**NHTF Q & A**

**Q1.** I have a couple of questions regarding the National Housing Trust Fund.  Would converting a hotel into permanent living units be considered adaptive reuse?

**A1.** Yes

**Q2.** Can an application include two different activities? There are different needs within our homeless community, and we would like to do a couple of new construction units at one site and adaptive reuse at another site.  They would all be managed under the same organization.

**A2.** No, two separate applications would have to be submitted.

**Q3.** As a project leases up to households that are homeless and are below 30% of the median income, at the time of lease-up. While tenants work with our social workers over time, if they exceed that 30% income level at annual lease renewal, can they remain in the rental unit that was part of the NHTF program, or do they have to find another unit?

**A3.** A person cannot be made to move out of a unit because their income goes over 30% AMI. At the time of the lease renewal, the income will be calculated and if they go over the 30% AMI, the tenant’s rent will increase up to 30% of their income. The project will be viewed as “temporarily out of compliance”.

**Q4.** Does the Housing First model mean that the landlord cannot do their regular background screening on the applicants for background checks, credit checks, previous landlord checks, etc.? Our definition for the Housing First Model is to eliminate as many barriers as possible to get the household off the streets and no longer homeless.   Unless they are a convicted sex offender or meth maker, we to allow them to lease-up.  What is the rule for the NHTF?  The developer we are working with wants to know what screening he can do on the clients.

**A4.** Please refer to the following Allocation Plan language:

“Housing First” practices include the following features:

* Minimal barriers to housing entry
* Person-oriented and respects tenant choice
* Failure to participate in formal service programs is not cause for eviction

Also, note that Housing First practices are a high priority for IFA but not a mandatory requirement. However, in order for an application to be awarded points under the Targeted Populations scoring criterion, the proposed project must target Families Experiencing Homelessness through a Housing First permanent supportive housing model. IFA would not view a landlord completing all “regular” background screening including background checks, credit checks, previous landlord checks, etc. as embracing the Housing First model. Please review the 2022 Housing Trust Fund Allocation Plan for additional information.

**Q5.** Can NHTF be used in conjunction with 9% LIHTC applications that include units for families near homelessness?

**A5.** No IFA has not layered NHTF with LIHTC

**Q6.** If a project design has bedrooms that do not have a window but are approved by the local building code officials as a bedroom by virtue of having adequate egress and a building sprinkler system, will IFA allow these rooms to be qualified as bedrooms in the application?

**A6.** The local building code determines if a room qualifies as a bedroom.

**Q7.** Under General Information/Eligible Activities & Funding Limits it states, "The maximum amount of funding awarded per rental project is $2,700,000...."  Is this accurate? If not, what is the total amount of funding available for the award?

**A7.** The NHTF has approximately $4 million dollars for 2021 and $4 million for 2022. IFA has always been a year behind in making NHTF awards. The timing this year would allow IFA to award $8 million if there are viable applications that deem fundable.

**Q8**. On page 4 of the application manual, top right cell, it says 0 to 30 points for Targeted Populations. I am unable to find a description for “20 points for Category A’ and “10 points for category B”. Are there definitions somewhere for these two categories?

**A8**. Yes. Please refer to the draft 2022 NHTF Allocation Plan available on the web site here: [National Housing Trust Fund Resources (iowafinance.com)](https://www.iowafinance.com/resource-archive/?program=National+Housing+Trust+Fund&page-id=4490&open=2021+Program) Scroll all the way down to the bottom of the NHTF Forms & Resources section, then click on Allocation Plan. You should see the direct link to the draft Allocation Plan, which includes the proposed scoring criteria.

**Q9**. If the applicant does neither Housing First nor Substance Use Recovery Housing, do they meet the threshold for further review?

**A9**. An application that does not plan to reserve units for an identified Target Population may meet threshold if the application satisfies all minimum threshold review criteria. However, the application would not be awarded points under the Target Population scoring item.

**Q10**. How many points are there total in the scoring?

**A10**. The maximum points available would be 116, if an application was awarded the maximum points under each scoring item.