

## HOME SCORING GUIDELINES

### RENTAL WITHOUT TAX CREDITS

#### **Category 1 – Match (0, 3, 6 or 9 points)**

Points will be awarded if the application lists match for the project and the IFA required form for Exhibit H-33 along with the required supporting documentation are provided. The total amount of funding designated as match (as approved by IFA) will be divided by the amount of total HOME funds requested.

1 - 8% eligible HOME Match	0 points
9 - 16% eligible HOME Match	3 points
17 - 24% eligible HOME Match	6 points
25% or more eligible HOME Match	9 points

#### **Category 2 – Targeted Populations (0 or 5 points)**

Points will be awarded for projects targeting one of the populations below:

- Homeless persons, including homeless individuals, families, youth and/or veterans
- Persons with HIV/AIDS
- Persons with disabilities
- Persons with Substance Abuse Addiction
- Transitional Housing
- Victims of Domestic Violence

#### **Category 3 – CHDO (0 or 9 points)**

HUD requires that IFA allocate 15% of the HOME funds to Community Housing Development Organizations (CHDO).

#### **Category 4 – Historical Significance (0 or 2 points)**

Points will be awarded if the application says all buildings in the project have the proper historic designation and Exhibit H-28, Historical Significance, is uploaded with the online application.

#### **Category 5 – CDC social Vulnerability Index (10, 5, 2, or 0 points)**

0 to 10 points based upon the proposed project's location within a community located in a county with a particular level of vulnerability, based upon Overall SVI, Iowa-Statewide Comparison for the most recent year in which data is available.

#### **Category 6 – Fully Accessible Units (0 or 10 points)**

Fifty percent (50%) of the HOME-assisted units must be fully accessible (not adaptable) and shown as such in the plans submitted with the application. "Fully accessible unit" means a unit designed and constructed for full accessibility in accordance with Section 1002 of the International Code Council (ICC) A117.1. If 50% of the HOME units are fully accessible 10 points.

#### **Category 7 – Fully Accessible Roll-In Shower (0 or 1 point)**



One minimum 5' wide ADA-compliant roll-in shower per each ADA fully accessible unit and shall be disbursed throughout the property and in different bedroom sizes. 1 point.

**Category 8 – Capacity (0, 5 or 10 points)**

Points will be awarded based on IFA’s review of the capacity section of the application.

High Risk Determination	0 points
Medium Risk Determination	5 points
Low Risk Determination	10 points

**Category 9 – Impact on the Environment (0 or 2 points)**

Points will be awarded based on having one or more of the following features. Each feature is worth 2 points.

**No Smoking Policy.** A 'no smoking' policy will be implemented and enforced throughout the Affordability Period for all common areas and individual living areas of all buildings.

**Water Conserving Measures.** Install, provide, and maintain throughout the Affordability Period, at the cost of the Project Ownership, toilets that are high efficiency WaterSense toilets that use 1.28 gallons per flush or less (dual flush toilets do not qualify); faucet aerators that use 1.5 gallons per minute (gpm) or less in kitchens and 1.0 gpm or less in bathrooms; and showerheads that use 1.5 gpm or less.

**In-Unit Energy Efficient Water Heaters.** Install and provide at no cost to the tenant, energy efficient in-unit water heaters that have a minimum energy factor (EF) of 0.61 tank-type gas, 0.93 for tank-type electric, or 0.96 for tankless water heaters. The in-unit energy efficient water heaters shall be maintained throughout the affordability period at the cost of the Project Ownership.

**MANDATORY:** Radon-reducing features below the building slab along with vertical vent pipe(s) and junction box(es) following requirements in Appendix J “Radon Control Methods” in the 2012 residential Code.

**Category 10– Location near Services (0 or 1 point)**

**The following services shall be within the driving distance (using Google Maps driving directions) of 2 miles or less to get the points associated with each:**

**Full-service grocery store.** A grocery store that has available for purchase the following categories: Fresh meat (beef, pork, chicken, etc.); dairy products (milk, cheese, butter, etc.); frozen foods (vegetables, pizza, ice cream, frozen meals, etc.); canned goods (beans, tomato products, juices, soups, etc.); paper products (toilet paper, paper towels, diapers, feminine products, etc.); health & beauty products (OTC medicines, hair care products, deodorant, etc.); spices (salt, pepper, cinnamon, oregano, etc.); and bread & bakery products (loaves, buns, donuts, lunch/snack items, etc.) **1 point**

**Senior Center.** A community-based, federally funded, program that provides a variety of services that can include social activities, nutrition, and educational and recreational opportunities for older adults. **1 point**

**Medical Services.** A primary care or urgent care clinic or a hospital at which a clinical diagnosis can be obtained from a medical doctor (MD), Doctor of Osteopathic Medicine (DO) or a Physician Assistance (PA). A Physician or PA is concerned with preventing, maintaining, and treating human illness and injury. The Physician or PA may conduct physical exams, diagnoses, and treat illnesses, order and interpret test, counsel on preventive health care, assist in surgery and write prescriptions. **1 point**



**Public Library.** A facility accessible by the general public, generally funded from public sources such as taxes, and operated by a government entity to help educate and promote literacy. A public library is: (1) governed by a local board; (2) open to every community member; and (3) provides basic services without charge (story times, quiet study areas, etc.) **1 point**

**Park (city, state or local)** An area of land set-apart, owned, or managed by a city, state, or county governmental entity and available to the general public for use of its facilities for recreation. This does not include exclusively sports facilities and fairgrounds. **1 point**

**Licensed day care center (family projects only)** Licensed Day Care center means a licensed day care center licensed by the Iowa Department of Human Services and listed on the DHS Child Care Client Portal as a licensed center. This does not include any other type of daycare provider. (<https://ccmis.dhs.state.ia.us/clientportal/providersearch.aspx>) **1 point**

**Pharmacy** A location where prescription medications are sold. A pharmacy is constantly supervised by a licensed pharmacist. A pharmacy also sells over the counter medication for a variety of medical purposes. **1 point**

**Community College.** Accredited two-year schools that provide affordable postsecondary education. In addition, they may offer skilled technical training for students to have adequate preparation for jobs that require higher education or workforce training which they will receive a diploma for successful completion. Includes satellite campuses. **1 point**

**Convenience Store.** A small-sized store that offers a limited range of grocery and other items that people are likely to need or want as a matter of convenience. Convenience stores usually have longer shopping hours. **1 point**

**The following services shall be within walking distance (using Google Maps walking directions) of 0.5 mile or less to get the points associated with each:**

**Public Transportation** A passenger (transportation) service which is available for use by the general public that has set routes, stops, and time points. This type of transit is provided where no advance reservations are necessary. Service is available to the general public, including persons with disabilities. This does not include Amtrack and multi-state bus companies. **1 point**

**Schools.** An elementary, junior high or high school accredited by the Iowa Department of Education. **1 point**

**Category 11 – IFA Iowa Title Guaranty Certificate (0 or 2 points)**

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

**Category 12 – Iowa Thriving Communities (0 or 2 points)**

Projects located in one of the chosen cities are eligible for 2 points. Refer to Appendix O for the list of cities.