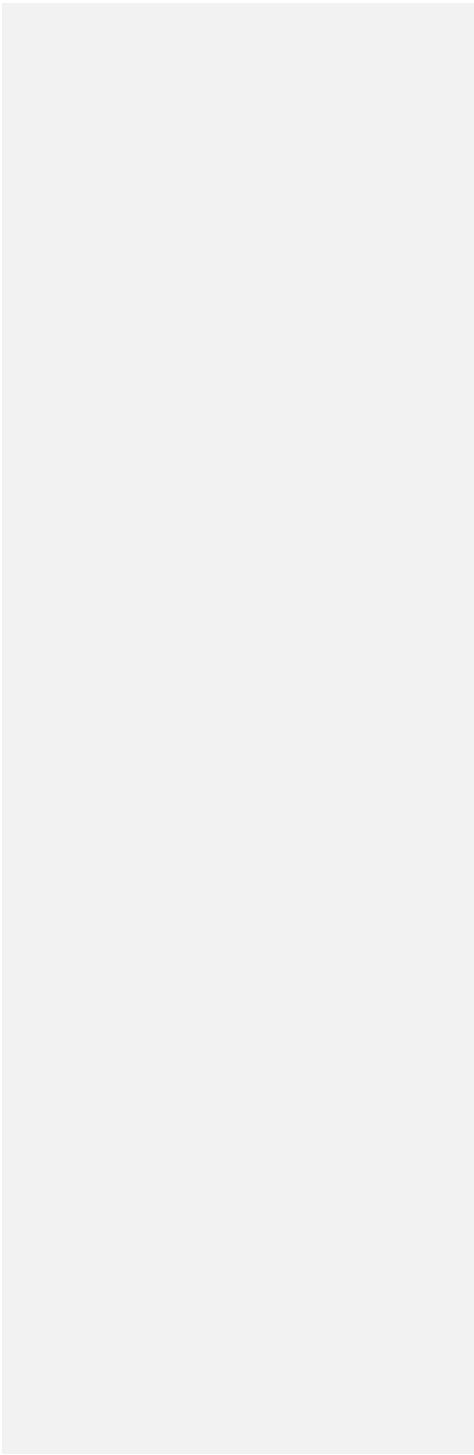
Projects located in communities that have received IEDA High Quality Job awards in the past 2 years as shown in Appendix I - High Quality Job Awards.

G. Social Vulnerability Index. *1 point*

Projects located in a county with high Social Vulnerability Index as shown in Appendix J – Social Vulnerability Index.

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H. Iowa Opportunity Index Community. *1 point*
Projects located in a county identified as shown in Appendix J – Iowa Opportunity Index in the Application Package.



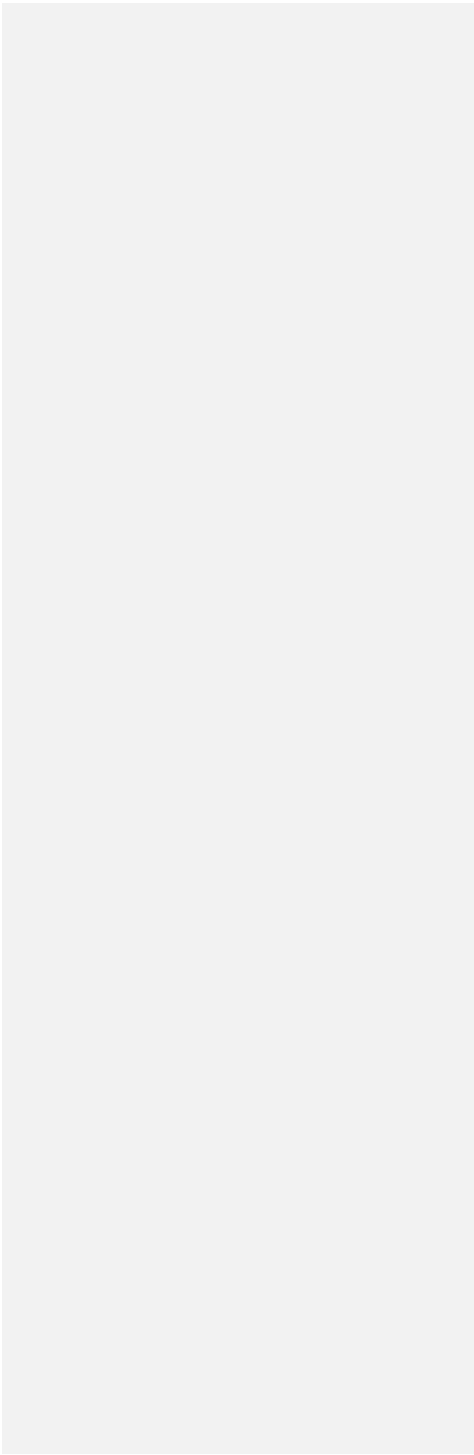
points maximum

The Site Appeal scoring section is valued at a total of 5 points. The Applicant will provide the preliminary scoring and supporting information for each of the 16 categories in this section, but IFA will review and determine the final scoring. The category scores will be averaged and rounded to the nearest whole number (0 through 5) to determine the Site Appeal score for the Application. Scoring for Site Appeal is based on the average points achieved for all of the below categories rounded to the nearest whole number. For example, if the project scores an average of 3.7 points, the scoring would be rounded up to 4 points. The Applicant will provide the preliminary scoring and supporting information for each of the items in this category, but IFA will verify the final scoring. Misrepresentations in the preliminary self-scoring that are intentional or blatant as deemed by IFA may result in zero total points for the entire Site Appeal scoring section. Individual site scores will be averaged to determine the Site Appeal score for scattered site Projects.

Category 1 – Zoning			
5 points	3 points	1 point	0 points
Proper zoning in place prior to Application due date.			
Category 2 – Community Support			
5 points	3 points	1 point	0 points
TIF, tax abatement, community grant or loan, or waived fees totaling at least \$5,000 per unit. Or Land is free and donated by the community.	TIF, tax abatement, community grant or loan, or waived fees totaling at least \$2,500 per unit. Or <u>Land costs less than \$10,000.</u>	TIF, tax abatement, community grant or loan, or waived fees totaling at least \$500 per unit.	
Category 3 – Site Neighborhood			
5 points	3 points	1 point	0 points
The area within a 1 mile radius has experienced significant new construction or renovation in the past 5 years. Or Site is in a QCT where affordable housing is part of a Concerted Community Revitalization Plan.	The area within a 1 mile radius has experienced some new construction or renovation in the past 5 years.		
Category 4 – Neighborhood Location to Services			
5 points	3 points	1 point	0 points

Located within 1 mile <u>driving distance</u> of at least 3 of the following services: park, food bank or pantry, bank or credit union, police or fire station, convenience store or dollar store, pharmacy, or public library.	Located within 2 miles <u>driving distance</u> of at least 4 of the following services: park, food bank or pantry, bank or credit union, police or fire station, convenience store or dollar store, pharmacy, or public Library	Located within 2 miles <u>driving distance</u> of at least 2 of the following services: park, food bank or pantry, bank or credit union, convenience store or dollar store, pharmacy, or public library	
Category 5 – Location to Grocery Store			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Located within 1 mile <u>driving distance</u> of a grocery store.	Located within 2 miles <u>driving distance</u> of a grocery store.		
Category 6 – Location to Daycare, Public School or Senior Center			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Located within 1 mile of a licensed daycare <u>center or K-12 public school</u> (family only) or senior center (senior only).	Located within 2 miles licensed daycare <u>center or K-12 public school</u> (family only) or senior center (senior only).		
Category 7 – Location to Public Transportation.			
Fixed-route is a system of transport for passengers by group travel available for use by the general public, typically managed on a schedule. In cities without fixed route service, dial-a-ride or on-demand services will be eligible for points if they serve the general public. Taxis, Uber, or Lyft-type services are not eligible for points.			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Site is 1/4 <u>1/4</u> mile <u>walking distance</u> from a bus stop for a fixed-route service. or Any city that does not have a fixed-route service and dial-a-ride is available M-F.	Site is 1/2 mile <u>walking distance</u> from a bus stop for a fixed-route service.		
Category 8 – Site Location			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Site is adjacent to existing developments on at least 3 sides.	Site is adjacent to existing developments on at least 2 sides.		
Category 9 – Adjacent Properties			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>

Surrounded on at least 3 sides by a mixture of single-family, duplex, triplex residential properties.	Surrounded on at least 3 sides by a mixture of single-family, duplex, triplex residential properties and/or multifamily properties.	Surrounded by a mixture of both residential/multi-family and commercial properties. Commercial does not include manufacturing or industrial facilities.	
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Category 10 – Noise from Adjacent Uses			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
All other sites			Sites close to train tracks, airports, industrial, interstate, or other sources of excessive noise as determined by IFA.
Category 11 – Site Frontage			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Access to the site from local or collector road that has 2 lanes <u>(excluding turn lanes)</u> , a sidewalk, and speed limit not greater than 35 mph.	Access to the site from local or collector road that has more than 2 lanes <u>(excluding turn lanes)</u> or no sidewalk, but speed limit not greater than 45 mph.		
Category 12 – Public Paved Road Complete With Storm Drainage			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Publicly paved road is already in place and appropriately sized.	Publicly paved road is at the edge of the site but an extension or road widening is needed that is only a de minimus extension.		
Category 13 – Offsite Utilities			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Offsite utilities are appropriately sized and do not require an extension beyond normal connections.	Offsite utilities are at the edge of the site but only a de minimus extension is necessary.		
Category 14 – Parking			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Project offers free on-site parking with at least 1 space per unit for senior projects and 1.5 spaces per Unit for family projects.	About 1 free offsite street parking space available per Unit.	Free offsite street parking spaces available equal to at least 25% of the Units.	

Category 15a – Ease of Site Development (slope, demolition, extent of work needed) – New Construction			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Site is open, clear, and ready for construction.	Minimal tree clearing, minor demolition, and moderate slopes on site.		Steep slopes, potential site drainage problems, extensive retaining walls needed, extensive tree clearing demolition, or site needs contamination cleanup.
Category 15b – Condition of Buildings (Rehab/Adaptive Re-use)			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
Good	Fair		Poor
Category 16 – Projects with Historical Significance			
<i>5 points</i>	<i>3 points</i>	<i>1 point</i>	<i>0 points</i>
<u>Project is eligible for Federal and State Historic Tax Credits, and historic credits are included in the Application funding sources. All buildings within the Project are on the National Register of Historic Places at time of Application submission.</u>			

- 6.3 MARKET APPEAL.** *5 points maximum*
- The amenities shall be provided at no cost to the tenants.
- A. **Ceiling Fans:** *1 point*
The Project will provide ceiling fan/light combination units, minimum 2 per 1 or more bedroom Units and 1 per studio Unit.
 - B. **Kitchen Pantry:** *1 point*
2 ft. wide full-height cabinet or closet with minimum 5 shelves in every Unit.
 - C. **Trash and Recycling:** *1 point*
Trash chutes or a dedicated onsite recycling area.
 - D. **Walk-In Closets:** *1 point*

Available in at least 1 bedroom of every Unit including studio Units.

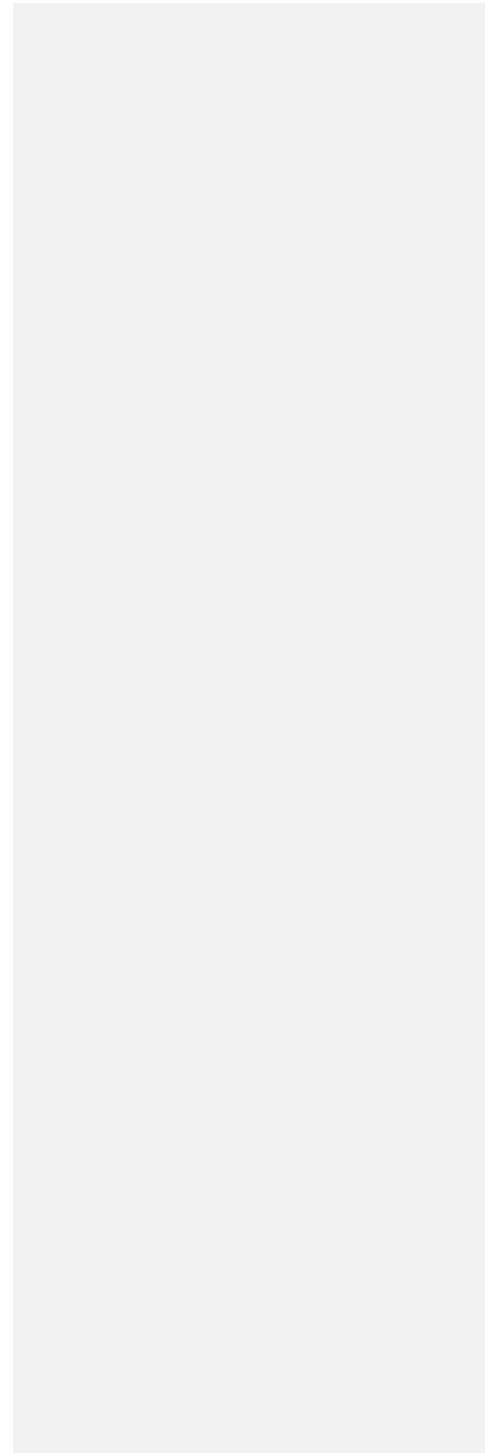
E. Patio/Balcony

2 points

F. Multipurpose Room:

1 point

Multipurpose room must at least 400 square feet and made available exclusively to all tenants and guests of the Project, either in a stand-alone building or incorporated within a residential structure, located entirely on the Property.

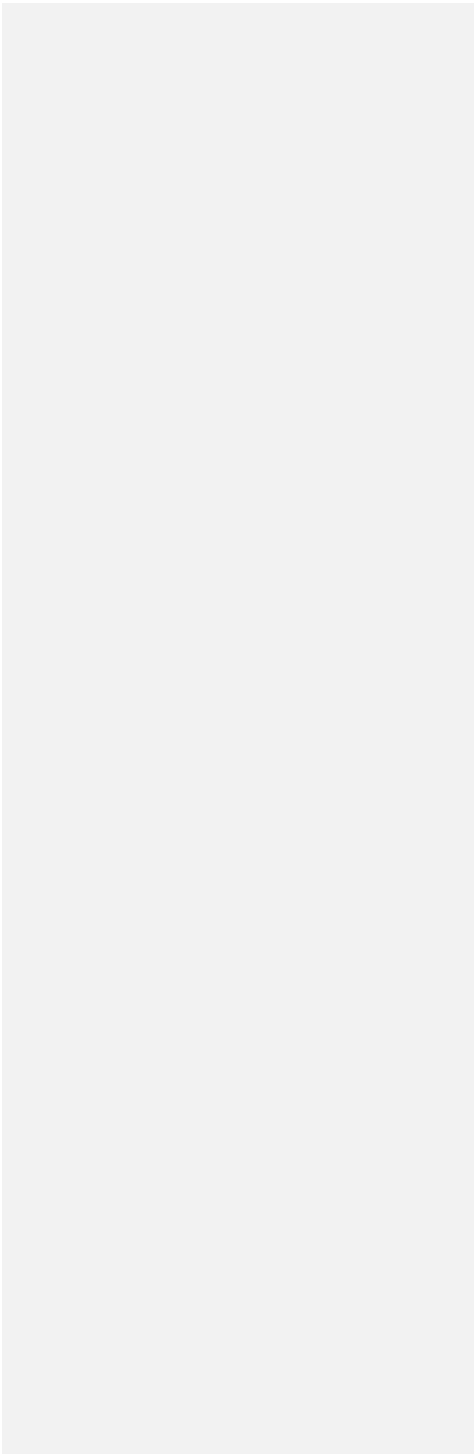


- G. **Free Heating:** 2 points
 Owner-paid heat for each Unit.
- H. **Fenced Dog Walking Area:** 2 points
 Minimum 1,000 square feet with waste area.
- I. **Fitness Center:** 1 point
 An exercise room available 24 hours a day, with commercial-grade cardiovascular health, strength training, and flexibility equipment.
- J. **Storage Units:**
 A dedicated and lockable (if outside the Unit) structurally strong and secure, floor-to-ceiling room that is at least 20 square feet. The storage unit shall be in addition to the required bedroom, linen, and coat closets and maintained in compliance with the requirements for fire safety and [Uniform Fire Code, the 2020 NEC, and the International Fire Code \(IFC\)](#). Prefabricated steel mesh enclosures designed as storage units are acceptable.
1. Storage In Project; or 1 point
 2. Storage In-Unit 2 points
- K. **Laundry:**
 Acquisition/Rehab projects without in-unit laundry that provide tenants unlimited access to the community laundry facility at no charge, or Acquisition/Rehab projects that add in-unit washers and dryers to all units during the rehabilitation.
1. Free Resident/Community Laundry; or 3 points
 2. In-Unit washers and dryers (added to Acquisition/Rehab) 4 points
- L. **Olmstead Goals:** 5 points
 Projects that provide at least ~~an additional ten percent (15%)~~ of the Units as fully accessible for persons with mobility disabilities for acquisition/rehabilitation or 20% of the Units persons with mobility disabilities for new construction and adaptive reuse. For the purposes of determining the number of Units, fractional Units will be increased to the next whole Unit.
- M. **Single Family, Duplex, or Rowhouse:** 5 points
 At least ~~twenty percent (20%)~~ of the Project are single-family, duplex, or rowhouses where each Unit extends from foundation to roof and may be 1 to 3 stories. Each unit has separate exterior entrances in both the front and rear of the Unit and some open space in a rear yard with a suitable patio that may be used by the occupants.
- N. **Exterior Materials:** 5 points
 Minimum of 30% of the gross exterior (excluding window and door areas), of 4" nominal brick, 4" nominal stone, stucco over masonry, architectural CMU block, or pre-cast concrete wall panels. The remaining ~~67~~0% shall be constructed of 100% fiber cement board siding or engineered wood siding with quality standards similar to Smartside. The buildings' soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.

O. Iowa Green Streets:

2 points

In lieu of meeting Energy Star requirements, the Project meets the requirements of Iowa Green Streets.



6.4 QUALIFYING DEVELOPMENT TEAM.

A. **Qualifying Entity LIHTC Experience.** 2 points maximum
Prior to Application submission, the qualifying entity of this Project shall have completed 2 LIHTC Projects that have received an IRS Form 8609 as a Developer or General Partner/Managing Member not more than 5 years before the Application due date. 1 point

Prior to Application submission, the qualifying entity of this Project shall have completed 3 LIHTC Projects that have received an IRS Form 8609 as a Developer or General Partner/Managing Member not more than 5 years before the Application due date. 2 points

B. ~~Nonprofit Organization~~**Community Housing Development Organization Experience.** 2
~~points maximum Sole Developer is the sole General Partner/Managing Member or the sole shareholder/owner of the General Partner/Managing Member and shall apply under the Nonprofit set-aside.~~ ~~1 point~~

Community Housing Development Organizations (CHDO) that apply under the Nonprofit set-aside for State HOME funds. 2 points

~~C. Developer, General Partner, or Managing Member Performance.~~ ~~-12 points-~~
~~maximum The qualifying entity of this Project received a reservation of 9% Tax Credits in Iowa in 2019 and has received an IRS Form 8609 for that project on or before February 28, 2022, or received a reservation in 2020 and IRS Form 8609 on or before February 28, 2023.~~ ~~1 point~~

~~D. The qualifying entity of this Project met all of the following:~~
~~E. Received a reservation of 9% Tax Credits in Iowa in the past 4 award years.~~
~~F. Received an IRS Form 8609 for that project.~~
~~G. Met the submission deadlines for final plans and specifications to be approved.~~
~~H. Met the submission deadlines for a complete prior to placed in service document package.~~ ~~1 point~~

~~I. The Developer or General Partner/Managing Member of this Project has requested and received approval for a material change to a Tax Credit project in the past 24 months after January 1, 2023 in Iowa.~~ ~~-1 point~~

K.C. **Iowa Title**
Guaranty. **25 points**

The Applicant shall obtain a Final Title Guaranty Owner Certificate on the real estate of the Project from IFA's Iowa Title Guaranty Division prior to submitting the IRS Form 8609 package. The Ownership Entity shall obtain, at a minimum, a Final Title Guaranty Certificate with an amount of coverage that is not less than the value of the land and pre-existing improvements, if any, combined with the total hard construction costs of the Project.

SECTION 7. SELECTION CRITERIA AND AWARD PROCESS.

~~7.4—7.1 TAX CREDIT CALCULATION.~~ IFA shall determine the amount of Tax Credits necessary for the financial feasibility of the Project through the information received during the Application. IFA ~~will utilize the percentage of the limited partnership interest in the Project and equity price in the determination of the Tax Credit amount, allocates the Tax Credit amount to the Ownership Entity based on the credit price obtained from the Tax Credit investor(s) and applies this price to one hundred percent (100%) of the Tax Credit amount. IFA does not adjust the Tax Credit Allocation based on the components of the Ownership Entity.~~

~~7.27.1 SELECTION CRITERIA.~~ IFA shall evaluate applications using the set-aside and scoring criteria. IFA may decline to reserve Tax Credits to any Project, regardless of the score.

~~7.37.2 PRIORITIZATION OF REVIEW.~~ Applications will be scored and ranked within each of the set-asides in the order listed below. If an Applicant is not awarded within a set-aside, the Applicant will be considered in the next set-aside that they applied for and then the General Set-Aside. In the event there are not enough qualified Projects to fill the Rural Set-Aside, the remaining balance will be transferred to the General Set-Aside.

A. Nonprofit Set-Aside.

~~B. Derecho Disaster Set-Aside (if available credits)~~

~~C.B.~~ Rural Set-Aside.

~~D.C.~~ General Set-Aside.

~~7.47.3 TIEBREAKERS.~~ In the event that the final scores of more than one Application are identical, IFA will use the following tiebreakers:

A. Project is within a project identified in an Iowa Great Places agreement that has been designated by the Iowa Great Places Board for participation in the program within the last 3 years, pursuant to Section 303.3C, subsection 4 of the Iowa Code.

B. Projects that provide an opportunity for homeownership through the Iowa Renter to Ownership Savings Equity (ROSE) Program.

~~C.~~ Project in a community that has not received a reservation of housing tax credits for the longest period of time.

~~C.D.~~ Project with a Developer that will not receive an award of Tax Credits in the round will be given preference over a Developer that will receive an award on another Project.

~~D.E.~~ Application requesting the least amount of Tax Credits per LIHTC Unit.

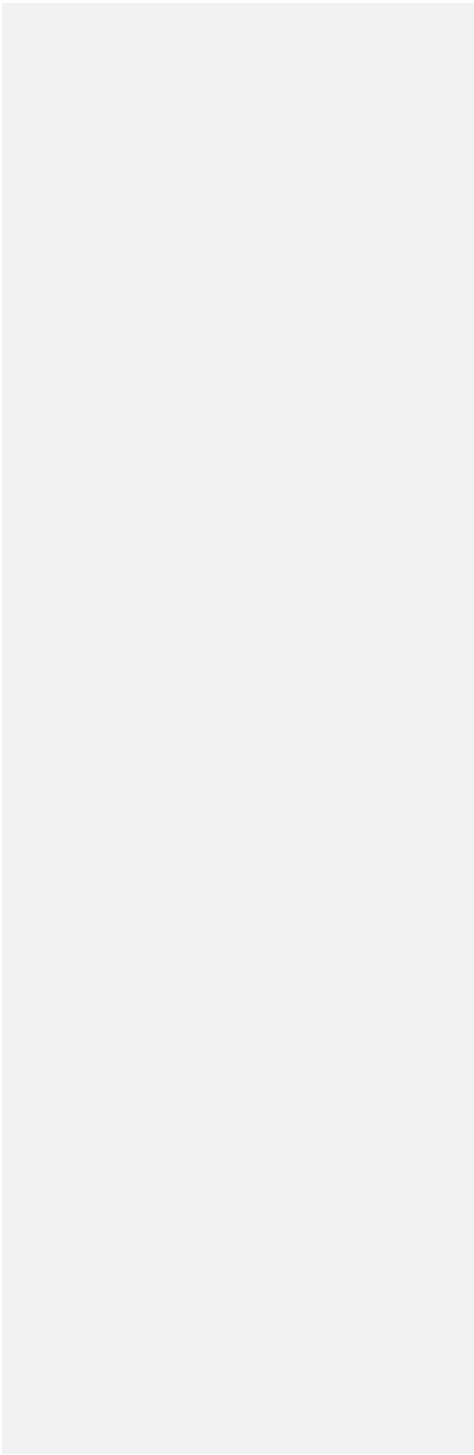
~~E.F.~~ Board Discretion.

~~7.57.4 DISCRETION BY THE BOARD.~~ The Board may accept, reject, or make changes to the award recommendations.

~~7.67.5 ACCEPTANCE OF TAX CREDIT RESERVATION.~~ The acceptance of the reservation and

reservation fee shall be due no later than the date stated in the award letter.

7.77.6 WAITING LIST. The Board, in its discretion, may establish a waiting list and adjust the order on the waiting list for any reason. The waiting list shall expire no earlier than 75 days after the date of the Board approval.



7.7 UNRESERVED TAX CREDITS. Unreserved Tax Credits are Tax Credits that were not awarded by IFA during its most recent round of allocation or are returned to IFA during the current year. If Unreserved Tax Credits become available within 45 days after the date of the Notice of Tax Credit Reservation, IFA shall review all Applications placed on the waiting list to determine if there are sufficient Tax Credits to fund one or more new Projects on the waiting list. The award of Tax Credits to a project on the waitlist requires Board approval. If Unreserved Tax Credits become available more than 45 days after the date of the Notice of Tax Credit Reservation, the unreserved Tax Credits will be available in the next funding round, and the waiting list shall expire.

7.8 INFORMAL APPEALS.

- A. **Notice of Appeal.** Any Applicant requesting an appeal shall submit written notice of appeal to housingtaxcredits@iowafinance.com within 7 days of the Tax Credit Reservation Date. The notice of appeal shall state the grounds upon which the Applicant challenges IFA's LIHTC awards.
- B. **Procedures for Appeal.** Within 21 days of the Tax Credit Reservation Date, the Applicant shall file its appeal by submitting a written document to housingtaxcredits@iowafinance.com stating the relevant facts supporting its position. IFA staff may submit to the Executive Director a written document in response to the Applicant's appeal ("IFA response"). IFA staff will provide a copy of the IFA response to the Applicant.
- C. **Decision.** Within 30 days of the filing of the appeal as set forth in above in Procedures for Appeal, the Executive Director shall consider and rule on the appeal and will notify the Applicant in writing of the decision.
- D. **Final Agency Action.** The decision is final except as provided for in Iowa Code sections 17A.19 to 17A.20.

7.9 REMEDIES ON APPEAL.

- A. If an Applicant passed the ~~threshold~~ Application requirements and is successful in demonstrating that the Applicant should have been awarded Tax Credits based on the score the Project should have received and taking into account Section 7.5 – Discretion by the Board, the Executive Director may place the Project on a waiting list for Unreserved or returned Tax Credits.
- B. If an Applicant is successful in demonstrating that a Project was improperly determined by IFA to have not met the ~~threshold~~ Application requirements, the Executive Director shall cause the Project to be scored. If the Project receives a score equal to or greater than the lowest score of any Project receiving credits from the General Set-Aside in the same round for ~~one hundred percent (100%)~~ of such Project's underwritten Tax Credit amount (as opposed to Projects awarded under Section 7.5 – Discretion by the Board), prior to any skipping of Projects pursuant to Section 7.5 – Discretion by the Board, the Executive Director may place the Project on a waiting list for Unreserved or returned Tax Credits.
- C. Once the waiting list has expired, a Project that has been placed on the waiting list per Section 7.7 – Waiting List due to a successful appeal shall be awarded 5 points in the next ~~nine percent (9%)~~ Tax Credit Round. To receive the additional points during the next ~~nine percent (9%)~~ Tax Credit Round, the Project shall be the same Project that was the subject of the successful appeal.

**PART B –
POST RESERVATION
REQUIREMENTS**

Failure to comply with any provision of this section may result in the revocation of the Tax Credit Reservation, denial of the Carryover Allocation, withholding of the IRS Form 8609, or the issuance of an IRS Form 8823.

SECTION 8. CHANGES TO THE APPLICATION AFTER AWARD.

Ownership Entities must submit any proposed Project change after Tax Credit Reservation through the online Application. IFA may approve changes, subject to conditions ~~(including fee payment and future negative points)~~, or deny. Material changes ~~that cause the Project to not be substantially the same as when awarded will~~ may be considered, but shall result in an additional fee and future scoring penalty if approved. Material changes are changes that cause the Project to not be substantially the same as when awarded. This includes but is not limited to redesigns or revisions to the site, design or plans that may require extensive review, consideration for feasibility, scoring, or special considerations that may require IFA Board approval.

The following changes are not allowed:

- A. Changes to the Ownership Entity named in after Tax Credit Reservation;
- B. Transfers of the Tax Credit Reservation or Carryover Allocation;
- C. Change in the qualifying entity on the Qualified Development Team;
- D. Changes that increase the housing credit amount;
- E. Changes in Unit mix;
- F. Changes that lowers the final scoring of the Project;
- G. Change to the minimum set-aside election; or
- H. Change that decreases the applicable fraction per building.

SECTION 9. CARRYOVER ALLOCATION-TEN PERCENT ~~(10%)~~ TEST APPLICATION.

To qualify for a carryover allocation, the requirements set forth in Section 42(h)(1) and Treasury Regulation 1.42-6 must be met. The Ownership Entity must submit a complete Carryover Allocation-Ten Percent Test Application (10% Application) package through the online Application unless all buildings are placed-in-service and the IRS forms 8609s issued in the same year as the Tax Credit award.

9.1 SITE CONTROL. The Ownership Entity shall provide evidence of site ownership or lease term of at least 35 years, including all parking, as part of the 10% Application package, and this ownership shall be continuous and uninterrupted through the issuance of an IRS Form 8609.

9.2 ZONING. The site must be zoned appropriately to allow construction of the Project by submission of the 10% Application.

SECTION 10. PRIOR TO PLACED-IN-SERVICE DOCUMENTS.

As a precondition to receiving IRS Form 8609, the Ownership Entity shall submit the following documents [through the online Application](#) at least 120 days prior to the first Unit placing in service:

- A. Affirmative Fair Housing Marketing Plan Package.
- B. Confirmation the Project is listed on Iowa's free rental housing locator at www.IowaHousingSearch.org.
- C. A commitment to notify the local public housing authority of all vacancies.

~~D. Compliance certification for all on-site property management.~~

~~E. A Certificate of Mental Health First Aid Training for all on-site property management staff.~~

F.D. A tenant selection plan that includes the following: descriptions of the eligibility requirements, income limits, elderly restrictions or preferences in the admission of tenants (if applicable), and a preference for persons with a disability. The restrictions or preferences must cite the supporting documentation to ensure nondiscrimination in the selection of tenants. The plan also shall be consistent with the purpose of improving housing opportunities and be reasonably related to program eligibility and the rental applicant's ability to perform the obligations of the lease.

SECTION 11. APPLICATION FOR IRS FORM 8609.

After all buildings in a Project have been placed-in-service, a complete IRS Form 8609 Application (8609 Application) package shall be submitted through the online Application. At the time the 8609 Application is submitted, the Project shall have completed construction and all other requirements of the 8609 Application package have been met.

11.1 MARKETABLE TITLE REQUIREMENT. The Ownership Entity shall provide adequate evidence that it has marketable title as determined by IFA in IFA's sole discretion. Adequate evidence of marketable title is demonstrated by either: (1) a title opinion of an attorney authorized to practice law in Iowa showing marketable title in the Ownership Entity; or (2) a Title Guaranty Certificate issued by the Iowa Title Guaranty Division of IFA showing the Ownership Entity as the guaranteed. In the case of leased land, a copy of the recorded lease shall be provided.

11.2 IRS FORM 8609. Upon approval of the 8609 Application by IFA, IFA shall complete Part A of IRS Form 8609 and send it to the Ownership Entity. The Ownership Entity shall complete Part B and return a copy of the fully executed IRS Form 8609 to IFA within 60 days of IFA sending the IFA executed IRS Form 8609. The Owner's completed IRS Form 8609 shall match the terms agreed upon in the LURA.

SECTION 12. CASUALTY LOSS AND COMPLIANCE.

12.1 DESTRUCTION OF A PROJECT PRIOR TO PLACEMENT-IN-SERVICE. If a Project cannot be placed-in-service by the applicable federal deadline due to a casualty loss, IFA may allow the Ownership Entity to return the Tax Credits in exchange for a binding commitment by IFA to allocate a future year's Tax Credits in an amount not to exceed the original allocation. This section only covers casualty losses not addressed under Revenue Procedure 2014-49.

12.2 COMPLIANCE. IFA has established procedures for monitoring compliance. Refer to the Iowa LIHTC Compliance manual and supporting documentation.

12.3 COMPLIANCE PERIOD (INITIAL 15-YEAR COMPLIANCE PERIOD). The Compliance Period is the 10-year credit period and additional 5-year period for a total of 15 taxable years, beginning with the first taxable year of the credit period. During this period the federal minimum set-aside selected by the applicant and the rent affordability requirements in Section 6.1 of this QAP apply, with the more restrictive of the set-asides applying to the LIHTC units. Any other rent and income restrictions required by other programs, including HOME, shall still apply as applicable.

12.4 EXTENDED USE PERIOD (LONG TERM COMPLIANCE PERIOD). The time frame that begins the first day of the Initial 15-Year Compliance Period, in which the building is a part of a qualified low-income housing Project and ends 15 years after the close of the Initial 15-Year Compliance Period, or the date specified by IFA in the LURA. During the Extended Use Period, the rent affordability requirements identified in Section 6.1 of this QAP cease applying, but the federal minimum set-asides set forth in the Code and selected by the applicant shall continue to apply. However, the rent affordability requirements identified in Section 6.1 of this QAP do not cease applying to a unit until the tenant currently in said unit and benefiting from the rent affordability requirements in Section 6.1 of this QAP vacates the unit. A tenant cannot be evicted just to cause the rent affordability requirements set forth in Section 6.1 of this QAP to terminate as to that tenant's unit. Any other rent and income restrictions required by other programs, including HOME, shall still apply as applicable.

SECTION 13. TERMS AND CONDITIONS.

The following terms and conditions apply to all Applicants and Projects that receive a reservation of 9% Tax Credits, Carryover Allocation and IRS Form 8609 allocation.

IFA will rely on the following when interpreting the requirements of the QAP: (1) the QAP, including the Tax Credit Application, appendices, exhibits, instructions, and any incorporated materials; (2) IFA's questions and answers for the QAP; (3) IFA's training guide; and (4) IFA's past practice. IFA may, at its discretion, conduct due diligence to verify information provided by the Applicant. An Applicant's interpretation of the QAP and its requirements is immaterial.

13.1 DOCUMENTS INCORPORATED BY REFERENCE. The items described in this Section are incorporated by reference in the QAP.

- A. 26 USC Section 42 as amended and the related Treasury regulations in effect as of the date this QAP is adopted by the Board.
- B. Iowa Code Section 16.35 and the rules promulgated by IFA to govern the LIHTC Program in effect as of the effective date hereof.
- C. In the case of any inconsistency or conflict between the items listed in this Section, conflicts shall be resolved as follows:
 - 1. First by IRC Section 42 and the related Treasury regulations;
 - 2. Second by Iowa Code Sections 16.4, 16.35, and the rules governing the QAP; and
 - 3. Third by the QAP.

13.2 BINDING OBLIGATIONS. The representations made in the Application bind the Applicant and shall become a contractual obligation of the Developer and the Ownership Entity and any Entity the Developer or the Ownership Entity is representing in the presentation of the Application or a successor in interest in the event Tax Credits are awarded to a proposed Project. The contractual obligation constitutes the agreement between the parties, as represented by the Developer or Ownership Entity, within the following documents: the QAP, Application (with any permitted amendments), and any other agreements executed between IFA and the Ownership Entity.

13.3 LAND USE RESTRICTION AGREEMENT (LURA). The Project shall be subject to the LURA, which is an agreement between IFA and the Ownership Entity and all of its successors in interest. The LURA shall conform to the requirements of IRC Section 42(h), Iowa Code Section 16.35 and the QAP.

13.4 NO REPRESENTATION OR WARRANTY REGARDING THE QAP. IFA makes no representation or warranty to any Person or Entity as to compliance issues or the feasibility or viability of any Project.

13.5 IFA POLICY ON CIVIL RIGHTS COMPLIANCE. The Applicant and any of its employees, agents, or sub-contractors doing business with IFA understand and agree that it is the responsibility of the Developer and Ownership Entity to adhere to and comply with all federal civil rights legislation, including the Fair Housing Laws, the Americans With Disabilities Act, as well as any state and local civil rights legislation. The Developer and Ownership Entity are responsible for being aware of and complying with all non-discrimination provisions of federal, state, or local law.

13.6 VIOLENCE AGAINST WOMEN ACT (VAWA). The Applicant and any of its employees, agents, or sub-contractors doing business with IFA understand and agree that it is the responsibility of the Developer and Ownership Entity to adhere to and comply with the Violence Against Women Act, including adding the VAWA lease terms provided by the authority to its leases.

**PART C –
CONSTRUCTION
REQUIREMENTS**

SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION.

14.1 CHANGES IN SCOPE. The Ownership Entity shall not make any changes or alterations to the Project (including the site layout, floor plan, elevations, or amenities) from Reservation without IFA's written authorization. This includes changes required by local governments to receive building permits.

14.2 IFA PLAN REVIEW. The Ownership Entity shall submit final plans, specifications, the energy audit or analysis, preliminary Iowa Green Streets checklist and, if applicable, Capital Needs Assessment (CNA)s, if applicable to IFA upon completion but no later than submission of the 10% Application. IFA shall give written approval before the Ownership Entity commences site work or construction.

14.3 ENERGY. For Acquisition/Rehab Projects, the Ownership Entity must provide:

~~A. A complete Capital Needs Assessment (CNA);~~

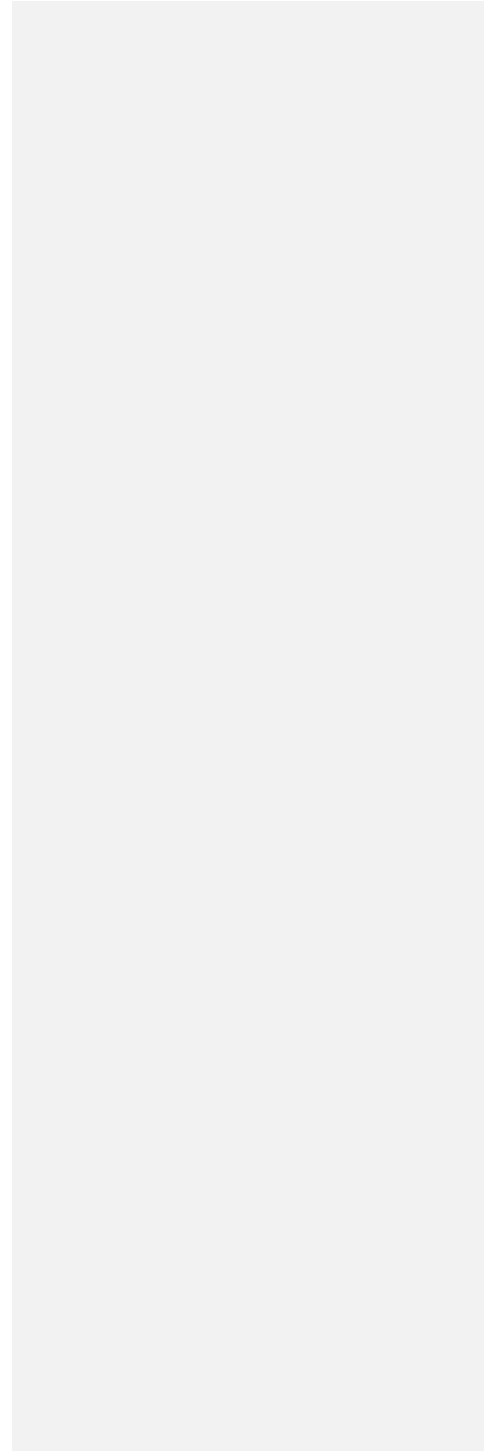
~~B. A.~~ A copy of the energy audit conducted by a certified home energy rater, and

~~C. B.~~ Appropriate specifications to meet IECC standards or alternate cost-effective energy improvements with the final construction documents.

IFA requires an engineer or architect to certify that the architect has met and coordinated the design with the energy consultant and Ownership Entity and that the design meets the applicable International Energy Conservation Code (IECC) as shown in Section 15 – Building Standards. The contract for the determination of the energy audit shall be between the certified rater and the Ownership Entity. This section does not apply to Historic projects.

14.4 CAPITAL NEEDS ASSESSMENT (CNA). Acquisition/Rehab or Rehab Projects shall submit a complete Capital Needs Assessment with the design documents that are submitted for review and approval prior to the start of construction. The CNA shall be prepared by a third party that regularly provides CNAs as a basic or core service. The third party may be a member of the Qualified Development Team with prior approval by IFA, but may not be the Ownership Entity or Developer. The CNA shall assess the rehabilitation needs of each existing structure, including:

- A. A site visit and physical inspection of the interior and exterior of Units and structures;
- B. An interview with on-site property management and maintenance personnel to inquire about past repairs/improvements, pending repairs, and existing or chronic physical deficiencies;
- C. The presence of hazardous materials;
- D. A detailed opinion as to the proposed budget for recommended improvements;
- E. Identify critical building systems or components that have reached or exceeded their expected useful lives;
- F. A projection of recurring probable expenditures for significant systems and components impacting use and tenancy, which are not considered operation or maintenance expenses, to determine the appropriate replacement reserve deposits on a per Unit per annual basis;
- G. Site, including topography, drainage, pavement, curbing, sidewalks, parking, landscaping, amenities, water, sewer, storm drainage, and gas and electric utilities and lines;
- H. Structural systems, both substructure and superstructure, including exterior walls and balconies, exterior



doors and windows, roofing system, stairs, and drainage;

- I. Interiors, including Unit and common area finishes (carpeting, vinyl tile, plaster walls, paint conditions, etc.), Unit kitchen finishes, cabinets and appliances, Unit bathroom finishes and fixtures, and common area lobbies and corridors; and
- J. Mechanical and electrical systems, including plumbing and domestic hot water, HVAC, electrical, lighting fixtures, fire protection, security, low voltage systems, and elevators.

The CNA shall conform to standards outlined in ASTM E 2018-08, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. An assessment done for and accepted by USDA Rural Development is acceptable.

14.5 PRECONSTRUCTION MEETING. An IFA representative shall attend a contractor/developer construction meeting at or near the initiation of construction. The Ownership Entity must provide a copy of the contractor's initial pay application with a schedule of values when executed.

14.6 MINIMUM DEVELOPMENT CHARACTERISTICS – ALL PROJECTS. All construction will use the following minimum development characteristics:

A. General.

- 1. **Construction Warranty.** Provide an enforceable minimum 1 year blanket construction warranty stipulating that the general contractor is responsible to do or have done any and all required warranty repair work, including consequential damages, at its own expense.

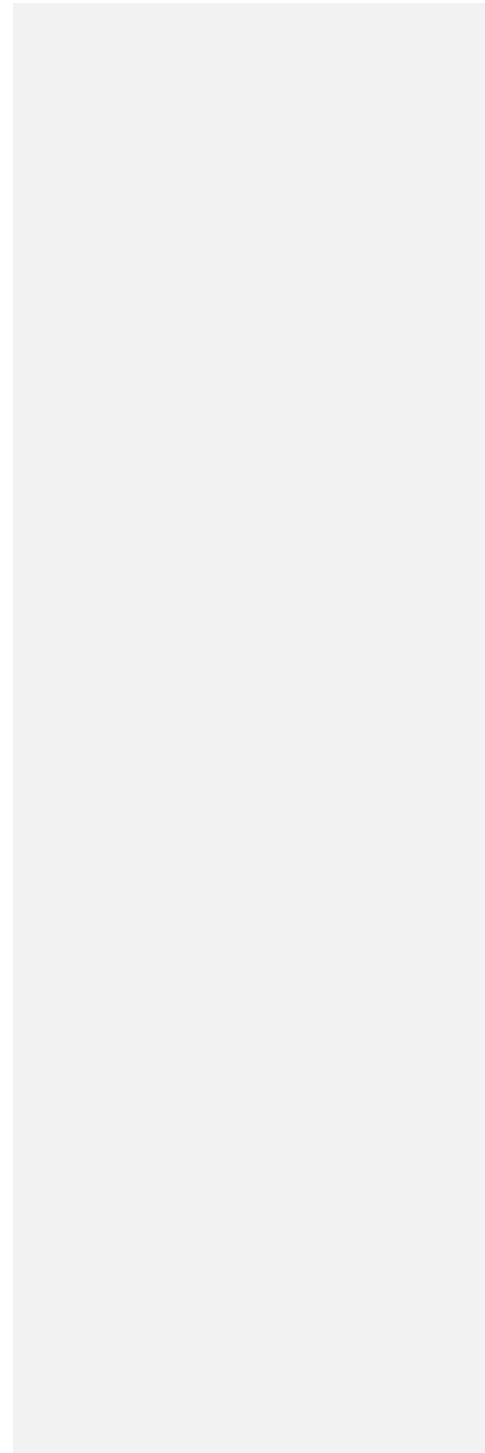
~~2. **Accessibility.** All Projects shall have at least 10% percent of the Units, or at least 1 (whichever is greater) Unit accessible for persons with mobility disabilities constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) or a standard that is equivalent or stricter. An additional 2% percent of the Units, or at least 1 (whichever is greater) must be accessible for persons with hearing or visual disabilities (Units with Accessible Communication Features). For the purposes of determining the number of Units, fractional Units will be increased to the next whole Unit. Refer to Section 15 – Building Standards.~~

~~3.2. **No Smoking Policy.** Implement and enforce a "no smoking" policy in all Units and common areas, not including public areas of the exterior grounds.~~

~~4.3. **Community Room.** For senior Projects only, community room must be 20 square feet per unit up to the first 40 units made available exclusively to all tenants and guests of the Project, either in a stand- alone building or incorporated within a residential structure, located entirely on the Property. Does not apply to Scattered Site Projects.~~

~~5.4. **Playground.** For family Projects only, an outdoor area provided for children to play in containing 5 to 7 commercial-grade play components (an element intended to generate specific opportunities for play, socialization, or learning) that does not include wood. At least 2 must be elevated. Swings, spring riders, water tables, playhouses, slides, and climbers are acceptable; ramps, transfer systems, steps, decks, and roofs are not. IFA may approve a sport court. The playground must comply with the requirements of the Department of Justice 2010 ADA Standards for Accessible Design. Does not~~

apply to Scattered Site Projects.



6-5. Sidewalks. Concrete sidewalks providing access to a city public way from each entrance door.

7-6. Trash Enclosures. Screened trash removal areas.

8-7. Internet Access. High-speed internet wiring for broadband, wireless, or digital subscriber line for all Units.

9-8. Radon System. A passive radon system, including a drain tile loop below the building slab along with vertical vent pipes and junction boxes for new construction. Acquisition/Rehab Projects shall have a radon test, and a passive radon system is required, or an active system if the radon test exceeds permissible thresholds. Refer to Appendix F – “Radon Control Methods” in the 2012 International Residential Code.

10-9. Video Security System. The security system shall record activity at the site as follows: Parts of the site to be covered include parking areas and all levels of stairways. Cameras in corridors shall be placed in such a way that all unit entrances are covered. The recordings shall be maintained for a minimum of 30 days. To be eligible for points, single family or each building in Scattered Site Projects are required to have the Video Security System.

B. Exterior Construction.

1. **Exterior Design.** The Project shall have a building design that is appealing and appropriate for the community and neighborhood, including varied facades, rooflines, and exterior materials.
2. **Exterior Siding.** Exterior siding shall be durable and impact-resistant. Vinyl does not qualify as durable. Exterior siding shall be a mix of 2 or more of the following (no single material shall constitute more than 70% of the siding): brick, fiber cement board siding, or engineered wood siding with quality standards similar to Smartside, and/or nominal, 2” nominal thickness manufactured stone over ¾” stucco, nail on stone panels or metal siding approved by IFA. The soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.
3. **Main Entrance Areas.** Apartment building main entrances to interior shall have a foyer and be equipped with a remote security and intercom system to each Unit to control entry to common areas. Single-family, duplex, and rowhouse Unit main entrances to exterior shall have a storm door and a covered entry with a minimum depth and width of coverage of 4 feet by 4 feet.
4. **Roofs shall have a 30 year full warranty.** Flat roofs shall have a minimum 60 mil TPO or EPDM thickness and a 10 year full warranty. Full warranty includes: all labor and materials for the entire roofing system and insurance rider for consequential damage. All reroofing applications shall include the removal of the existing roofing system down to the roof deck.
5. **Unit Doors.** Any Unit primary entry door may be solid core wood or solid wood panel type, insulated metal, or fiberglass panel type with optional glass insert, 180-degree peephole, lockset and deadbolt lock with 1 inch throw. Primary entry doors shall have steel frames. Metal frames at exterior doors shall be thermally broken or metal clad wood frames are acceptable at Unit entries leading to the exterior.

C. Interior Construction.

1. **Appliances.** The kitchen shall have a cooktop, an oven, a microwave, a cooling/freezing unit, a built-in dishwasher, and a sink. Single-bowl sinks shall be minimum 20" x 30". Appliances shall be Energy Star. These requirements do not apply to Single Room Occupancy units.
2. **Water Conserving Measures.** Toilets are high efficiency WaterSense toilets that use 1.28 gallons per flush or less; faucet aerators use 1.5 gallons per minute (gpm) or less in kitchens and 1.0 gpm or less in bathrooms; showerheads use 1.5 gpm or less. Dual flush toilets do not qualify.
3. **Cabinetry.** Cabinetry and woodwork shall meet ANSI/AWI standards for Custom Grade Cabinetry and have the KCMA A161.1 Quality Certification Seal.
4. **Closet Rods and Shelves.** Closet rods and shelves are required in each bedroom closet in each Unit.

For Accessible Units only, the closet shelves and hanger bars shall be easy to adjust to different heights with no tools required with adjustable standards and brackets. Hanger rods shall attach to the shelving and provide continuous slide for hangers between supports. Shelves shall be 12" deep minimum and material vinyl coated steel or similar.

a. **Paints and Primers, Adhesives, Caulks, and Sealants.** Paints, primers, adhesives, caulks, and sealants shall comply with Federal regulations applicable to low VOC requirements.

b. **Minimum Bathroom Accessories:**

1. Towel bar(s) within reach of lavatory and tub/shower.
 2. Toilet paper holder.
 3. Shower curtain rod (if applicable).
 4. Mirror.
 5. Cabinet with drawers, shelf space, or medicine storage cabinet.
5. **Carpeting.** Carpets shall be 100% nylon or nylon/olefin blend.
 6. **Resilient Flooring.** 1/8-inch vinyl composition tile with color and pattern full thickness, LVT, sheet vinyl, linoleum flooring, tile flooring, bamboo, wood, or polished concrete.
 7. **Resilient Flooring for Bathrooms.** LVT, sheet vinyl, linoleum flooring, or tile flooring.
 8. **Durable Window Sills.** All window sills/ledges shall be composed of moisture-resistant materials, such as plastic laminate, molded plastic, cultured marble, etc. Projects with Historic tax credits may provide wood sills if they are specifically required by the State Historic Preservation Office (SHPO).
 9. **Window Covering.** Window coverings are required. A spring-loaded type window shade is not an approved covering.

D. Energy Requirements.

1. **Heating and Air Conditioning.** All Units shall be heated and air conditioned. Air conditioning equipment shall be at least 13 SEER (14.5 SEER and 89.50 HSPF for electric heat pumps) and use R-410a refrigerant that is charged according to manufacturer specifications. Thru-wall A/C units, when used in conjunction with fluid based radiant heat systems, shall be at least 9.8 EER or 9.7 CEER, otherwise they shall be 10.7 EER or 10.6 CEER. Heating equipment shall be at least 95 AFUE for furnaces and 90 AFUE for boilers. Window units are not allowed. Electric resistance heating is not allowed as the primary heating source for new construction or adaptive reuse and must be approved at time of application if proposed for an Acquisition/Rehab or rehab project. AC sleeves shall be provided with a tight-fitting, insulated cover for thru wall AC units. Winter covers shall be provided for each AC unit.
 IFA may approve existing projects with electric resistance heating prior to Application submittal.
2. **Water Heaters.**
 - a. In-unit water heaters that have a minimum energy factor (EF) of 0.61 for tank-type gas, 0.93 for tank-type electric, or 0.96 for tankless water heaters.
 - b. Central water heaters (serving entire building) – with a 90% Thermal Efficiency rating or minimum 95% efficient thermal water storage tanks coupled to a better than 90 AFUE boiler.

14.7 MINIMUM DEVELOPMENT CHARACTERISTICS – NEW CONSTRUCTION AND ADAPTIVE REUSE.

New Construction and Adaptive Reuse Construction must use the following additional minimum development characteristics:

- A. **Closets.** Each bedroom shall have a closet (2 foot x 5 foot minimum) with a door. The minimum complement of closets per Unit include: 1 linen closet or cabinet 1.5 foot x 2 foot minimum and 1 coat closet 2 foot x 3 foot minimum.
- B. **Laundry.** Each Unit must have an enclosed washer and dryer (accessible if applicable), and the dryer vented to the building exterior.
- C. **Unit Bathrooms.** Three or more bedroom Units in new construction and Adaptive Reuse Projects shall have at least 1 full bathroom and 1 three-quarter bathroom.
- D. **Minimum Unit Net Square Footage.**

Unit Type	Minimum Unit Net Square Footage
Efficiency	450
1 Bedroom	625
2 Bedroom	800
3 Bedroom	1,000
4 Bedroom	1,175

Unit net square footage for each room is measured face to face of the outside wall. IFA may approve smaller Units in Adaptive Reuse Projects prior to Application. Unit net square footage is measured face of wall to face of wall of the unit's perimeter walls. The total of all spaces in the Unit measured this way must exceed the Minimum Unit Net Square Footage. This does not include balconies or patios.

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Public area square footage is measured face of wall to face of wall.

Building gross square footage is measured from the outside face of the building perimeter walls and includes balconies.

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E. **Energy Requirements.** In addition to meeting Iowa State Code and the IECC, the Project shall meet or exceed prescriptive standards for Multi Family New Construction (MFNC) or prescriptive standards for Energy Star Certified Homes (except where those requirements have been reduced herein) and receive a Home Energy Rating Systems (HERS) Index of 70 or less from a certified rater in Iowa. A home energy rating performed by a certified HERS rater is required on each building after it is completed to verify that actual construction meets the above listed requirements. Five Units with different floor plans and orientations for complexes of less than 50 Units and 10% of Units, up to a maximum of 10 Units in complexes of 50 or more Units shall be rated. The contract for the determination of the HERS index shall be between the certified rater and the Ownership Entity.

F. **Accessibility.** Projects shall have at least 10% percent of the Units, or at least 1 (whichever is greater) Unit accessible for persons with mobility disabilities constructed in accordance with the Uniform Federal Accessibility Standards (UFAS). An additional 2% percent of the Units, or at least 1 (whichever is greater) must be accessible for persons with hearing or visual disabilities (Units with Accessible Communication Features). For the purposes of determining the number of Units, fractional Units will be increased to the next whole Unit. Refer to Section 15 – Building Standards.

14.8 MINIMUM DEVELOPMENT CHARACTERISTICS – ACQUISITION/REHAB. Rehabilitation Construction shall use the following additional minimum development characteristics:

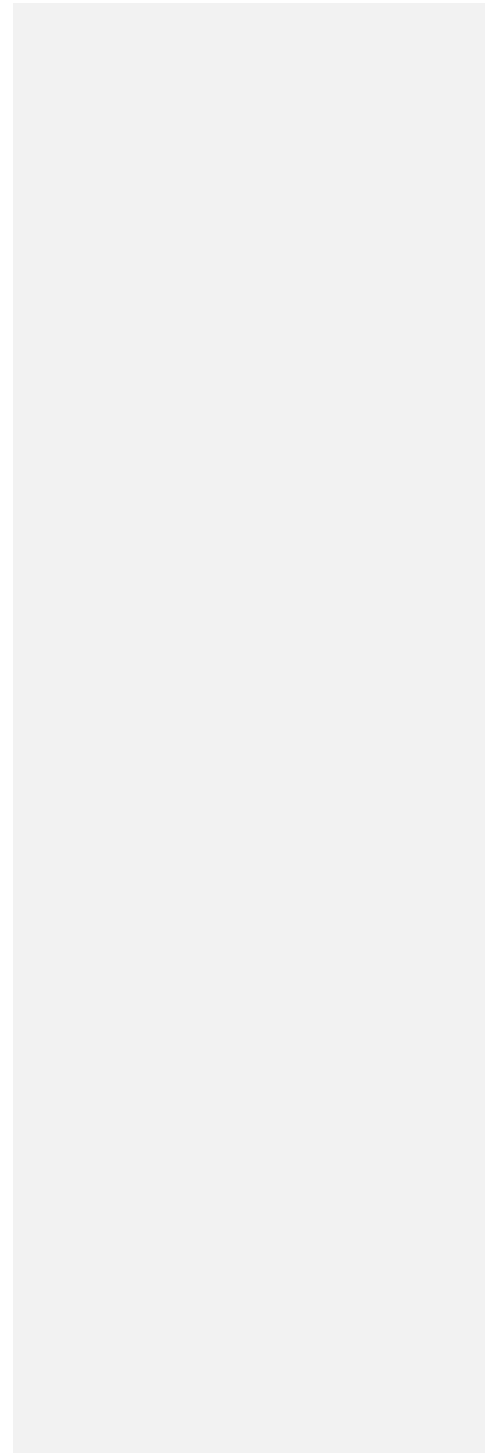
A. **Scope of Work.** The Scope of Work shall, at a minimum, include work on the following as indicated in the CNA:

1. Making common areas accessible, creating or improving sidewalks, installing new roof shingles, adding gutters, sealing brick veneers, applying exterior paint or siding, and re-surfacing or re-paving parking areas.
2. Improving site and exterior dwelling lighting with Energy Star qualified lighting fixtures, landscaping/ fencing, and durable siding.
3. Using energy-efficient related Energy Star labeled products to replace inferior ones, including insulated windows.
4. Improving heating and cooling Units, plumbing fixtures and water heaters, toilets, sinks, faucets, and tub/shower Units to meet minimum efficiency standards for new construction.
5. Improving quality of interior conditions and fixtures, including carpet, vinyl, interior doors, painting, drywall repairs, cabinets, Energy Star appliances, Energy Star light fixtures, and window coverings to meet minimum efficiency standards for new construction.
6. Upgrading electrical circuits to have GFCI outlets at kitchens, baths, laundries, and other applicable locations.
7. Upgrading all interior lighting to compact fluorescent and/or LED.

B. **Resident/Community Laundry.** A common laundry room facility located on site with a minimum of 1 washer/dryer to serve each 12 Units. An Applicant may provide a washer and dryer in each Unit in lieu of a common laundry room facility.

C. **Smoke Detectors.** Replace all smoke detectors, and these shall have a 10 year battery if not hard wired.

D. **Accessibility.** Projects shall have at least 5% percent of the Units, or at least 1 (whichever is greater) Unit accessible for persons with mobility disabilities constructed in accordance with the Uniform Federal Accessibility Standards (UFAS). An additional 2% percent of the Units, or at least 1 (whichever is greater) must be accessible for persons with hearing or visual disabilities (Units with Accessible Communication Features). For the purposes of determining the number of Units, fractional Units will be increased to the next whole Unit. Refer to Section 15 – Building Standards.



SECTION 15. BUILDING STANDARDS.

Preliminary site plan and floor plans are to be submitted with the Application to IFA. The Applicant shall meet local, state, and federal standards that apply to the Project, regardless if listed in Section 15 Building Standards.

- A. 2015 International Building Code adopted and published by the International Code Council.
- B. 2015 International Existing Building Code adopted and published by the International Code Council.
- C. 2015 International Residential Code adopted and published by the International Code Council (excepting paragraphs R313.1 and R313.2; sprinklers are not required in single family or townhomes separated by 2 hr. fire walls).
- D. 2015 International Fire Code adopted and published by the International Code Council.
- E. 2015 International Mechanical Code adopted and published by the International Code Council.
- F. 2012 Uniform Plumbing Code adopted by the International Association of Plumbing and Mechanical Officials.
- G. 2014 National Electric Code adopted by the National Electrical Code Committee and published by the National Fire Protection Association, Inc.
- H. 2015 International Energy Conservation Code adopted by the International Code Council.
- I. Iowa Administrative Code, including but not limited to the following Chapters: 300 (Administration), 301 (General Provisions), 302 (Accessibility of Building), 303 (Energy Conservation), 350 (State Historic Building), and 25 (State Plumbing Code).
- J. Uniform Federal Accessibility Standards provided in 24 CFR Part 8 and delineated in the American National Standards Institute Standard 2007 A117.1.
- ~~K. The Americans with Disabilities Act 1990 provided by the Federal Department of Justice. All publicly accessible areas must meet the accessibility requirements of this Act. **ADA design requirements do not apply to residential units, but do apply to public accommodations.**~~
- L. The Federal Fair Housing Act of 1988 – all buildings with 4 or more units must comply with this Act and the Fair Housing Design Standards. Applies to ground floor Units or all Units in an elevator building.
- ~~M. The Federal Fair Housing Act of 1988 Title VI of the Civil Rights Act of 1964, Section 109 of the Housing and Community Development Act of 1974, Title VIII of the Civil Rights Act of 1968, Section 3 of the Housing and Urban Development Act of 1968, and Executive Order 11063.~~
- N-M. For Adaptive Reuse/Rehabilitation, the Lead Base Paint Poisoning Prevention Act, the Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead Based Paint Hazards, Environmental Protection Administration (EPA) and Occupational Safety and Health Act (OSHA) provisions shall apply when applicable.
- O-N. For Adaptive Reuse/Rehabilitation, if applicable, State Historic Preservation Office (SHPO) clearance Section 106 of the National Historic Preservation Act, 36 CFR Part 800 for Projects receiving any direct federal funding (HOME or categorical grant) or affecting properties listed in the National Register of Historic Places, or in a designated historic preservation district or zone.

**PART D –
GLOSSARY OF
TERMS**

The following capitalized terms shall have the meanings set forth herein unless context clearly requires a different meaning.

Affiliates: Any Person or Entity who (i) directly or indirectly through one or more intermediaries controls, is controlled by, or is under common control with the Applicant; or (ii) owns or controls any outstanding voting securities, partnership interests, membership interests, or other ownership interests of the Applicant; or (iii) is an officer, director, guarantor, employee, agent, partner, member, manager, or shareholder of the Applicant; or (iv) has an officer, director, member, manager, guarantor, employee, agent, partner, or shareholder who is also an officer, director, member, manager, employee, agent, partner, or shareholder of the Applicant; or (v) is a consultant of the Applicant.

Applicant: The Ownership Entity, Developer, General Partner, or Affiliate as shown in the Application.

Area Median Gross Income (AMI): The most current tenant income requirements published by HUD pursuant to the qualified Low-Income Housing Project requirements of IRC Section 42(g).

Carryover Allocation Agreement: The document that contains the Ownership Entity's election statements for an allocation of Tax Credit Reservations by IFA pursuant to IRC Section 42(h)(1)(E) and Treasury Regulations, Section 1.42-6.

Disability: At least one of the following criteria: (1) has a physical, mental, or emotional impairment that is expected to be of long-continued and indefinite duration, substantially impedes the person's ability to live independently, and is of a nature that such ability could be improved by more suitable housing conditions; or (2) has a developmental disability, defined as a severe chronic disability that is attributable to a mental or physical impairment or combination of mental and physical impairments, is manifested before the person attains age 22, is likely to continue indefinitely, results in substantial functional limitation in 3 or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency; and that reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services that are of lifelong or extended duration and are individually planned and coordinated.

Eligible Basis: The Project costs allowable under Section 42(d) that are used to calculate the maximum Tax Credits.

Entity: Any general partnership, limited partnership, corporation, joint venture, trust, limited liability company, limited liability partnership, business trust, cooperative, or other business association.

Family Project: General occupancy project with no age restrictions.

Identity of Interest: A financial, familial, or business relationship that permits less than an arm's-length transaction. No matter how many transactions are made subsequently between persons, corporations, or trusts controlled by the Ownership Entity/Developer, these subsequent transactions shall not be considered "arm's-length". Identity of Interest includes but is not limited to the following: the existence of a reimbursement program or exchange of funds; common financial interests; common officers, directors, or stockholders; family relationships among the officers, directors, or stockholders; the Entity is controlled by the same group of corporations; a partnership and each of its partners; a limited liability company and each of its members; or an S Corporation and each of its shareholders. Failure to disclose an Identity of Interest is an unsatisfactory performance issue with IFA and may deem the party ineligible for future rounds.

Low-Income Unit: Any residential rental Unit that is rent-restricted and the occupant's income meets the limitations applicable as required for a qualified low-income housing Project.

Older Persons/Senior Housing: Housing that meets the Fair Housing Act definition of housing for older persons and is exempt from the law's familial status requirements provided that: (1) HUD has determined that the dwelling is specifically designed for and occupied by elderly persons under a federal or state government program; (2) it is occupied solely by persons who are 62 or older; or (3) it houses at least 1 person who is 55 years or older in at least ~~eighty percent (80%)~~ of the occupied Units, and adheres to a policy that demonstrates intent to house persons who are 55 years old or older.

Owner Representative: The General Partner(s)/Managing Member(s) of the Ownership Entity.

Project: A low-income rental housing Property the Applicant of which represents that it is or will be a qualified low-income housing Project within the meaning of IRC Section 42(g). With regard to this definition, the Project is that Property which is the basis for the Application.

Property: The real estate and all improvements thereon which are the subject of the Application, including all items of personal Property affixed or related thereto, whether currently existing or proposed to be built thereon in connection with the Application.

Radon System (Sub-Slab Depressurization System): Radon-resistant features below the building slab along with vertical vent pipe(s) with junction box(es) following requirements in ASTM E2121-13 Standard Practice for Installing Radon Mitigation Systems in Existing Low Rise Residential Buildings and ASTM E1465 – 08a Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings. Find other technical guidance at www.epa.gov/iaq/radon/pubs/index.html.

ROSE Program: A Renter to Ownership Savings Equity (ROSE) Program. For further explanation, refer to Appendix ~~K-M~~ – ROSE Requirements – ~~Exhibit A~~.

Rural: Any city or county located in this state, except those located wholly within 1 or more of the 11 most populous counties in the state, as determined by the most recent population estimates issued by the United States Census Bureau. Iowa Data Center - Population Estimates

Senior Center: A community-based, federally funded program that provides a variety of services that may include social activities, nutrition, and educational and recreational opportunities for older adults.

Single-Room Occupancy (SRO) Housing: Housing consisting of single-room dwelling Units that is the primary residence of its occupant or occupants. Per Iowa Code 42(i)(3)(B)(iii), all SRO Units shall have kitchen and bathroom facilities within the Unit and used other than on a transient basis.

State Issued Notice of Noncompliance: A notice that identifies noncompliance issues (that existed at the Property during a physical inspection or file review) with the LURA, the Carryover Agreement, the Application, etc. that are not reported to the IRS via IRS Form 8823, throughout the Compliance Period and the Extended Use Period.

Tax Credits: The Low-Income Housing Tax Credits issued pursuant to the program, IRC Section 42 and Iowa Code Section 16.35.

Tax Credit Reservation: With respect to a Project or a building within a Project, the amount of Tax Credits IFA awards to an Ownership Entity.

Tax Credit Reservation Date: The date that the notice of Tax Credit Reservation was emailed to an approved Applicant.

Unit: A room or a group of related rooms designed for use as a dwelling for which rent is paid. A Unit contains sleeping accommodations, a kitchen, and a bathroom.

Utilities: Gas, electricity, water, and sewer service.



IOWA FINANCE
AUTHORITY

Iowa Finance Authority

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housingtaxcredits@iowafinance.com

RESOLUTION
HI 22-21

WHEREAS, the Iowa Finance Authority (the “Authority”) is the housing credit agency for the State of Iowa in connection with the Low-Income Housing Tax Credit (“LIHTC”) Program administered under Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, pursuant to Section 42 of the Code and Iowa Code section 16.35, the Authority must draft one or more qualified allocation plans (each a “QAP”) which governs the allocation of tax credits under Section 42 of the Code; and

WHEREAS, the Board’s proposed 2023 Low Income Housing Tax Credit Qualified Allocation Plan for nine percent tax credits (“2023 9% QAP”) is attached as Exhibit A hereto; and

WHEREAS, the Authority now wishes to adopt the 2023 9% QAP as the governing document for the 2023 tax credit applications and awards to replace the 2022-23 Low-Income Housing Tax Credit Qualified Allocation Plan for 9% tax credits, which was previously adopted as the governing document for the 2023 tax credit applications and awards.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board hereby approves the 2023 Low 9% QAP set forth as Exhibit A hereto as the governing document for the 2023 tax credit applications and awards to replace the 2022-23 Low-Income Housing Tax Credit Qualified Allocation Plan for 9% tax credits, which was previously approved as the governing document for the 2023 tax credit applications and awards.

SECTION 2. The provisions of this Resolution are declared to be separable, and if any section, phrase, line item, or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, line items, and provisions.

SECTION 3. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this 2nd day of November, 2022.

ATTEST:

Michel Nelson, Board Chairman
(SEAL)

Deborah Durham, Secretary

To: Iowa Finance Authority Board of Directors

From: Kristin Hanks-Bents, Legislative Liaison and Counsel

Date: October 24, 2022

Re: Adopted Amendments to 265—Chapters 12

Reason for the rule making: Pursuant to Iowa Code section 16.35, IFA has adopted rules which govern the allocation process and applications for the award of tax credits. These rules function by incorporating the QAP by reference. IFA staff has worked with stakeholders to draft a new 9% Qualified Allocation Plan for 2023 (2023 QAP). In order to ensure the rules properly incorporate the 2023 QAP, the Board of Directors must amend 265 Iowa Administrative Code chapter 12.

Summary of amendments to rules: Staff proposes amending subrule 265-12.1(2) by changing the year of the QAP and the date and removing references to the first amended 9% QAP that was in effect as of February 2021. Staff proposes amending subrule 265-12.2(2) by changing the dates referenced in the rules and removing references to the first amended QAP.

Status update since August 2021: Staff has received no comments related to the amendments proposed in the Notice of Intended Action that the Board approved on August 31. Staff intends to file the adopted rules “Emergency After Notice” to allow the amendments to become effective immediately upon filing.

Staff recommendation: Staff recommends the Board move to adopt amendments to chapter 265-12 as set forth in the attached rule making.

Proposed Motion: Move to adopt amendments to chapter 265-12 as proposed.

IOWA FINANCE AUTHORITY[265]
Adopted and Filed Emergency after Notice

The following rule-making actions are adopted:

ITEM 1. Amend subrule 12.1(2) as follows:

12.1(2) *Nine percent qualified allocation plan.* The qualified allocation plan titled Iowa Finance Authority Low-Income Housing Tax Credit Program 2023 9% Qualified Allocation Plan (“9% QAP”) shall be the qualified allocation plan for the allocation of 9 percent low-income housing tax credits consistent with IRC Section 42 and the applicable Treasury regulations and Iowa Code section 16.35. The 9% is incorporated by reference pursuant to Iowa Code section 17A.6 and 265—subrules 17.4(2) and 17.12(2). The 9% QAP does not include any amendments or editions created subsequent to November 2, 2022.

ITEM 2. Amend subrule 12.2(2) as follows:

12.2(2) *9% QAP.* The 9% QAP can be reviewed and copied in its entirety on the authority’s website at www.iowafinance.com. Copies of the 9% QAP, the application, and all related attachments and exhibits shall be deposited with the administrative rules coordinator and at the state law library and shall be available on the authority’s website. The 9% QAP incorporates by reference IRC Section 42 and the regulations in effect as of November 2, 2022. Additionally, the 9% QAP incorporates by reference Iowa Code section 16.35. These documents are available from the state law library, and information about these statutes, regulations and rules is on the authority’s website.

To: Iowa Finance Authority Board of Directors

From: Tim Morlan, Asset Management Director

Date: November 2, 2022

Re: Multifamily Loan Program

Loans in Process (Board approved):

<u>Project</u>	<u>Loan Program</u>	<u>Target Closing</u>	<u>Amount</u>	<u>Loan Type</u>
Grace Creek Senior Apts	Multifamily – SL	2022	\$1,000,000	C/P
Chandler Pointe	Multifamily - SL	2022	\$1,000,000	P
Graceview Courtyard II	Multifamily -SL	2023	\$1,000,000	P
Vive	Multifamily - SL	2023	\$1,000,000	P
Shenandoah Senior Villas	Multifamily – SL	2024	\$1,000,000	P
Westown Crossing	Multifamily	2024	\$1,400,000	P
Grace Creek Senior Apts	Multifamily	2024	\$500,000	P

To: Iowa Finance Authority Board of Directors

From: Alyson C. Fleming, Section 8 Director

Date: October 24, 2022

Re: Section 8 Summary FY2023 Quarter 1

IFA holds a performance-based contract with HUD to provide oversight of select Section 8 Housing Assistance Payments (HAP) contracts in Iowa. Our current ACC covers 208 HAP contracts that provide housing assistance to 11,678 individuals and families in a total of 67 counties.

This month's board package contains a report covering all work performed by Section 8 Contract Administration for the quarter ending September 30, 2022. During FY 2023 Q1, fifty-eight (58) Management and Occupancy Reviews (MORs) were conducted; fifty-seven (57) requests for contract rent adjustments were processed; six hundred thirty-six (636) HAP vouchers were reviewed, approved, and paid; five (5) full HAP contract renewals were completed; eighteen (18) Tenant, Health, Safety and Maintenance Issues were followed-up on and completed, and zero (0) Opt-Outs were processed.

It is anticipated that staff may perform forty-nine (49) on-site MOR's, will process five (5) requests for HAP contract renewals, will process sixty-five (65) contract rent adjustments, and will review, approve, and pay six hundred twenty-four (624) HAP voucher requests during the next quarter ending December 31, 2022.

Congressional Inquiries received during FY 2023 Q1:

Hawthorne Hills Apartments, IA05-M000-054, Cedar Rapids, IA

On August 11, 2022, a Congressional Inquiry was received from U.S. Senator Charles Grassley. A resident expressed concerns regarding two (2) repayment agreements and maintenance issues. The resident also stated that management had threatened to evict them due to problems they were having with maintenance personnel and staff.

Follow-up with the Owner/Agent, conducted by IFA staff, indicated the resident had only one (1) repayment agreement. The repayment agreement was calculated correctly and has been paid in full. It was also determined that the maintenance issues had been resolved. Lastly, management stated that though there were past issues with behavior there are currently no Notices to the resident and the lease is expected to continue.

A satisfactory resolution was reported to the Southwest Region Multifamily HUD office on August 18, 2022, for them to respond to Senator Grassley.

Properties experiencing unusual behavior during FY 2023 Q1:

The Heritage, IA05-0002-001, Davenport, IA

On July 7, 2022, IFA was notified of a kitchen fire that occurred on July 6, 2022, at 501 W 3rd St., Davenport, IA. Six (6) units were deemed uninhabitable due to fire, smoke, and water damage. The Red Cross provided gift cards to the displaced residents for hotel and food. There were enough vacant units to permanently transfer all six (6) residents within the property. It was estimated the affected units could be ready in 120-days. As of the date of this report all but one (1) unit have been complete. IFA will continue to monitor the status of this unit until it is verified as ready for occupancy. Subsidy will be terminated until such time.

Noteworthy Updates

- On June 28, 2022, HUD published a new Risk-Based Management and Occupancy Review Schedule. The Final Rule outlining the Streamlining Management & Occupancy Reviews for Section 8 Housing Assistance Program went into effect on September 26, 2022. With this new rule IFA was required to and submitted our Year One MOR Plan on August 11, 2022, for HUD's approval.
- On July 27, 2022, Housing and Urban Development (HUD) published a draft solicitation and opened a 30-day comment period for a future formal solicitation for Housing Assistance Payments (HAP) Contract Support Services (HAPSS) (formally known as Performance-Based Contract Administration (PBCA) Program). On August 24, 2022, HUD extended the comment period an additional 30-days with a new due date of September 28, 2022.

During the months of July and September, the Section 8 Director and staff reviewed and drafted comments on the HAPSS. The Section 8 Director attended many meetings with industry groups and other current PBCAs to discuss this draft solicitation, our concerns, the effects it would have if it became final as written, and next steps. Meetings were also held with Iowa's Federal delegates regarding this draft solicitation and its impacts. Senator. Grassley, Representative Hinsen, and Representative Miller-Meeks signed-on to a letter addressed to HUD expressing their concerns regarding the HAPSS draft solicitation.

On September 28, 2022, IFA submitted comments on the HAPSS draft solicitation to HUD.

- The properties listed below continue to have several compliance issues. IFA continues to express our concerns to HUD for the tenants of these properties as well as the use of HUD's funds according to program rules and regulations and has requested HUD's assistance with all compliance issues regarding these properties. On April 7, 2022, IFA received an email from HUD stating, "HUD accepts receipt of all open MOR's for Heritage Apartments and Pinnacle Apartments from IFA." IFA continues to process the monthly vouchers as well as

follow-up and monitor all uninhabitable units, tenant inquiries and Health Safety and Maintenance items for these two (2) properties.

For both properties listed below, IFA was provided information from a potential buyer of the properties that listed what appeared to be their findings of maintenance items while doing unit and building walkthroughs. On September 14, 2022, IFA notified the current owner and requested a plan for corrective action on all items including a date they anticipate corrective actions to be made. IFA has yet to receive a plan of correction for all items and will continue to follow-up.

Additionally,

Heritage Apartments, IA05-M000-059:

- Heritage Apartments does not meet the TRACS compliance percentage of 90% to process their voucher for payment. As of September 30, 2022, their TRACS percentage was at 10% and they had not submitted a voucher for the months of 03/2022 through 10/2022.
- This property has seventy-five (75) Section 8 units. Currently twenty-six (26) units are deemed uninhabitable: twelve (12) units from fire, four (4) units from water damage, and nine (9) units from City inspections.
- On August 15, 2022, IFA was notified by HUD to not perform the Management and Occupancy Review on this property prior to the end of September 30, 2022.
- As indicated above, HUD is overseeing compliance on the outstanding Management and Occupancy Reviews (MOR).

Pinnacle Apartments, IA05-M000-045:

- On August 15, 2022, IFA was notified by HUD to not perform the Management and Occupancy Review on this property prior to the end of September 30, 2022.
- As indicated above, HUD is overseeing compliance on the outstanding Management and Occupancy Reviews (MOR).

Section 8 Project Based HAP Administration

**Quarter Ending
September 30, 2022**

	# Events Completed		Basic Fee Earned		Incentive Fees Earned		Disincentives	FYTD	FYTD	FYTD
	Current Qrt.	FYTD	Current Qrt.	FYTD	Current Qrt.	FYTD				
PBT Requirements-(New ACC Effective 10/11/2011)										
01. Management and Occupancy Reviews	58	58	132,187.56	132,187.56	6,609.39	6,609.39	0.00	138,796.95		
02. Adjust Contract Rents	57	57	66,093.78	66,093.78	6,609.39	6,609.39	0.00	72,703.17		
03. Review and Pay Monthly Vouchers	636	636	132,187.56	132,187.56	6,609.39	6,609.39	0.00	138,796.95		
04. Renew HPA Contracts and Process Terminations	5	5	132,187.56	132,187.56	6,609.39	6,609.39	0.00	138,796.95		
05. Tenant Health, Safety & Maintenance Issues	15	15	66,093.78	66,093.78	6,609.39	6,609.39	0.00	72,703.17		
06. Administration - Monthly and Quarterly Reports	7	7	66,093.78	66,093.78	0.00	0.00	0.00	66,093.78		
07. Administration-ACC Year End Reports & Certifications	3	3	52,875.03	52,875.03	0.00	0.00	0.00	52,875.03		
08. Annual Financial Reports - PHA FYE	2	2	13,218.75	13,218.75	0.00	0.00	0.00	13,218.75		
PBTs #1-8-(New ACC Eff. 10/1/2011)	783	783	\$660,937.80	\$660,937.80	\$33,046.95	\$33,046.95	\$0.00	\$693,984.75		
Customer Service - Annual Incentive Fee	N/A	N/A	N/A	N/A	\$33,046.95	\$33,046.95	N/A	\$33,046.95		
TOTAL:	783	783	\$660,937.80	\$660,937.80	\$66,093.90	\$66,093.90	0.00	\$727,031.70	*	\$708,510

Contracts 208
 # Units 11,678
 # Counties 67