

APPLICATION GUIDE

REDEVELOPMENT TAX CREDIT PROGRAM

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INTRODUCTION

The Iowa Economic Development Authority (IEDA) administers the Redevelopment Tax Credit Program to encourage the revitalization of brownfield and grayfield sites across the state. By providing financial incentives to offset redevelopment costs, the program helps transform underutilized, vacant, or environmentally impaired properties into productive assets that contribute to Iowa's economic growth and community well-being.

This guide is designed for developers who have questions about the application process for the Redevelopment Program. It outlines the key eligibility requirements, application process, supporting documentation, and best practices for submitting a successful application.

With planning and attention to program guidelines, the Redevelopment Tax Credit Program can assist in financing an awarded project, while advancing the State's community vitality and development goals.

SECTION 1: REDEVELOPMENT ELIGIBILITY AND OVERVIEW

1.1 APPLICANT ENTITY

Eligible applicants for the Redevelopment Tax Credit Program are...

- Limited Liability Company
- Non-profit
- Individual
- S-Corporation
- Estate
- Trust

Applicants can NOT be governing bodies

1.2 MAXIMUM AWARD AMOUNTS

Type of Site	Maximum award	With Sustainable Design Guidelines
Grayfield	Up to 12% of qualifying costs	Up to 15% of qualifying costs
Brownfield	Up to 24% of qualifying costs	Up to 30% of qualifying costs

- Applicants can receive a maximum of \$1.5 million per award
- \$15 million dollars per year are allocated to this program
- In addition, awards from previous years that were not accepted roll into the forthcoming year

1.3 SITE ELIGIBILITY AND DEFINITIONS

Applicants must have site control upon application of one of the following to be eligible for this program. To demonstrate site control, applicants must own the project site or have an agreement with the site owner that includes certain provisions. The agreement with the applicant must include the full cost of the project's remediation, a commitment to transfer ownership upon completion of the project, and a provision stating that, upon any subsequent sale by the applicant, the original owner shall not receive more than 75% of the total project costs.

Project site must be determined to be a brownfield or a grayfield to be eligible for tax credits. IEDA will make final determination on if the site applying for credits meets requirements to be a brownfield or grayfield. Please see definitions below.

GRAYFIELD

- Site is an abandoned public or industrial or commercial property that meets these requirements
 - Property's infrastructure is outdated or prevents efficient use, site is vacant, blighted, obsolete, or otherwise underutilized
 - Property improvements and infrastructure are at least 25 years old AND one or more of the following is true
 - At least 30% of building is available for occupancy and has been vacant for at least 12 months
 - The assessed value of a property's improvements has decreased by at least 25%
 - Property is a parking lot
 - Improvements on property no longer exists

BROWNFIELD

- Abandoned, idled or underutilized industrial or commercial properties where real or perceived environmental contamination prevents productive expansion or redevelopment
- Often gas stations or dry cleaners, or other commercial use with materials hazardous to the environment
- Sites that are placed on the national priorities list (CERCLA site) are ineligible

1.4 GREEN DEVELOPMENT AND SUSTAINABLE DESIGN STANDARDS

To meet the Sustainable Design Standards, projects must first:

- Have the approval of the Building Code Commissioner at the time of Application Submission.
- Have building code approval.
 - Construction plans must be approved by either:
 - The building Code Commissioner (for projects using state building code that do not have an applicable local building code), or
 - the applicable local building department.

RESIDENTIAL PROJECTS

- Satisfy the mandatory criteria of the Iowa Green Streets program, or
- Comply with ICC-700-2008, National Green Building Standards at the Bronze Level, or
- Satisfy an alternative set of criteria that was submitted in advance to the commissioner and approved by the commissioner as equivalent to the requirements of either of the top two bullets.

COMMERCIAL PROJECTS

- Receive certification from the United States Building Council at the gold level or better in the LEED rating system, version 3.0 and complies with the requirements of ASHRAE 90.1-2007, Energy Standard for Buildings Except Low-Rise Residential Buildings.
 - There is an exception found in IAC 661-310.5(1).

SECTION 2: APPLICATION PROCESS

2.1 APPLICATION WEBSITE

- The application for the Redevelopment Tax Credit Program is hosted in IowaGrants to align closer with other state tax credit programs. The current link to the application will no longer run through GovConnect for Fiscal Year 2026 and onward.
- Applicants will need to create an lowagrants.gov account to access and complete the application. Instructions for establishing an account can be found here: [How to Log Into IowaGrants.gov](#)

2.2 APPLICATION SCHEDULE

Below is the annual cycle for the Redevelopment Tax Credit Program. Applications are open in July with awards made in the fall.

Process Step	Date
Date Application Opens	July 1
Application Submission Deadline	September 1
Date Awarded by IEDA Board	November IEDA Board Meeting Date
Signed Contracts due to IEDA	30 days after contract is sent
Project Completion Deadline	30 months from IEDA Board Award Date
Closeout Documents Due	90 days after Project Completion Date

2.3 APPLICATION THRESHOLD

To have your application reviewed and scored by the IEDA, it must meet threshold for an eligible application. Applications that meet threshold must have the following...

- Project is on an eligible brownfield or grayfield as determined by IEDA
- All required attachments are uploaded on application
 - Due Dilligence and Release of Information forms
 - Letter of support from City/County
 - Map of project showing community context
 - 6 pictures of project site (exterior and interior if applicable)
- Project must have 60% of funding secured at the time of application to apply

SECTION 3: RUBRIC AND SCORING CRITERIA

Each application has a maximum score of 48 points, broken down by the following three categories...

Category	Points Allocated
Impact	21
Feasibility	17
Financial Need	10
Total	48

Below are the rubrics that outline what questions are on the application and how they will be scored. This are grouped by category and will appear in a different order on the application in IowaGrants.

IMPACT

Question	Criteria	Score
Please provide a description of the proposed redevelopment project	Thorough and compelling description of the project; includes project purpose, scope, key features, and context	3
	Adequate description that covers main components, but lacks some clarity or context.	2
	Vague or incomplete; lacks clear scope or purpose; minimal understanding of project goals.	1
	No description or response is off-topic/incoherent.	0
	Most Points Possible	3
Describe the potential for the project to promote viable community reuse and/or economic development in the area of the site using a 5-year timeframe	Strong potential for long-term reuse and economic growth; well-supported with projections or comparable examples	5
	Minimal evidence of viability beyond the immediate project; generalized statements	3
	Weak explanation of impact to community; lacks understanding of reuse/economic development	1
	No response or response is unrelated	0
	Most Points Possible	5
Describe how the project will be appealing to the neighborhood and impact it will have	Clearly articulates positive aesthetic, social, and economic impacts on the neighborhood	5
	Minimal explanation of appeal or neighborhood benefit; limited consideration of impact	3
	Vague or speculative benefits; little relevance to neighborhood context	1
	No impact described or clearly irrelevant	0
	Most Points Possible	5
Other factors that contribute to quality of project	Consider location, new use of property, effect on community, etc.	0-3
	Most Points Possible	3
Phase I or Phase II Assessment within past 5 calendar years	Phase II assessment within past 5 years (after 9/1/2021)	5
	Phase I assessment within past 5 years (after 9/1/2021)	3
	Phase I or Phase II, but are 5 or more years old.	1
	No phased assessments done	0
	Most Points Possible	5

FEASIBILITY

Question	Criteria	Score
Describe the Timeline and Implementation Schedule	Clear and realistic timeline, milestones, and a well-thought-out implementation schedule	5
	General timeline provided although lacking some detail or specificity	3
	Incomplete or unrealistic timeline; vague idea of implementation.	1
	No schedule provided or response is non-responsive.	0
	Most Points Possible	5
Describe construction schedule and how this project will be completed in a 30-month timeframe	Comprehensive and feasible construction plan with milestones aligned to a 30-month window; may consider contingencies	5
	Reasonable plan that mostly aligns with the timeframe,	3
	Timeline unrealistic or infeasible within the 30-month requirement.	1
	No schedule or does not address timeframe	0
	Most Points Possible	5
Is this property zoned properly for this project?	Property is already properly zoned or zoning confirmation included.	2
	Property is not zoned properly or zoning information not addressed	0
	Most Points Possible	2
Are there architectural drawings for this project?	Full architectural drawings provided with dimensions, site plan, elevations, and floor plans.	2
	Conceptual renderings or partial drawings included	1
	None Provided	0
	Most Points Possible	2
Financial and Development Factors	Consider purchase cost, ease of development, access to infrastructure or other factors that led to site selection	0-3
	Most Points Possible	3

FINANCIAL NEED

Financial Need	Criteria	Score
Briefly Explain your Financing	General funding plan described but with clarity	2
	Vague or minimal explanation of financing that lacks clarity	1
	Nothing provided	0
	Most Points Possible	2
Submitted Financing - Scoring will be based of percent of financing committed and secured	100% (Funding secured minus Redevelopment Tax Credit Award)	5
	90%-99% (Funding secured minus Redevelopment Tax Credit Award)	4
	80%-89% (Funding secured minus Redevelopment Tax Credit Award)	3
	70%-79% (Funding secured minus Redevelopment Tax Credit Award)	2
	60% -70% (Funding secured minus Redevelopment Tax Credit Award)	1
	Most Points Possible	5
Gap Points	Redevelopment Tax Credit award closes remaining funding gap: (Secured Financing) + (Redevelopment Award) = 100% of Total Project Costs	3
	Redevelopment Tax Credit award fills funding gap but does not close it: (Secured Financing) + (Redevelopment Award) = between 75% and 100% of Total Project Costs	2
	Redevelopment Tax Credit award fills funding gap but does not close it: (Secured Financing) + (Redevelopment Award) = between 50% and 75% of Total Project Costs	1
	Funding gap does not exist, total proposed funding is greater than or equal to total project cost WITHOUT Redevelopment Tax Credit Award	0
	Most Points Possible	3