

2025 LIHTC 9% ROUND QUESTIONS AND ANSWERS

New Q&A in red

QAP Section	Question	IFA Answer
1.3 Project Limitations		
D – Open Projects Limitation	Are the number of open projects assessed at time of award or at time of application?	The number of open projects is assessed at the time of application submission.
E - Community Cap	Is the Innovation Set-Aside included in the Community Cap (1.3.E)?	No. As per Appendix P - Innovation Set-Aside Section 1.3, the project awarded to the Innovation Set-Aside does not count toward the community cap.
E - Community Cap	Are all cities limited to two 9% Tax Credit Awards?	No. As per the QAP 1.3.E, a city in a rural county is limited to one 9% Tax Credit award and a city in other counties is limited to two 9% Tax Credit awards. IFA reserves the right to waive this cap in order to meet the Nonprofit Set-Aside. Refer to Appendix A - QCTs, DDAs, and Rural Counties to determine what type of county your city is in.
3.2 Qualified Development Team		
C - New Developer and General Partner/Managing Member	Is there an IFA requirement for the Developer or MM to attend any LIHTC courses to be qualified to submit a 2025 application?	There is no requirement for a Developer or MM to attend a LIHTC course to be qualified to submit a 2025 application. QAP Section 3.2(A) does discuss the “Qualifying Entity” requirements for at least one Developer or General Partner/Managing Member or affiliates thereof of the Ownership Entity.

C - New Developer and General Partner/Managing Member	Can you clarify who qualifies as a Principal in QAP Section 3.2.C?	A Principal of a developer, general partner, or managing member means someone with at least 50% ownership in said entity. Therefore, someone who only has experience as an employee of a developer, general partner, or managing member is considered a new developer, general partner, or managing member.
4.2 Project Funding Sources		
F - Home Funds	What are the terms on the HOME loan?	Contact Rita Eble with the HOME Team at rita.eble@iowafinance.com
6.2 - Location		
A – Underserved Cities	Appendix L is identified in the QAP within 6.2.A but is not on the Appendix List. Can you clarify?	Appendix E - Underserved Cities has the correct information for all Underserved Cities for all project types. The QAP incorrectly references an Appendix L and incorrectly identifies Acq Rehab/Rehab projects as having different requirements regarding this category.
D - Disaster Recovery	How are disaster relief counties determined?	The LIHTC Appendices Package has been posted on the IFA website. See Appendix K - Disaster Recovery for information.

<p>D - Disaster Recovery</p>	<p>The maximum score for Disaster Recovery is listed at 5 points in the QAP but Appendix K gives a maximum of 2 points to disaster communities. Please clarify which is correct?</p>	<p>6.2.D allows for a range of 0 to 5 points to be allocated for Disaster Recovery scoring consideration. IFA has the discretion to establish Disaster Recovery scoring criteria in Appendix K based upon the specific location, nature, and impact of state or federal major disaster declarations experienced in Iowa in any given year meeting the requirements set forth in the QAP. Based upon the currently available FEMA data for the 2024 Presidentially declared disaster declarations and IFA's assessment of the LIHTC 9% round's ability to address the specific housing recovery needs of Iowa's most severely impacted communities, scoring consideration will be awarded as outlined in the Appendix K, with either 2 points or 1 point awarded to applications proposing projects in eligible communities, as applicable.</p>
<p>G - Iowa Thriving Communities</p>	<p>If a developer has a project in the City of Des Moines or the City of West Des Moines, how do they request Thriving Communities points in the application?</p>	<p>Des Moines and West Des Moines have defined targeted areas for Thriving Communities. The Scoring Tab has a check box for an Applicant to check to request Thriving Communities points if a project is located wholly within the boundaries as identified in Appendix Q for Des Moines or West Des Moines.</p>
<p>H - Site Appeal</p>	<p>For site appeal points, can projects only get points based on the point totals that have a description beneath? For example, the scoring criteria listed are 5, 3, 1, and 0, is it possible to claim a 4?</p>	<p>Projects can only get the indicated points.</p>
<p>H - Site Appeal</p>	<p>The QAP states that the scoring value for Site Appeal will be averaged over the 13 categories and rounded to the nearest whole number (0-5). If an average comes out to end in a .5, does IFA round down or up?</p>	<p>IFA rounds up in this section if the average ends in a .5.</p>
<p>6.3 Market Appeal</p>		

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G – Storage Units	Can dedicated garages, one for each unit, be counted as in-unit storage for points?	Garages do not qualify as storage space. Storage space must be separate and meet the design specifications as described in the QAP.
7.2 Selection Criteria		
B - National Housing Trust Fund with Tax Credits	As NHTF is listed along with the LIHTC 9% round, will this be the only time to apply for NHTF in 2025?	IFA is not sure if there will be a stand-alone NHTF round for 2025, as it depends on the amount that IFA receives from HUD and the need of NHTF funds as a gap financier in the 9% round.
B - National Housing Trust Fund with Tax Credits	Are applicants able to apply for NHTF separately from LIHTC 9%/HOME funding?	If an applicant applies for the 9% round and is awarded, the same project would not be eligible to apply for any potential stand-alone NHTF round in 2025. The 9% round requires that all funding sources be committed at the time of application. IFA is not sure if there will be a stand-alone NHTF round in 2025.
7.4 Tiebreakers		
7.4.C	In a situation where two projects are tied with one project belonging to a new developer to Iowa and the other developer receiving an award recently with neither project fitting 7.4.A or 7.4.B, how would 7.4.C be applied?	Since new developers are excluded from 7.4.C, an existing developer would win that tiebreaker even if they were awarded in the previous year.
7.4.C	If a developer was awarded tax credits in a given year but returned the credits, how would the 7.4.C tiebreaker be applied?	A returned award would not be considered an award in this circumstance because the intent is to spread the projects around and a developer returning credits would not have a project for that year.
Appendices/Exhibits	Question	IFA Answer
General	On the new appendices list, there are a handful of “RESERVED” items. Are these waiting on data to come in before being updated or is the thought that they will be excluded?	The LIHTC Appendices Package is complete as posted. The Appendix List has been updated with clarification for Appendices B and C.

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