

APPENDIX K

MARKET STUDY PRE-APPLICATION, SET-ASIDES, AND APPLICATION EXHIBITS & SCORING CHECKLIST

Market Study Analysis Pre-Application (“Pre-Application”)				
A Pre-Application shall be submitted for all 2019 proposed Projects on November 1, 2018, no later than 4:30 p.m. C.S.T. The Pre-Application exhibits are as follows: 11T, 12T (optional), 3B, 4B, and 5B.				
EXHIBIT	SUPPLIED BY	APPLICATION REFERENCE	NARRATIVE DESCRIPTION	WHEN REQUIRED
11T	Applicant Upload	Exhibits Tab	Utility Allowance Documentation <ul style="list-style-type: none"> • Must be most recent PHA, HUD, or RD utility allowance documentation. • Circle amounts on the chart. • If the documentation is over a year old provide a statement via email or letterhead indicating it is most current from the provider. 	All proposed Projects
12T	Applicant Upload	Exhibits Tab	Market Study Documentation <ul style="list-style-type: none"> • Provide market information that may be helpful in determining market feasibility of the proposed Project. • An individual project’s Market Study Report shall be used solely for determining the market feasibility of the Project on an individual project basis. 	Optional
3B	Applicant Upload	Site Description	Color Photos of Project & Adjacent Property <p>Submit as one PDF file:</p> <ul style="list-style-type: none"> • Eight photos of each building are required for sites with existing buildings. <ul style="list-style-type: none"> ✓ Looking at each bldg. from the North, South, East, & West. ✓ Looking out from each bldg. toward the North, South, East, & West. • Eight photos are required for each site location for new construction projects. <ul style="list-style-type: none"> ✓ Looking toward the center of each site from the North, South, East, & West. ✓ Looking out from the center of each site toward the North, South, East, & West. • The photo shall include the street address, bldg. number & direction taken. This information can be included on the photo itself, or in the electronic name of the photo. 	All proposed Projects
4B	Applicant Upload & Online Application	Site Description & Buildings	Maps <ul style="list-style-type: none"> • Legible recent official city map pinpointing the site location(s). Shall show the legal address of the property, the names of surrounding streets & any other information important for the site inspection. • A plat map or proposed re-platting map for each site location • Both are required. 	All proposed Projects
5B	Applicant Upload & Online Application	Site Description, Site Control & Buildings	Site and Floor Plans <p>Shall clearly show the following:</p> <ul style="list-style-type: none"> • Location and extent of all work proposed in the Application • Site dimensions • Site zoning • Accessible site routes • Accessible Units • Easements and setbacks • Planting, utility & general notes • All buildings (including manager’s Units & accessory buildings), total number of Units, Net Square Footage of each Unit, and the total square footage of each building. • Unit numbers and AMI% of each Unit when the Owner has elected Income Averaging for the Minimum Set-Aside. 	All proposed 2019 Projects

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NON PROFIT SET-ASIDE				
Refer to QAP Sections 2.2.1 and 3.2.1.3				
Applicants requesting the Nonprofit Set-Aside shall complete the following tabs in the Application and upload the required exhibits no later than November 30, 2018 at 4:30 p.m. C.S.T.: Nonprofit Set-Aside, Project Name and Location, and the General Partner/managing member - Qualified Development Team tab. Submit the request for Nonprofit approval through the Nonprofit Set-Aside tab. Please note this is required for each Application that is submitting request for the Nonprofit Set-Aside in the 2019 funding round and is not per Nonprofit organization.				
EXHIBIT	SUPPLIED BY	APPLICATION REFERENCE	NARRATIVE DESCRIPTION	WHEN REQUIRED
1SA	Applicant Upload & Online Application	Nonprofit Set-Aside & Qualified Dev. Team	Internal Revenue Service ("IRS") Letter Stating the Nonprofit is a Qualified Nonprofit under 501(c)3 or 501(c)4	Projects applying for this Set-Aside.
2SA	Applicant Upload & Online Application	Nonprofit Set-Aside & Qualified Dev. Team	Attorney's Opinion Stating the Proposed Nonprofit is legally Organized and Eligible to Participate <ul style="list-style-type: none"> • IFA Required Template 	Projects applying for this Set-Aside.
3SA	Applicant Upload & Online Application	Nonprofit Set-Aside & Qualified Dev. Team	Nonprofit File-stamped Articles of Incorporation <ul style="list-style-type: none"> • Shall include as a purpose the fostering of low-income (or affordable housing) & other items that demonstrate satisfaction of the 2-year requirement for fostering low-income housing or requirements of 42(h)(5) 	Projects applying for this Set-Aside.
4SA	Applicant Upload & Online Application	Nonprofit Set-Aside & Qualified Dev. Team	Nonprofit Resume <ul style="list-style-type: none"> • Shall demonstrate the Nonprofit's capacity to materially participate in the operation of the Project through the Compliance Period and Extended Use Period. 	Projects applying for this Set-Aside.
5SA	Applicant Upload & Online Application	Nonprofit Set-Aside & Qualified Dev. Team	IRS Confirmation of Continued Qualified Nonprofit Status <ul style="list-style-type: none"> • Submit a print out from the IRS showing the nonprofit entity is still a qualified Nonprofit. Internal Revenue Service Nonprofit 	Projects applying for this Set-Aside.

SUPPORTIVE HOUSING FOR FAMILIES SET-ASIDE				
Refer to QAP Sections 2.2.2 and 3.2.1.2 and 2019 Application Appendix M.				
Applicants requesting this set-aside shall complete the Project Name and Location Tab, enter the qualified service provider information on the Qualified Development Team Tab, and upload Exhibit 1HSA. Submit the request for IFA's approval through the QDT-qualified service provider tab no later than November 30, 2018 at 4:30 p.m. C.S.T.				
EXHIBIT	SUPPLIED BY	APPLICATION REFERENCE	NARRATIVE DESCRIPTION	WHEN REQUIRED
1HSA	Applicant Upload & Online Application	Appendix 2HSA & Qualified Dev. Team	Qualified Service Provider Capacity Determination Form and a Complete Copy of the Qualified Service Provider's Most Recent Independent Audit (FY 2015 or later) <ul style="list-style-type: none"> • IFA Required Form • Submit to IFA no later than November 30, 2018 through the Qualified Development Team - Qualified Service Provider Tab. 	Projects applying for this set-Aside
2HSA	Applicant Upload & Online Application	2HSA & Qualified Dev. Team	Continuum of Care Review Form <ul style="list-style-type: none"> • IFA Required Form • Submit with the Application. 	Projects applying for this set-Aside

ON-LINE APPLICATION				
EXHIBIT	SUPPLIED BY	APPLICATION REFERENCE	NARRATIVE DESCRIPTION	WHEN REQUIRED
1T	Applicant Upload	Qualified Dev. Team & Buildings	Application Certification & Acknowledgements <ul style="list-style-type: none"> • IFA Required Form 	All Projects
2T	Applicant Upload	Site Control	Current Real Estate Tax Assessment Documentation <ul style="list-style-type: none"> • Refer to QAP Appendix 1-A. 	All Projects
3T's	Applicant Upload & Online Application	Ownership Entity	Ownership Entity (OE) Documentation 3Ta: IRS F.E.I.N. letter in the Ownership Entity's name. 3Tb & 3Tc: A Limited Partnership ("LP"), Limited Liability Partnership ("LLP") or Limited Liability Limited Partnership ("LLLLP") file-stamped certificate of Limited Partnership and a current Limited Partnership Agreement. 3Td & 3Te: A Limited Company ("LC"), Limited liability Company ("LLC") Ownership Entity's- file-stamped Article of Organization and a current Operating Agreement. 3Tf: Ownership Entity organizational chart.	All Projects

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EXHIBIT	SUPPLIED BY	APPLICATION REFERENCE	NARRATIVE DESCRIPTION	WHEN REQUIRED
4T's	Applicant Upload & Online Application	Qualified Dev. Team	<p>Owner Representative(s) (General Partners/managing members) Documentation</p> <p>4Ta & 4Tb: LP, LLP, or LLLP Owner Representative's file-stamped certificate of Limited Partnership and current Limited Partnership Agreement. 4Tc & 4Td: LC and LLC Owner Representative's file-stamped Articles of Organization and current Operating Agreement. 4Te, 4Tf, & 4Tg: A Corporation Owner Representative's file-stamped Articles of Incorporation, By-laws and Board Resolution approving actions of the corporation concerning the proposed Project.</p> <ul style="list-style-type: none"> • Required for each GP/MM. 	All Projects
5T	Applicant Upload & Online Application	Funding Sources	<p>Letters of intent from lending institutions (on their letterhead) for all construction and permanent financing</p> <ul style="list-style-type: none"> • Provide letters on lending institution's letterhead with all required items set forth in QAP Section 4.5.1. 	All Projects
6T	Applicant Upload & Online Application	Funding Sources	<p>Commitment letters from all other funding sources.</p> <ul style="list-style-type: none"> • Provide commitment letters for all other funding sources which includes, but not limited to, existing debt to be assumed, grants, loans, tax credits, tax increment financing, etc. Refer to QAP Section 4.5.2 • Provide a city resolution adopted by the city council that allows the creation of a TIF district or an Urban Revitalization Tax Exemption (URTE), subject to the Project being awarded Tax Credits. Refer to QAP Section 4.5.2 • The minimum General Partner/Managing Member contribution shall require a commitment letter. Refer to QAP Section 4.7.1 	All Projects
6Ta	Applicant Upload & Online Application	Funding Sources & Qualified Dev. Team	<p>Nonprofit Board of Director's Board Resolution Allowing a Deferred Payment Obligation to the Project</p> <ul style="list-style-type: none"> • Refer to QAP Section 4.4. 	If applicable
7T	Applicant Upload & Online Application	Project Description & Buildings	<p>HUD, RD and PHA Authorization to Release of Information</p> <ul style="list-style-type: none"> • Provide the applicable HUD, PHA or Rural Development (RD) Required Form. 	If applicable
8T	Applicant Upload & Online Application	Project Description, Site Control, Buildings, & Costs and Credit Calc.	<p>Attorney Opinion as to Project Acquisition Qualification</p> <ul style="list-style-type: none"> • IFA Required Template. • Acquisition/Rehabilitation and Adaptive Reuse Projects requesting Acquisition Tax Credits shall submit an Attorney Opinion letter as to the qualification for acquisition Tax Credits according to the Internal Revenue Code. • Refer to QAP Section 5.12. 	If applicable
9T	Applicant Upload & Online Application	Qualified Dev. Team & Costs and Credit Calc.	<p>Executed Copy of the Development Consultant Agreement(s)</p> <ul style="list-style-type: none"> • Provide an executed copy. 	If applicable
10T	Applicant Upload & Online Application	Funding Sources & Qualified Dev. Team	<p>Syndication or Other Sale or Exchange of Tax Credit Interest to Investors Documentation</p> <ul style="list-style-type: none"> • Provide an executed copy. • Enter the Syndicator/Direct Investor providing the interest letter on the Qualified Development Team Tab. 	All Projects
11T	Applicant Upload & Online Application	Project Description & Buildings	<p>Utility Allowance Documentation</p> <p>Most recent PHA, HUD, or RD or utility allowance documentation showing utility calculations.</p> <ul style="list-style-type: none"> • Circle utility amounts on chart. • If the documentation is over 1 yr. old, provide a statement from the provider confirming that the utility amounts are current. • HUD Projects shall provide a copy of the most current HUD Rent Schedule regardless if all utilities are included in rent. • RD Projects shall provide current documentation of RD utility allowance and budget/rent approval. • Do not submit any other form of utility allowance documentation. 	Required when all utilities are not included in rent and for all Projects with Federal Project-Based Rental Assistance.
13T	Applicant Upload		<p>Executed IRS Form 8821 (Tax Information Authorization) for the Developer(s)</p> <p>IRS Form 8821</p>	If requested by IFA

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EXHIBIT	SUPPLIED BY	APPLICATION REFERENCE	NARRATIVE DESCRIPTION	WHEN REQUIRED
14T's	Awarded Applicant Upload & Online Application	Ownership Entity & Qualified Development Team	<p>Authorized Signor(s) Documentation</p> <p>14Ta: <u>Ownership Entity - IFA Required Form</u></p> <p>14Tb: <u>General Partner(s)/managing member(s) - IFA Required Form</u></p> <ul style="list-style-type: none"> Awarded Applicants shall submit documentation of authorized signor(s) for each entity with Ownership in the Project. This includes entities that have Ownership in a General Partner or managing member. 	All Awarded Projects 30 days after Reservation of Credits.
15T	Applicant Upload & Online Application	Ownership Entity & Qualified Dev. Team	<p>State Agency Performance Information</p> <ul style="list-style-type: none"> <u>IFA Required Form</u> Upload a copy of each of the completed Exhibit 15T's along with a copy of the email sent to each state agency. Email Exhibit 15T to each state agency listed. <p>Part 1 - Authorization of Release of Information & Project Information</p> <ul style="list-style-type: none"> Any project team members associated with the application who have materially participated in a development role shall complete. Development role includes Developer(s), General Partners/managing members and Ownership Interest. Complete for each state in which the individuals /entity has previously participated or is currently participating in the Low Income Housing Tax Credit Program, including Iowa. <p>Part 2 - IRS Form 8823 and State Noncompliance Detail and Narrative</p> <ul style="list-style-type: none"> Shall be completed & signed by the individual/entity listed on Exhibit 15T Part 1, Section 1-D. List all IRS form 8823's (annual reports and/or on-site inspections) that were issued against each property between October 15, 2017 and October 15, 2018. List all Out of Compliance issues that have been reported as uncorrected (regardless if the "Out-of-Compliance" has been subsequently corrected) to the IRS for each LIHTC Project between October 15, 2015 and October 15, 2018. List all State Issued Notice of Noncompliance issues (which addresses issues that aren't in compliance with the LURA) that have been reported since October 15, 2015 – October 15, 2018. <p>Part 3 - State Agency Performance Questionnaire</p> <ul style="list-style-type: none"> Complete Section 1. 	All Projects
16T	Applicant Upload	Buildings & Costs and Credit Calc.	<p>QCT/DDA Map</p> <ul style="list-style-type: none"> Provide a map generated from the HUD GIS Website showing the entire Project is currently located in a QCT or DDA. 	If applicable
17T	Applicant Upload	Project Name and Location, Buildings, Project Description	<p>Location Near Services</p> <ul style="list-style-type: none"> Provide a Google Map (www.Googlemaps.com) using the Project's Primary Address ("PA") listed in the Buildings Tab and name and address of service. Requirements of QAP Section 5.4.2 shall be met. 	All Projects
18T	Applicant Upload	Project Name and Location, Buildings, Site Description & Costs and Credit Calc.	<p>Concerted Community Revitalization Plan for Projects located within a Qualified Census Tract ("CCRP")</p> <ul style="list-style-type: none"> Provide a copy of the Concerted Community Revitalization Plan applicable to the Project located within the CCRP area and in QCT. 	If applicable
19T	Applicant Upload	Site Description	<p>Scattered Site Google map</p> <ul style="list-style-type: none"> Provide a Google Map (www.Googlemaps.com) showing each site is located within a 20-mile radius. Refer to QAP Section 5.6. 	Scattered Site Projects
20T	Applicant Upload	Project Description & Buildings	<p>Income Averaging</p> <ul style="list-style-type: none"> Provide floor plan with Unit Numbers and the AMI% for each Unit. Provide calculation showing the income/rent average of all Units is sixty percent (60%) or less of AMI. 	If applicable
1B	Applicant Upload & Online Application	Site Control & Buildings	<p>Site Control or Ownership of Site(s) Documentation</p> <ul style="list-style-type: none"> Provide executed documents showing site control. Refer to QAP Appendix 1-A. 	All Projects
2B	Applicant Upload & Online Application	Site Control & Costs and Credit Calc.	<p>Appraisal</p> <ul style="list-style-type: none"> Required when land and buildings are acquired from a party with an Identity of Interest as defined in QAP Appendix 2 – Glossary of Terms. Valuation of land and buildings must be shown separately. Refer to QAP Section 5.9. 	If applicable

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EXHIBIT	SUPPLIED BY	APPLICATION REFERENCE	NARRATIVE DESCRIPTION	WHEN REQUIRED
3B	Applicant Upload	Site Description	<p>Color Photos of Project & Adjacent Property Submit as one PDF file:</p> <ul style="list-style-type: none"> • Eight photos of each building are required for sites with existing buildings. <ul style="list-style-type: none"> ✓ Looking at each bldg. from the North, South, East, & West. ✓ Looking out from each bldg. toward the North, South, East, & West. • Eight photos are required for each site location for new construction projects. <ul style="list-style-type: none"> ✓ Looking toward the center of each site from the North, South, East, & West. ✓ Looking out from the center of each site toward the North, South, East, & West. <p>The photo shall include the street address, bldg. number & direction taken. This information can be included on the photo itself, or in the electronic name of the photo.</p>	All Projects in the Pre-Application
4B	Applicant Upload & Online Application	Site Description & Buildings	<p>Maps</p> <ul style="list-style-type: none"> • Legible recent official city map pinpointing the site location(s). Shall show the legal address of the property, the names of surrounding streets & any other information important for the site inspection. • A plat map or proposed re-platting map for each site location • Both are required. 	All Projects in the Pre-Application
5B	Applicant Upload & Online Application	Site Description, Site Control & Buildings	<p>Site and Floor Plans Shall clearly show the following:</p> <ul style="list-style-type: none"> • Location and extent of all work proposed in the Application • Site dimensions • Site zoning • Accessible site routes • Accessible Unit Types • Easements and setbacks • Parking • Planting, utility & general notes • All buildings (including manager's Units & accessory buildings), total number of Units, Net Square Footage of each Unit, and the total square footage of each building. 	All Projects In the Pre-Application & at Threshold Application submission, if changes
6B's	Applicant Upload & Online Application	Site Description	<p>Detrimental Site Characteristics Remediation Documents If the site or adjoining sites contain any detrimental site characteristics, provide the following:</p> <ul style="list-style-type: none"> • 6B a: Remediation Plan • 6B b: Budget to make site suitable • 6b c: Map showing detrimental characteristics on site plan • Refer to QAP Appendix 1-H 	If applicable
7B	Applicant Upload & Online Application	Ownership Entity, Buildings, Site Description & Exhibits	<p>Political Jurisdiction Certification</p> <ul style="list-style-type: none"> • <u>IFA Required Form</u> • Generate on the Exhibits Tab after the Project Name & Location, Buildings, Ownership Entity, and Site Description tabs have been completed. • Shall be completed by an authorized city official with an attached site plan. 	All Projects
8B	Applicant Upload & Online Application	Buildings, Project Amenities, Project Description & Construction Characteristics	<p>Plans and Specifications Shall show all proposed work at a minimum schematic design level of completion.</p> <ul style="list-style-type: none"> • Label the use of all rooms in the building (i.e., computer learning center, manager's Unit, manager's office, library, media center room, craft room, maintenance room, dining room, fitness center, laundry room, beauty salon/barber room, etc.) • Label the square footage of each room in the building • Label Accessible routes • Label all Units with Accessibility type • List total number of Units • List total number of parking and type of parking (surface, garages, underground) • Label all rooms in the Units (i.e. bedroom, bathroom, kitchen, living room, closets, etc.) • Label the net square footage of each Unit 	All Projects
9B	Applicant Upload & Online Application	Construction Characteristics, Project Amenities & Project Description	<p>Preliminary Costs and Scope of Work</p> <ul style="list-style-type: none"> • <u>IFA Required Form</u> • Provide a Scope of Work for the Project that includes a cost estimate for the Hard Construction Costs for the Project. • Refer to QAP Section 5.10 	All Projects

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QAPSECTION 6 - SCORING				
EXHIBIT	SUPPLIED BY	APPLICATION REFERENCE	NARRATIVE DESCRIPTION	WHEN REQUIRED
	Online Application	Project Description & Buildings	<p>6.1.1 Serves Lowest Income Residents (0 to 20 points)</p> <ul style="list-style-type: none"> Check the box on the Project Description Tab. On the Buildings Tab, enter the number of LIHTC Units that shall be set-aside and occupied by tenants with incomes at forty percent (40%) AMI or less and are rent restricted. On the Buildings Tab, enter the number of LIHTC Units that shall be set-aside and occupied by tenants with incomes at thirty percent (30%) AMI or less and are rent restricted. These Units shall be in addition to any Units selected for the forty percent (40%) AMI or less. Only points for the 40% AMI or less is available to an Applicant applying under the Supportive Housing for Families Set-Aside. <p><i>This category is not available to an Applicant that elects points in Section 6.1.4 – Provides an Opportunity for Homeownership, an Applicant that elects the Income Averaging Minimum Set-Aside, or a Project that has Federal Project-Based Rental Assistance, HUD-VASH Voucher Assistance, or Local Project-Based PHA Voucher Assistance.</i></p>	If applicable
	Online Application	Project Description & Buildings	<p>6.1.2 Market Rate Incentive (0 to 10 points)</p> <ul style="list-style-type: none"> Check the box on the Project Description Tab. Enter the market rate Units in the Buildings Tab. <p><i>This category is not available to an Applicant that elects points in Section 6.1.4 – Provides an Opportunity for Homeownership, an Applicant that elects the Income Averaging Minimum Set-Aside, or a Project that has Federal Project-Based Rental Assistance, HUD-VASH Voucher Assistance or Local Project-Based PHA Voucher Assistance.</i></p>	If applicable
	Online Application	Project Description & Buildings	<p>6.1.3 Serves Tenant Population of Individuals with Children (3 points)</p> <ul style="list-style-type: none"> Check the box on the Project Description Tab. Enter at least ten percent (20%) of the Units in the Buildings Tab as three or more bedroom LIHTC Units. Projects with three bedroom Units shall have at least one full bathroom and one three quarter bathroom. Projects with four or more bedrooms Units shall have at least two (2) full bathrooms. A minimum 5" wide ADA compliant roll in shower may be substituted for one tub in a four bedroom Unit. <p><i>This category is not available to an Applicant applying under the Supportive Housing for Families Set-Aside.</i></p>	If applicable
	Online Application	Project Description	<p>6.2.1 Great Places (2 points)</p> <ul style="list-style-type: none"> Check the box on the Project Description Tab if 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 three years, pursuant to Section 303.3C, subsection 4 of the Iowa Code. If a Scattered Site Project, all building addresses shall meet the Great Places requirement. 	If applicable
	Online Application	Project Description & Buildings	<p>6.2.2 Density (0 to 8 points)</p> <ul style="list-style-type: none"> Enter the correct complete address (number and street name, city, and nine-digit zip code) for each building (at each site) in the Buildings Tab. If a Scattered Site Project, all building addresses shall be listed in a qualifying census tract to be eligible for points. If buildings are in different categories of qualifying census tracts, the lesser points shall be awarded. Refer to 2019 Application Appendix L. 	If applicable
	Online Application	Project Description & Buildings	<p>6.2.3 Iowa Opportunity Index Census Tracts (0 to 5 points)</p> <ul style="list-style-type: none"> Enter the correct complete address (number and street name, city, and the nine-digit zip code) for each building at each site in the Buildings Tab. If a Scattered Site Project, all building addresses shall be listed in a qualifying opportunity area to be eligible for points. If buildings are in different categories of qualifying opportunity areas, the lesser points shall be awarded. Refer to 2019 Application Appendix D. 	If applicable
	Online Application	Project Amenities & Projected Operating Costs	<p>6.3.1 Market Appeal (0 to 39 points)</p> <ul style="list-style-type: none"> Check all applicable boxes. Enter applicable expenses in the Projected Operating Costs Tab as applicable. Show all elections in the plans and specifications and the Scope of Work. 	If applicable
	Online Application	Project Amenities	<p>6.3.4 Construction/Unit Characteristics (0 to 16 points)</p> <ul style="list-style-type: none"> Check the applicable boxes. Show all elections in the plans and specifications and the Scope of Work. 	If applicable

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EXHIBIT	SUPPLIED BY	APPLICATION REFERENCE	NARRATIVE DESCRIPTION	WHEN REQUIRED
	Online Application & Applicant Upload	Buildings	6.3.5 Olmstead Goals (0 to 13 points) <ul style="list-style-type: none"> Enter the number of Accessible Unit types. Enter each Accessible Unit Type. If at least fifty percent (50%) of the Fully Accessible Units and Additional Accessible Type A Units entered into the Buildings Tab are two, three, or four bedroom LIHTC Units, preliminary points shall automatically be requested. Refer to QAP Appendix 2-Glossary of Terms, Accessible Units. 	If applicable
	Online Application	Project Description	6.3.6 Impact on Environment (0 to 8 points) <ul style="list-style-type: none"> Check the applicable boxes. Show all elections in the plans and specifications and the scope of work. 	If applicable
	Online Application	Project Description	6.3.7 Energy Efficiency (8 points) <ul style="list-style-type: none"> Check the applicable box(es) . Projects that include New Construction and Existing Structures must comply with each applicable election and check each box to receive the full 8 points. <p><i>The 2015 International Energy Conservation Code ("IECC") election is not available to Projects utilizing Historic Tax Credits.</i></p>	If applicable
	Online Application	Project Description	6.4.1 Iowa Title Guaranty (7 points) <ul style="list-style-type: none"> Check the box. 	If applicable
	Online Application	Qualified Development Team	6.4.2 Developer or General Partner/Managing Member Experience (5 points) and Performance (-3 points maximum) <ul style="list-style-type: none"> Answer the experience questions and enter the corresponding information for the Developer and/or General Partner/managing member or Development Consultant if applicable, of this Project. (5 points maximum) Answer the performance questions.. 	If applicable
	Online Application	Project Description	6.4.3 Waives Right to Qualified Contract (25 points) <ul style="list-style-type: none"> Check the box. <p><i>This category is not available to an Applicant that elects points in 6.1.4 - Provides an Opportunity for Homeownership.</i></p>	If applicable
	Online Application	Project Description & Costs and Credit Calc.	6.4.4 Construction and On Site Work Costs (0 to 3 points) <ul style="list-style-type: none"> Check the applicable box on the Project Description Tab to request points for this category. I 	If applicable
1S	Applicant Upload & Online Application	Project Description	6.4.5 Capital Needs Assessment (5 points) <ul style="list-style-type: none"> Check the box and upload the Capital Needs Assessment ("CNA"). Refer to QAP Appendix 2-Glossary, Capital Needs Assessment. <p><i>This category is not available for Adaptive/Reuse Projects.</i></p>	Acq/Rehab or Rehab Projects
2S	Applicant Upload & Online Application	Project Description & Buildings	6.1.4 Provides an Opportunity for Homeownership (15 points) <ul style="list-style-type: none"> <u>IFA Required Form</u> Provide the signed Owner/GP Acknowledgement of Appendix G, along with the required Iowa ROSE homeownership plan ("Plan"). The Plan and the signed Owner/GP Acknowledgement are due at Threshold Application submission as part of the Exhibit 2S. Check the box on the Project Description Tab. Refer to 2019 Application Appendix G - Iowa Rose Program and QAP Appendix 2-Glossary of Terms, ROSE Program. <p><i>This category is not available to an Applicant that elects points for Section 6.1.1 – Serves Lowest Income Residents, Section 6.1.2 – Market Rate Incentive, Section 6.4.3 – Waives Right to a Qualified Contract, an Applicant applying under the Supportive Housing for Families Set-Aside, or an Applicant that elects the Income Averaging Minimum Set-Aside.</i></p>	If applicable
4S	Applicant Upload & Online Application	Project Description & Site Description	6.4.6 Environmental Site Assessment (1 point) <ul style="list-style-type: none"> Check the box and upload the Phase I Environmental Site Assessment. Enter detrimental site characteristics on Site Description Tab, if applicable. 	If applicable
	Online Application	Project Descr., Funding Sources, Buildings, Costs & Credit Calc. & Financial Feasibility	6.4.7 Leverage – Tax Credit Cap (3 points maximum) <ul style="list-style-type: none"> <u>Select yes on the Project Description Tab.</u> 	If applicable

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EXHIBIT	SUPPLIED BY	APPLICATION REFERENCE	NARRATIVE DESCRIPTION	WHEN REQUIRED
6S	Applicant Upload & Online Application	Project Description, Buildings & Funding Sources	<p>6.3.2 Projects with Historical Significance (8 points)</p> <ul style="list-style-type: none"> • Provide documentation from the State Historical Preservation Officer demonstrating that all buildings within the Project are listed on the National Register of Historic Places or determined to be eligible for the National Register by the State Historic Preservation Officer. • Enter State and Federal Historic Tax Credits as a funding source in the Funding Source Tab. • If the Applicant does not have a commitment for State Historic Tax Credits, a General Partner Loan in anticipation of receipt of the State Historic Tax Credits may be entered in the Funding Sources Tab and a commitment letter provided. • Answer the related question for each building on the Buildings Tab. 	If applicable
7S	Applicant Upload & Online Application	Project Description	<p>6.3.3 Projects that have Federal Project-Based Rental Assistance, HUD-VASH Voucher Assistance or Local Project-Based PHA Voucher Assistance (0 to 35 points)</p> <ul style="list-style-type: none"> • <u>HUD, PHA, or Rural Development (RD) Form</u> • Check the applicable box on the Project Description Tab. • Provide the applicable signed Release of Information (HUD, PHA, or Rural Development Required Form) completed and signed by the titleholder of the real estate with the Federal Project-Based Rental Assistance or HUD-VASH Vouchers. • Provide the signed PHA Release of Information form for Local Project Based PHA Voucher Assistance or HUD-VASH Vouchers. • Points may only be requested for one of the following: Project-Based Rental Assistance, HUD-VASH Voucher, or Local Project-Based PHA Voucher assistance. <p><i>This category is not available to an Applicant that elects points for Section 6.1.1 – Serves Lowest Income Residents, Section 6.1.2 – Market Rate Incentive, an Applicant applying under the Supportive Housing for Families Set-Aside, or an Applicant that elects the Income Averaging Minimum Set-Aside.</i></p>	If applicable