

SCORING CRITERIA TO PROJECTS THAT PASS THRESHOLD.

The Table below lists the scoring category and guidance on requesting preliminary scoring points.

SCORING

Match	Funding Sources & Match. Eligible local and state sources	Points will be awarded if the application lists match for the project and the IFA required form for the Match exhibit 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.	0 pts.=1-8% eligible match; 3 pts.=9-16% eligible match; 6 pts.=17-24% eligible match; 9 pts.=25% or more eligible match
CHDO	CHDO Application	HUD requires that IFA allocate 15% of the HOME funds to Community Housing Development Organizations (CHDO)	Either 0 or 9 points
Targeted Population	Project Name & Description	Points will be awarded for projects targeting one of these populations: 1) Homeless persons, including homeless individuals, families, youth and/or veterans; 2) Persons with HIV/AIDS; 3) Persons with disabilities; 4) Persons with Substance Abuse Addiction; 5) Transitional Housing; 6) Victims of Domestic Violence.	Either 0 or 5 points
Historical Significance	Project Name &	Points will be awarded if the application says all buildings in the project have the proper historic designation and historically significant documents are provided as the exhibit	Either 0 or 2 points.

	Description, Building	number listed demonstrating that the entire project is on the National Register of Historic Places or that it is determined eligible for the National Register by the State Historic Preservation Office. An Applicant electing points for this category shall use the maximum amount of state and federal historic tax credits as awarded by the appropriate agency as a funding source. Due diligence with the State Historic Preservation Officer (SHPO) on the Owner-elected scoring categories shall be completed by the Applicant prior to submission of the Application to ensure all elections are permissible by SHPO.	
CDC Social Vulnerability Index	Project Name and Location & Buildings	0 to 10 points based upon the proposed project's location within a community located in a county with the following level of vulnerability, based upon Overall SVI, Iowa-Statewide Comparison for the most recent year in which data is available at the time of scoring: The Social Vulnerability Index (SVI): Interactive Map - Search work results (bing.com)	High-10 pts Mod to High- 5 pts Low to Mod-2 pts Low-0 pts
Fully Accessible Units	Buildings	Enter the number of Fully Accessible, Units with Communication Features, and Additional Accessible Type A Units for each building on the Buildings Tab. Select the applicable accessibility type for each Unit for scoring points under this category. Accessible Units and accessibility type shall be included in the Plans. If the units are not included on the Plans, then the project will not receive the points. If 50% of the HOME units are fully accessible	Either 0 or 10 points
Fully Accessible Units	Buildings	One minimum 5' wide ADA-compliant roll-in shower per each ADA fully accessible unit (committed above) and shall be disbursed throughout the property and in different bedroom sizes.	Either 0 or 1 point
Capacity	Capacity review	Points will be awarded based on IFA's review of the Capacity section of the application	0 pts =High Risk 5 pts=Medium Risk 10pts=Low Risk

Impact on the Environment	Project Description, Exhibits & Scoring	<p>Check the boxes on the Project Description Tab for each item that will be provided and for which points are requested.</p> <p>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.</p>	2 points
		<p>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.</p>	2 points
		<p>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.</p>	2 points
		<p>MANDATORY. Radon-reducing features below the building slab along with vertical vent pipe(s) and junction box(es) following requirements in Appendix F, "Radon Control Methods" in the 2012 International Residential Code.</p>	
		<p>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:</p>	
Location near services	Project Description, Exhibits & Scoring	<p>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,</p>	1 point

		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.)	
		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	1 point

		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)	
		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
		Convenient 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

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Iowa Thriving Communities	Project Name	Iowa Thriving Communities elevates best practices from communities that excel to leverage innovative methods to attract housing opportunities. Points will be awarded if the application has been selected by IFA as a “Thriving Community”	Either 0 or 2 points
Federally Declared Disaster area 20204	Project Name	Adair, Montgomery, Polk, and Story Counties. Areas affected by severe storms, tornadoes, and flooding from May 20-21, 2024. Clarke, Harrison, Mills, Polk, Pottawattamie, Ringgold, Shelby, and Union County affected on June 16, 2024.	Either 0 or 5 points
Iowa Title Guaranty	Project Name & Description	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 the land and pre-existing improvements, if any, combined with the total Hard Construction Costs of the Project.	Either 0 or 2 points

Resources

IFA Website: Notices, Application Package, Home Exhibits, Appendices, IFA Forms, and Webinars.