

2023 Iowa LIHTC QAP Preview – 8/9/2022

MINIMUM CONSTRUCTION CHARACTERISTICS

The following minimum development characteristics shall be utilized in all construction:

Construction Warranty.

Provide a minimum one-year blanket construction warranty that is enforceable. The warranty shall stipulate 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.

Accessibility.

All Projects must have at least 5% percent of the dwelling units, or at least one unit, whichever is greater, to be accessible for persons with mobility disabilities, regardless of funding source. These units must be constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) or a standard that is equivalent or stricter. An additional 2% percent of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities (Units with Accessible Communication Features).

Exterior Design.

The Project shall have a building design that is appealing and appropriate for the community and neighborhood. The design may include varied facades, rooflines and exterior materials.

Exterior Siding.

Exterior siding shall be durable and impact resistant. Vinyl does not qualify as durable. Soffits shall be vented. Exterior siding shall be a mix of two 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 by Smartside, Truwood or Katawba, ~~and/or~~ nominal, 2" nominal thickness manufactured stone over ¾" stucco, nail on stone panels or metal siding approved by IFA. The Buildings soffit and fascia shall be pre-finished

COMMENTS

The intent of the minimum construction characteristics is to provide a minimum durable standard that will be both appealing and competitive with newer products in Iowa communities. At the same time, the construction characteristics are intended to allow choice and flexibility for developers to select features and materials that fit their projects.

Lowered from 15% family or 25% senior to now just meet code.

Lowered from 40% gross exterior brick, stone or stucco to allow more flexibility in durable exteriors.

aluminum, fiber cement board or engineered wood siding by Smartside, Truwood or Katawba. Soffits shall be vented.

Roofs.

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.

Main entrance areas.

Building main entrance to interior - shall be designed with a foyer and equipped with a remote security and intercom system to each unit to control entry to common areas. All unit main entrance 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.

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 thermo-pane glass insert, 180-degree peephole, lockset and deadbolt lock with one 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.

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 in whole upon the Property.

Removed kitchenette requirement from community room.

Playground.

For family projects only, an outdoor area provided for children to play in containing play components designed and constructed for children. A play component is an element intended to generate specific opportunities for play, socialization or learning. Play components shall be manufactured and may be stand alone or part of a composite play structure. Swings, spring riders, water tables, playhouses, slides, and climbers are acceptable play components. Ramps, transfer systems, steps, decks, and roofs are not considered play components. Play components may be ground level or elevated. Playground shall be commercial grade.

Provide 5 to 7 play components, 4 may be ground level, at least 2 must be elevated. Playground should be provided per requirements in the Department of Justice 2010 ADA Standards for Accessible Design. A copy of the U.S. Access Board Accessible Play Areas can be found at <https://www.access-board.gov/attachments/article/1369/play-guide.pdf>

Sidewalks.

Concrete sidewalks shall provide access to a city sidewalk from each entrance door.

Trash Enclosures.

Trash removal areas shall be screened.

Paints and Primers, Adhesives, Caulks and Sealants.

Shall comply with Federal regulations applicable to low VOC requirements.

Lowered to meet federal regulations.

No Smoking Policy.

Implement and enforce a “no smoking” policy in all common and individual living areas of all buildings. The common area does not include the public areas of the exterior grounds of the building for this “no smoking” policy.

Radon System.

For new construction Projects, passive radon-reducing features including a

drain tile loop below the building slab along with vertical vent pipes and junction boxes. Active radon system are required for rehabilitation and adaptive reuse projects. Refer to Appendix F - "Radon Control Methods" in the 2012 International Residential Code.

Video Security System.

The security system that 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 Scattered Site Projects are required to have the Video Security System to cover all units.

Internet Access.

All units shall include high speed internet wiring for broadband, wireless or digital subscriber line.

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 9.50 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 must 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.

Existing projects with electric resistance heating in good operating condition, will be allowed with IFA review and approval prior to application submittal.

Removed elevators, some hallways, and entrances to non-tenant spaces.

Removed speed requirements.

Reduced EER or CEER requirements for thru-wall A/C units used in conjunction with fluid based radiant heat systems.

Allow possibility of electric resistance heating on rehabilitation projects.

Water Heaters.

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.

Central water heaters (serving entire building) – with a ninety (90%) Thermal Efficiency rating or minimum ninety five percent (95%) efficient thermal water storage tanks coupled to a better than 90 AFUE boiler.

Appliances.

The kitchen shall have a cook top, an oven, a microwave, a cooling/freezing unit, built in dishwasher and a sink. Single bowl sinks shall be minimum 20” x 30”. Appliances shall be Energy Star. This requirement does not apply to Single Room Occupancy units.

Cabinetry.

Cabinetry and woodwork shall meet ANSI/AWI standards for Custom Grade Cabinetry and/have the KCMA A161.1 Quality Certification Seal.

Removed no formaldehyde requirement.

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.

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

Carpeting.

Carpets shall be 100% nylon or nylon/olefin blend.

Resilient Flooring.

Either 1/8 inch vinyl composition tile, color and pattern full thickness LVT or natural linoleum flooring, tile flooring, bamboo, wood or polished concrete.

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. They shall have 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.

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 SHPO.

Window Covering.

Window coverings are required. A spring-loaded type window shade is not an approved covering.

Lowered requirements for carpet.

Removed LVT wear layer requirement.

NEW CONSTRUCTION and ADAPTIVE REUSE STANDARDS

Laundry.

An Applicant shall provide a washer and dryer in each unit. In-unit laundry facilities shall be enclosed and the dryer shall be vented to the exterior of the building. If a unit is accessible, the accessibility requirements shall be met for the laundry space and the washer and dryer.

Unit Bathrooms.

New construction and adaptive reuse projects with three or more bedroom units shall have at least one full bathroom and one three-quarter bathroom.

Closets.

A closet (2 foot x 5 foot minimum) with a door shall be provided in each bedroom. The minimum complement of closets per Unit include: 1 linen closet 1.5 foot x 2 foot minimum and 1 coat closet 2 foot x 3 foot minimum.

Minimum Unit Net Square Footage.

Unit Type	Minimum Unit Net Square Footage
Efficiency	400
1 Bedroom	575
2 Bedroom	750
3 Bedroom	950
4 Bedroom	1,125

Unit net square footage for each room is measured face of wall to face of wall. The sum total of all spaces in the unit measured this way must exceed the Minimum unit Net Square Footage. Adaptive Reuse projects may have units smaller than required above, but shall be approved on a case by case basis prior to Application.

Lowered bathroom requirement for 4BR.

Reduced size linen closet size.

Reduced minimum unit square footages by 50 sq ft.

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 ten percent (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.

Increased HERS requirement from 62 to 70.

For rehabilitation projects, removed energy requirements.

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REHABILITATION STANDARDS

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

- 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;
- Improving site and exterior dwelling lighting with Energy Star qualified lighting fixtures, landscaping/fencing, and durable siding;
- Using energy efficient related Energy Star labeled products to replace inferior ones, including insulated windows;
- 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; and/or
- 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;
- Upgrading electrical circuits to have GFCI outlets at kitchens, baths, laundries and other applicable locations;
- Upgrading all interior lighting to Compact fluorescent and/or LED.

Resident/Community Laundry.

A common laundry room facility located on site with a minimum of one washer/dryer to serve each 12 units. An applicant can provide a washer and dryer in each unit in lieu of a common laundry room facility.

Smoke Detectors.

All Acquisition Rehab/Rehab Projects shall replace all smoke detectors.

Modified rehabilitation standards to be based on the CNA.

Lowered requirement, so adding in-unit laundry to rehabilitation project is now required to compete.

SCORING - MARKET APPEAL - 5 Points Maximum

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

Ceiling Fans. The Project will provide ceiling fan/light combination units, minimum two per one or more bedroom units and one per studio unit.

Ceiling fan/light combination units.	1 point
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Kitchen Pantry: 2 ft wide full height cabinet or closet with minimum 5 shelves in every kitchen

Kitchen Pantry	1 point
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Walk-In Closets: Available in at least one bedroom of every unit including studio units.

Walk-in Closets	1 point
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Storage Units. A dedicated, lockable, structurally strong and secure, floor to ceiling room that is at least 20 square feet. The Storage unit shall be in addition to and excess of the required bedroom, linen and coat closets. Storage rooms shall be maintained in compliance with the requirements for fire safety and Uniform Fire Code, which limits flammable and combustible materials. Pre fabricated steel mesh enclosures designed as Storage units are acceptable. Storage units located within apartments need not be lockable.

Storage In-Unit	2 points
Storage In Project	1 point

COMMENTS

The intent of market appeal scoring is to provide a basic level of choice for some items that may appeal to residents and developers. The scoring is intentionally low and the choices are varied to give developers flexibility.

Storage units now part of market appeal menu.

Laundry. Acquisition/rehabilitation projects without in unit laundry that provide tenants unlimited access to the community laundry facility at no charge. Or, acquisition/rehabilitation projects that add in unit washers and dryers to all units during the rehabilitation.

Free Resident/Community Laundry	3 points
In unit washer and dryers (added to rehabilitation)	4 points

Fitness Center. An exercise room available 24 hours a day, with commercial grade equipment choices that can improve at minimum cardiovascular health, strength training, and flexibility.

Exercise/Fitness Center	2 point
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Picnic Tables and Grills: Two (2) picnic tables and one (1) grill for every twenty-five (25) units

Picnic tables and grills	1 point
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Gazebo/Pergola

Gazebo/Pergola	2 points
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Fenced Dog Walking Area. Minimum 2000 square feet with waste area

Fenced Dog Walking Area	2 points
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Laundry now part of market appeal menu for rehabilitation.

Trash and Recycling.

Trash and/or recycling disposal chutes, or a dedicated onsite recycling area	1 point
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Olmstead Goals: Projects that provide at least an additional 10% of the units as fully accessible units.

Accessible Units – 10% of the Project	5 points
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Single Family, Duplex, or Rowhouse: A single family dwelling where each unit extends from foundation to roof and can be one to three 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 can be used by the occupants.

Single Family, Duplex, or Rowhouse – 20% of Project	5 points
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Exterior Materials: Minimum of 30 percent (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 sixty percent (60%), shall be constructed of one hundred percent (100%) fiber cement board siding or engineered wood siding by Smartside, Truwood or Katawba. The Buildings soffit and fascia shall be pre-finished aluminum or fiber cement board or engineered wood siding by Smartside, Truwood or Katawba. Soffits shall be vented.

30% brick, stone, stucco, etc.	5 points
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Olmstead lowered and now part of market appeal menu.

Single family dwellings lowered and now part of market appeal menu.

Brick, stone or stucco lowered and now part of market appeal menu.

SCORING - LOCATION

low Opportunity Index Community.

Projects located in a community that is identified as a very high or high opportunity area.

Underserved Cities.

Projects located in a city that has been underserved with low LIHTC vacancy rates.

An award of Tax Credits includes a supplemental Tax Credit award. Cities will not be excluded if a Project located in that city received an award of Tax Credits within the applicable timeframe, but later returned the entire tax credit award.

Rent Burdened Households.

Projects located in a community where households are experiencing rent burden.

Density.

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.

COMMENTS

Great Places criteria removed.

Scoring for location has been broken up into macro (community or county) and micro (site specific) preferences, with an greater emphasis on allowing developers flexibility to find sites that work for their projects. All the macro scoring will be low points, so developers will not be unintentionally driven by single scoring categories.

Opportunity index is now based on community instead of focused on census tracts.

Low vacancy rate has been added to this category to further differentiate underserved communities.

The intent is to distribute projects throughout communities and not create an unintentional cluster of projects. This is the only scoring that remains tied to census tract.

Disaster Recovery.

Projects that are located in a county that has been declared a major disaster and individuals are eligible for federal individual assistance.

IEDA High Quality Jobs.

Projects that are in communities that have received IEDA High Quality Jobs awards for expansion of employment.

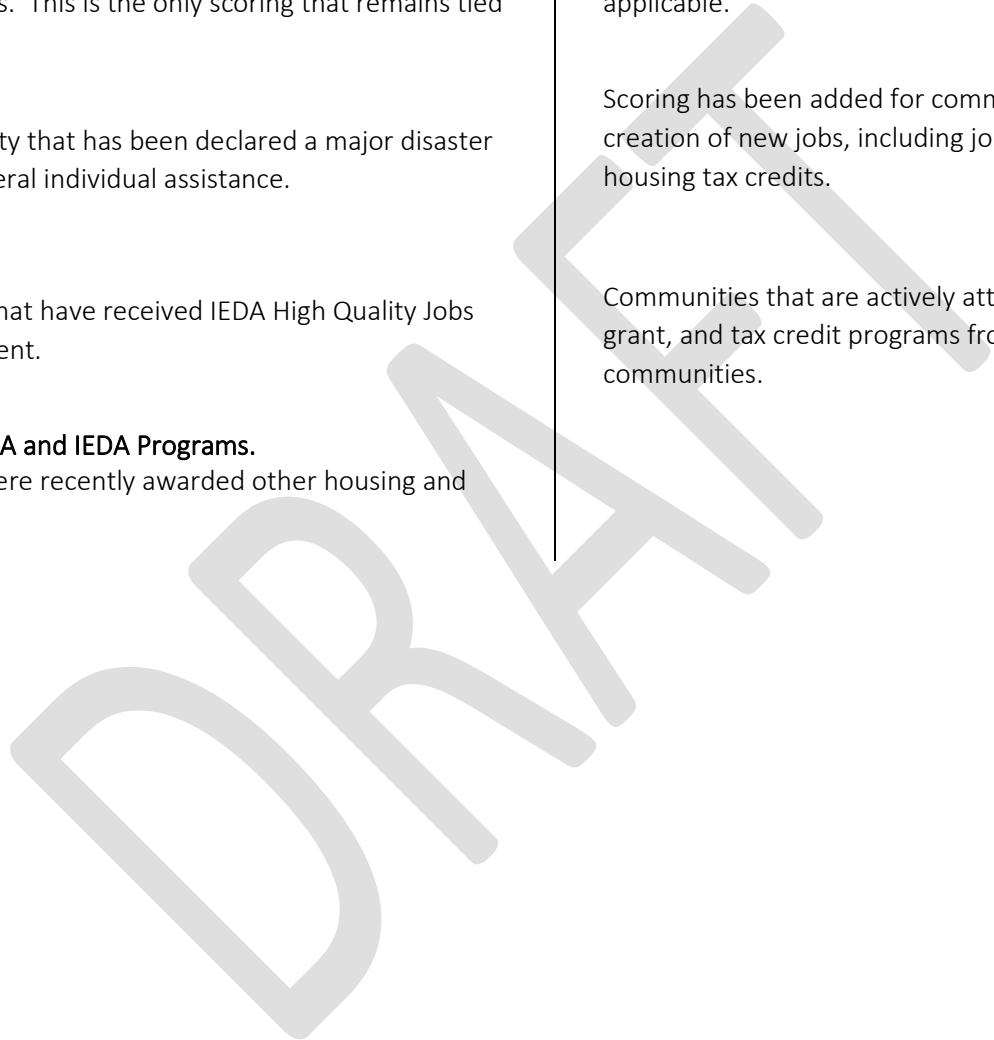
Communities Recently Awarded IFA and IEDA Programs.

Communities with projects that were recently awarded other housing and economic development funds.

A scoring appendix will be provided for disaster recovery each round, if applicable.

Scoring has been added for communities with significant awards for the creation of new jobs, including jobs that may need housing provided by housing tax credits.

Communities that are actively attracting development using other loan, grant, and tax credit programs from IFA and IEDA to improve their communities.



Comment

The intent of the scoring rubric is to soften the emphasis of individual site specific items, but still incentivize the importance of selecting a site that is advantageous for residents and ready for development. By spreading the few points over 15 different categories, most projects will earn 4, 3 or 2 points, but no single item above will absolutely determine the outcome of an award in the round.

Site Appeal Rubric – 5 Points TOTAL.

Scoring for this category is based on the average of the scoring achieved below rounded to the nearest whole number.

Category	5 points	3 points	1 point	0 points
Zoning	Proper zoning in place for at least 12 months prior to application due date.			
Paved Road	Publicly paved road is already in place and appropriately sized and complete with storm drainage and sidewalks.	Publicly paved road is at the edge of the site but a de minimus extension or road widening is needed.		
Offsite Utilities	Offsite utilities are appropriately sized and do not require an extension beyond normal connections.	Offsite utilities are at the edge of the site but a de minimus extension is needed.		
Community Support	TIF, tax abatement, community donated land, grant, below market rate loan, or waived fees totaling at least \$5,000 per unit.	TIF, tax abatement, community donated land, grant, below market rate loan, or waived fees totaling at least \$500 per unit.		

Category	5 points	3 points	1 point	0 points
Site Neighborhood	<p>Site is in an immediate area (1 mile radius) that has experienced significant new construction or renovation in the past five years.</p> <p>OR</p> <p>Site is in a QCT where affordable housing is part of a Concerted Community Revitalization Plan.</p>	<p>Site is in an immediate area (1 mile radius) that has experienced some new construction or renovation in the past five years.</p>		
Site Location	<p>Site adjacent to existing developments on at least three sides.</p>	<p>Site adjacent to existing developments on at least two sides.</p>		
Adjacent Properties	<p>Adjacent on at least three sides by mixture of single family, duplex, or triplex residential properties.</p>	<p>Adjacent on at least three sides by a mixture of single family, duplex, triplex residential properties or multi-family properties.</p>	<p>Adjacent to a mixture of both residential/multi-family and commercial properties. Commercial does not include manufacturing or industrial facilities.</p>	
Site Frontage	<p>Access to the site from a local or collector road that has two lanes, a sidewalk and speed limit not greater than 35 mph.</p>	<p>Access to the site from a local or collector road that has more than two lanes or no sidewalk, but speed limit not greater than 45 mph.</p>		
Parking	<p>Project offers free on-site parking with at least 1 space per unit for senior</p>	<p>Ample free offsite street parking available.</p>	<p>Some free offsite street parking available.</p>	

	projects and 1.5 spaces per unit for family projects.			
Category	5 points	3 points	1 point	0 points
Noise from adjacent uses	Occasional city noises			Sites close to train tracks, airports, industrial site, interstate, etc.
Neighborhood Services	Located within one mile of at least three services including grocery store, park, food bank or pantry, bank or credit union, licensed daycare (family only), senior center (senior only), convenience store (rural only), or dollar store, pharmacy, public library	Located within a two miles of at least four services including grocery store, park, food bank or pantry, bank or credit union, licensed daycare (family only), senior center (senior only), convenience store (rural only), or dollar store, pharmacy, public library	Located within a two miles of at least two services including grocery store, park, food bank or pantry, bank or credit union, licensed daycare (family only), senior center (senior only), convenience store (rural only), or dollar store, pharmacy, public library	
Ease of site development (slope, demolition, extent of work needed) – New Construction	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 or demolition
Condition of Buildings (Rehab or Adaptive Re-use)	Good	Fair		Poor
Projects with Historical Significance.	All buildings within the Project shall be on the National Register of Historic Places or are determined eligible for the National Register by SHPO.			

Location to public transportation?	Fixed route bus service and site is a ¼ mile from the bus stop.	Fixed route bus service and site is a 1/2 mile from the bus stop. or Rural – dial a ride		
Clean Site	No previous potential contamination.			Clean up required.

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