

2025 4% FEDERAL HOUSING TAX CREDIT (LIHTC) RANKMASTER

Private Activity Bond Cap Available:	\$90,000,000
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Rural Set-Aside:	No award
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Project Number	Project Name	City	County	Project Type	Occupancy Type	Total Units	Total LIHTC Units	Total Score	Tax Credit Award	Tax Exempt Bond Amount	Tax Exempt Bond/Unit	Bond Cap Available	Developer(s)	Comments
25-27	Martin Tower Apartments	Sioux City	Woodbury	Acq/Rehab	Older Persons 62	86	86	91	\$685,182	\$5,215,000	\$60,640	\$84,785,000	Steele Properties IV LLC	Tiebreaker - Community
25-29	The Atheneum	Cedar Rapids	Linn	New Construction	Family	192	192	91	\$2,881,783	\$20,282,551	\$105,638	\$64,502,449	Pedcor Development Associates, LLC	
25-24	Central at Orchard Court	Iowa City	Johnson	New Construction	Family	183	183	81	\$2,708,050	\$19,794,458	\$108,166	\$44,707,991	Union Development Holdings III, LLC	
25-25	Sioux City 3	Sioux City	Woodbury	Acq/Rehab	Family	160	160	79	\$1,790,122	\$13,610,458	\$85,065	\$31,097,533	Community Preservation Partners, LLC and Hampstead Development Partners, Inc.	
25-28	Southridge Flats	Des Moines	Polk	New Construction	Family	160	160	66	\$2,972,861	\$17,500,000	\$109,375	\$13,597,533	ECG Southridge Developer, LLC	
Total Awards	5 Projects					781	781		\$11,037,998	\$76,402,467	\$97,826			

Did Not Meet Threshold - No Tax Credit Award

Project Number	Project Name	City	County	Project Type	Occupancy Type	Total Units	Total LIHTC Units	Tax Exempt Bonds Requested	Tax Credit Request	Developer(s)	Comments
25-31	North Iowa RAD Family	Cleark Lake, Northwood, Hampton, Osage, Manly, Forest City	Cerro Gordo, Worth, Franklin, Mitchell, Winnebago	Acq/Rehab	Family	83	83	\$6,000,000	\$689,102	KDC, LLC and North Iowa Regional Housing Authority	Site control, incomplete application, financial feasibility
25-30	Roosevelt Ridge	Iowa City	Johnson	New Construction	Family	187	187	\$17,264,916	\$2,553,559	TWG Development, LLC	Ineligibility as a result of information discovered in due diligence review
25-26	South Market Apartments	Des Moines	Polk	New Construction	Family	258	258	\$25,000,000	\$3,711,996	GLC AFFORDABLE DEVELOPMENT, LLC-S (SOUTH MARKET SERIES)	Site control and an incomplete application resulting in IFA's inability to complete the required full due diligence review