

EXHIBIT H-34

SITE AND NEIGHBORHOOD STANDARDS APPROVAL

It is HUD's policy that proposed sites for new construction rental projects with HOME funds cannot be located in areas of minority concentration. (See 24 CFR 92.202) Areas of minority concentration are areas where the percentage of minorities is greater than 50%.

The only exceptions to this policy are that a project may be located in an area of minority concentration only if: 1) "Sufficient" and "comparable opportunities" exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration; or B) The project is necessary to meet overriding housing needs that cannot be met in that housing market area.

Applications seeking HOME funding from IFA for a new construction or acquisition/new construction rental project require a finding that the property meets HUD's site and neighborhood standards or that a policy exception exists. IFA will review the information and issue a finding as to whether the property meets the requirements of site and neighborhood standards.

Part I. Provide Project Information

Name of Project	Project Address, City, Zip	Census Tract Number	Surrounding Contiguous Census Tract Numbers	Minority Percentage

Part II. Attach Census Maps

All applicants applying for a new construction or acquisition/new construction project must attach:

- Census maps of the location of the site and the surrounding census maps.

Part III. Attach Exception Documentation

If the project is located in a census tract where the Minority Percentage is listed as 50.01% or more (as noted on Appendix P – Iowa Census Tract Minority Percentages), the applicant must also attach:

- Documentation to support an exception to the general policy that shows that sufficient/comparable opportunities or an overriding housing need exists (e.g., photographs, applicant-commissioned market studies, redevelopment plans, etc.).

Part V. Certification

I certify that the above and attached information is true and accurate and understand that the granting of an approval is contingent on IFA's review of the site.

Signature of Ownership Entity Representative

Date

Printed Name

Title