**THRESHOLD CHECKLIST**

RENTAL WITHOUT TAX CREDITS

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| **Code Reference** | **Description** | **Required** |
| Application | Complete Application | Yes |
| Application | Flood Zone  No assisted rental unit may be located in an identified or proposed flood zone. | Yes |
| Application | Wetland  No assisted rental unit may be located in designated wetland. | Yes |
| Application | Repay/Forfeit Funds  The Ownership Entity/General Partner(s) and Developer have not worked on any housing project/program where they had to repay or forfeit any funds awarded from a federal, state, or local program. | Must answer & explain |
| Application | Site Control  Applicant has site control up through IFA Board meeting date. | Yes |
| Application | Underwriting  Application met IFA underwriting standards. | Yes |
| Application | Zoning  Property location is zoned correctly or will be prior to construction. | Yes |
| Application | HOME Subsidy Layering  IFA shall evaluate the project in accordance with subsidy layering guidelines adopted by HUD for this purpose. | Yes |
| Application | Radon  All homes must be tested for radon. Radon gas is measured in picocuries per liter (pCi/L) of air. If a home tests at over 4.0 pCi/L or over, a mitigation system must be installed in the house. | Yes |
| Application | Local Support  The application shall demonstrate local support for the proposed activity. | Yes |

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| Application | HOME Certification  The application shall include a HOME certification that the applicant will comply with all applicable state and federal laws and regulations. | Yes |
| Application | Evidence of Need  The application shall provide evidence of the need for the proposed activity, the potential impact of the proposed activity, the feasibility of the proposed activity, and the impact of additional housing resources on the existing related housing market. | Yes |
| Application | Award Limit  An award shall be limited to no more than $1,000,000. | Yes |
| Federal  24 CFR 5 | Ineligible Parties  The following parties are not on the U.S. Dept. of HUD’s debarred list: Ownership Entity, General Partner, Co-General Partner, Developer, Co-Developer, and Management Company. | Yes |
| Federal  24 CFR 51, subpart B | Noise Abatement and Control  The requirements set out in Section 51.104(a) are designed to insure that interior level noise does not exceed the 45 decibels (dB) level established as a goal in Section 51.101(a)(9). | Yes |
| Federal  24 CFR 92.202 | Site & Neighborhood Standards  Incorporate the site and neighborhood standards of the HOME Program as an integral part of the project evaluation process to ensure proposed project locations will not contribute to undue concentration of affordable housing in RCAP areas. | Yes |
| Federal  24 CFR 92.205 | Minimum HOME Subsidy  The HOME subsidy to the project is at least $1,000 per unit. | Yes |
| Federal  24 CFR 92.250 | Per Unit Dollar Limits  The total amount of HOME funds awarded on a per-unit basis may not exceed the per unit dollar limitations established annually by HUD. | Yes |
| Federal  24 CFR 92.250 | GAP Financing  The application shall show that a need for HOME assistance exists after all other financial resources have been identified and secured for the proposed activity. | Yes |

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| Federal  24 CFR 92.250 | Pro Rata or Fair Share  The total amount of HOME funds awarded on a per-unit basis cannot exceed the (2012) pro rata or fair share of the total project costs when compared to a similar unit in a rental activity. | Yes |
| Federal  24 CFR 92.251 | Property Standards  All newly constructed housing shall be constructed in accordance with any locally adopted and enforced building codes, standards and ordinances. In the absence of locally adopted and enforced building codes, the requirements of the International Code Council’s International Residential Code shall apply. | If new const. |
| Federal  24 CFR 92.251 | Property Standards  All rental housing involving rehabilitation shall be rehabilitated in accordance with Iowa’s Minimum Housing Rehabilitation Standards. | If rehab or acq/rehab |
| Federal  24 CFR 92.251 | HOME Handicapped Accessibility Requirement  If new construction or acq./new const., the project must have at least 5% Handicapped Accessible units.  If acq., acq./rehab., or rehab., and has15 or more units, the project must have at least 5% Handicapped Accessible units. | Yes |
| Federal  24 CFR 92.251 | HOME Handicapped Accessibility Requirement  If new construction or acq./new const., the project must have at least 2% Visual/Hearing Handicapped Accessible units.  If acq., acq./rehab., or rehab., and has 15 or more units, the project must have at least 2% Visual/Hearing Handicapped Accessible units. | Yes |
| Federal  24 CFR 92.252 | HOME Rent Limits  HOME-assisted units meet HOME rent limits. | Yes |
| Federal  24 CFR 92.252 | HOME Income Limits  For a rental project, all (HOME)assisted units shall be rented to low-income households; at initial occupancy, at least 90% of the units shall be rented to households with incomes at or below 60% AMI and, for projects with 5 or more (HOME-assisted) units, at least 20% of the units shall be rented to very low-income households. | Yes |
| Federal  24 CFR 92.504 | Project Timeline  Activity timeline for completing the project is within allowed HUD guidelines. | Yes |

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| State  265-39.3(16) | Eligible HOME Applicant  Application is from a qualified, eligible HOME applicant. | Yes |
| State  265-39.4(16),  39.4(1) | Eligible HOME Activities  Funds requested are for an eligible HOME activity/activities. | Yes |
| State  265-39.6(16),  39.6(1) | HOME Purpose & Consolidated Plan  The application shall propose a housing activity consistent with the HOME fund purpose and eligibility requirements and the state consolidated plan. | Yes |
| State  265-39.6(2) | Capacity  The application shall document the applicant's capacity to administer the proposed activity. Such documentation may include successful administration of prior housing activities... | Yes |
| State  265-39.6(2)  & IDPH | Lead Based Paint Requirements  Applicant agrees to use a Lead Safe Renovator for lead based paint issues. (Only required for pre-1978 buildings) | If pre-1978 project |