

2025 9% LIHTC COMBINED RANKMASTER

TAX CREDITS AVAILABLE		\$9,806,588		HOME AVAILABLE		\$3,000,000		NATIONAL HOUSING TRUST FUND AVAILABLE		\$1,500,000					
INNOVATION SET-ASIDE		\$1,000,000													
#	Project Name	City	County	Set-Asides Requested	Project Type	Occupancy Type	Total LIHTC Units	Total Score	Tax Credit Award	Tax Credit/Unit	Tax Credits Available	National Housing Trust Fund Award	State HOME Award	Comments	Developer
25-01	Goldfinch Lofts	Des Moines	Polk	Innovation	New Construction	Family	28	N/A	\$1,000,000	\$35,714	\$8,806,588	\$0	\$500,000	State HOME and LIHTC Awards Approved March 5, 2025	Cutler Development, LLC & Arch Icon Development Corporation
<b>Sub Total</b>							<b>28</b>	<b>-</b>	<b>\$1,000,000</b>	<b>-</b>	<b>\$8,806,588</b>	<b>\$0</b>	<b>\$500,000</b>		

NONPROFIT SET-ASIDE		At least 980659													
#	Project Name	City	County	Set-Asides Requested	Project Type	Occupancy Type	Total LIHTC Units	Total Score	Tax Credit Award	Tax Credit/Unit	Tax Credits Available	National Housing Trust Fund Award	State HOME Award	Comments	Developer
25-02	Maplecrest Apartments	Hawarden	Sioux	Nonprofit, Rural	NC, Rehab	Family	20	49	\$514,800	\$25,740	\$8,291,788	\$0	\$564,999	Tiebreaker	Community Housing Initiatives, Inc.
25-13	Brockton Place	Newton	Jasper	Nonprofit, Rural	NC	Older Persons 62	44	49	\$1,300,000	\$29,545	\$6,991,788	\$0	\$500,000	Tiebreaker	Woda Cooper Development, Inc & Parallel Housing Inc.
<b>Sub Total</b>							<b>64</b>	<b>-</b>	<b>\$1,814,800</b>	<b>-</b>	<b>\$6,991,788</b>	<b>\$0</b>	<b>\$1,064,999</b>		

RURAL SET-ASIDE		At least \$1,600,000													
#	Project Name	City	County	Set-Asides Requested	Project Type	Occupancy Type	Total LIHTC Units	Total Score	Tax Credit Award	Tax Credit/Unit	Tax Credits Available	National Housing Trust Fund Award	State HOME Award	Comments	Developer
25-15	Encore Senior Living	Mason City	Cerro Gordo	Rural	NC	Older Persons 55+	45	50	\$1,293,687	\$28,749	\$5,698,101	\$500,000	\$500,000	Tiebreaker	Horizon Development Group, Inc.
25-05	River District	Fort Dodge	Webster	Rural	NC	Family	40	50	\$1,195,346	\$29,884	\$4,502,755	\$0	\$0		Hoppe & Son, LLC
<b>Sub Total</b>							<b>85</b>	<b>-</b>	<b>\$2,489,033</b>	<b>-</b>	<b>\$4,502,755</b>	<b>\$500,000</b>	<b>\$500,000</b>		

GENERAL		\$4,502,755													
#	Project Name	City	County	Set-Asides Requested	Project Type	Occupancy Type	Total LIHTC Units	Total Score	Tax Credit Award	Tax Credit/Unit	Tax Credits Available	National Housing Trust Fund Award	State HOME Award	Comments	Developer
25-06	Foundry Lofts	Des Moines	Polk	-	NC	Family	46	50	\$1,300,000	\$28,261	\$3,202,755	\$1,000,000	\$500,000		Gratus Development, LLC & Christensen Development 1, LLC
25-22	The Iris	Iowa City	Johnson	-	NC	Older Persons 55+	44	49	\$1,300,000	\$29,545	\$1,902,755	\$0	\$0	Tiebreaker	SJB Development, LLC & The Housing Fellowship
25-10	The Residence at Carter Lake	Carter Lake	Pottawattamie	-	NC	Older Persons 55+	54	49	\$1,300,000	\$24,074	\$602,755	\$0	\$0	Tiebreaker	Overland Property Group, LLC
25-03	Manor 2.0	Davenport	Scott	Nonprofit	Rehab	Family	10	45	\$316,250	\$31,625	\$286,505	\$0	\$0		Vera French Community Mental Health Center
<b>Sub Total</b>							<b>154</b>	<b>-</b>	<b>\$4,216,250</b>	<b>-</b>	<b>\$286,505</b>	<b>\$1,000,000</b>	<b>\$500,000</b>		
<b>TOTAL AWARDED</b>							<b>331</b>	<b>-</b>	<b>\$9,520,083</b>	<b>-</b>	<b>\$286,505</b>	<b>\$1,500,000</b>	<b>\$2,564,999</b>		

#	Project Name	City	County	Set-Asides Requested	Project Type	Occupancy Type	Total LIHTC Units	Total Score	Tax Credit Award	Tax Credit/Unit	Tax Credits Available	National Housing Trust Fund Award	State HOME Award	Comments	Developer
<b>NO OFFER - NO TAX CREDIT AWARD</b>															
#	Project Name	City	County	Set-Asides Requested	Project Type	Occupancy Type	Total LIHTC Units	Total Score	Tax Credit Award	Tax Credit/Unit	Tax Credits Available	National Housing Trust Fund Award	State HOME Award	Comments	Developer
25-14	Emerson Way	Norwalk	Warren	Nonprofit, Rural	NC	Older Persons 62	48	49	\$0	\$0	\$286,505	\$0	\$0	Developer Cap	Woda Cooper Development, Inc & Parallel Housing Inc
25-11	The Hatchery	Newton	Jasper	Rural	NC	Family	36	49	\$0	\$0	\$286,505	\$0	\$0	Community Cap	Pivotal Development LLC
25-07	Renn Haven	Mason City	Cerro Gordo	Rural	NC	Older Persons 55+	58	50	\$0	\$0	\$286,505	\$0	\$0	Community Cap	TTT Development, LLC
25-19	The Residence at Bluestem	Mason City	Cerro Gordo	Rural	NC	Older Persons 55+	51	49	\$0	\$0	\$286,505	\$0	\$0	Community Cap	Overland Property Group, LLC
25-21	Oak Hill Heights	Fort Dodge	Webster	Rural	NC	Family	48	49	\$0	\$0	\$286,505	\$0	\$0	Community Cap	Apex Development Group of Iowa, LLC
25-23	Twin Meadows Village	Story City	Story	-	NC	Family	36	49	\$0	\$0	\$286,505	\$0	\$0	Insufficient Credits	MCC Development of Iowa, LLC & Fireson Development Group, LLC
25-17	Wildflower Wynds	Osceola	Clarke	Rural	NC	Family	40	49	\$0	\$0	\$286,505	\$0	\$0	Insufficient Credits	Commonwealth Development Corporation of America
25-16	Newbury Commons	Des Moines	Polk	-	NC	Older Persons 55+	49	49	\$0	\$0	\$286,505	\$0	\$0	Insufficient Credits	Newbury Management Company dba Newbury Living
25-12	Lincoln Elementary	Fort Madison	Lee	Rural	NC & Adaptive Reuse	Older Persons 55+	33	47	\$0	\$0	\$286,505	\$0	\$0	Insufficient Credits	Southeast Iowa Housing, Inc. & DB Financial LLC
25-09	First Avenue Flats	Council Bluffs	Pottawattamie	-	NC	Family	45	47	\$0	\$0	\$286,505	\$0	\$0	Insufficient Credits	Volker Development Inc.
25-03	Agassiz Lofts	Ottumwa	Wapello	Rural	NC & Adaptive Reuse	Family	36	46	\$0	\$0	\$286,505	\$0	\$0	Insufficient Credits	CBC Financial Corporation
25-20	Roosevelt Ridge	Iowa City	Johnson	-	NC	Older Persons 62	51	45	\$0	\$0	\$286,505	\$0	\$0	Insufficient Credits	TWG Development, LLC
25-18	The Web	Sioux City	Woodbury	-	NC & Adaptive Reuse	Family	42	45	\$0	\$0	\$286,505	\$0	\$0	Insufficient Credits	Commonwealth Development Corporation of America
<b>Sub Total</b>							<b>573</b>	<b>-</b>	<b>\$0</b>	<b>-</b>	<b>\$286,505</b>				

<b>DID NOT MEET THRESHOLD - NO TAX CREDIT AWARD</b>															
#	Project Name	City	County	Set-Asides Requested	Project Type	Occupancy Type	Total LIHTC Units	Total Score	Tax Credit Request	Tax Credit/Unit	Comments			Developer	
25-08	The Sebastian	Cedar Rapids	Linn	-	NC	Family	58	NA	\$1,300,000	22414	Did not submit deficiency response application; Ineligible new developer to Iowa; IFA gave developer the opportunity to withdraw application with a refund of the application and review fees and option was not taken.			KCG Development, LLC	
<b>Sub Total</b>							<b>58</b>	<b>-</b>	<b>\$1,300,000</b>	<b>-</b>					