



RENTAL WITHOUT TAX CREDITS - THRESHOLD CHECKLIST

Code Reference	Description	Required
Application	Complete Application	Yes
Application	Flood Plain Per application, project is not located in a flood plain.	Yes
Application	Repay/Forfeit Funds The Ownership Entity/General Partner(s) and Developer have not worked on any housing project/program where they had to repay or forfeit any funds awarded from a federal, state, or local program.	Must answer & explain
Application	Site Control Applicant has site control up through IFA Board meeting date.	Yes
Application	Underwriting Application met IFA underwriting standards.	Yes
Application	Zoning Property location is zoned correctly or will be prior to construction.	Yes
Federal 24 CFR Part 5	Ineligible Parties The following parties are not on the U.S. Dept. of HUD's debarred list: Ownership Entity, General Partner, Co-General Partner, Developer, Co-Developer, and Management Company.	Yes
Federal 24 CFR Part 92.205 c.	Minimum HOME Subsidy The HOME subsidy to the project is at least \$1,000 per unit.	Yes
Federal 24 CFR Part 92.251.a.3	HOME Handicapped Accessibility Requirement If new construction or acq./new const., the project must have at least 5% Handicapped Accessible units. If acq., acq./rehab., or rehab., and has 15 or more units, the project must have at least 5% Handicapped Accessible units.	Yes
Federal 24 CFR Part 92.251.a.3	HOME Handicapped Accessibility Requirement If new construction or acq./new const/, the project must have at least 2% Visual/Hearing Handicapped Accessible units. If acq., acq./rehab., or rehab., and has 15 or more units, the project must have at least 2% Visual/Hearing Handicapped Accessible units.	Yes
Federal 24 CFR Part 92.252	HOME Rent Limits HOME-assisted units meet HOME rent limits.	Yes
Federal 24 CFR Part 92.50	Project Timeline Activity timeline for completing the project is within allowed HUD guidelines.	Yes
Federal 24 CFR Part 92.508(3)(iii) State 265-39.6(16), 39.6(5)	GAP Financing The application shall show that a need for HOME assistance exists after all other financial resources have been identified and secured for the proposed activity.	Yes

Federal 24 CFR Part 92.508(a)(3)(ii) State IFA 265-39.6(16), 39.6(7) a.	Per Unit Dollar Limits The total amount of HOME funds awarded on a per-unit basis may not exceed the per unit dollar limitations established under Section 221(d)(3)(ii) of the National Housing Act (12 U.S.C. 17151(d)(3)(ii)) for elevator-type projects that apply to the area in which the housing is located.	Yes
Federal 24 CFR Part 92.508(a)(93)9ii) State 265-39.6(16), 39.6(7) c.	Pro Rata or Fair Share The total amount of HOME funds awarded on a per-unit basis cannot exceed the pro rata or fair share of the total project costs when compared to a similar unit in a rental activity.	Yes
State 265-39.3(16)	Eligible HOME Applicant Application is from a qualified, eligible HOME applicant.	Yes
State 265-39.4(16), 39.4(1)	Eligible HOME Activities Funds requested are for an eligible HOME activity/activities.	Yes
State 265-39.4(16), 39.4(1) d. (1)	HOME Income Limits For a rental project, all (HOME)assisted units shall be rented to low-income households; at initial occupancy, at least 90% of the units shall be rented to households with incomes at or below 60% AMI and, for projects with 5 or more (HOME-assisted) units, at least 20% of the units shall be rented to very low-income households.	Yes
State 265-39.4(16), 39.4(1) e.	Property Standards All newly constructed housing shall be constructed in accordance with any locally adopted and enforced building codes, standards and ordinances. In the absence of locally adopted and enforced building codes, the requirements of the state building code shall apply.	If new const.
State 265-39.4(16), 39.4(1) e. (1)	Property Standards All rental housing involving rehabilitation shall be rehabilitated in accordance with any locally adopted and enforced building or housing codes, standards and ordinances. In the absence of locally adopted and enforced building or housing codes, the requirements of the state building code shall apply.	If rehab or acq/rehab
State 265-39.4(16), 39.4(1) f.	Energy Star All new rental construction must obtain Energy Star certification verified by an Energy Star rater.	If new const.
State 265-39.6(16), 39.6(1)	HOME Purpose & Consolidation Plan The application shall propose a housing activity consistent with the HOME fund purpose and eligibility requirements and the state consolidated plan.	Yes
State 265-39.6(16), 39.6(2)	Capacity The application shall document the applicant's capacity to administer the proposed activity. Such documentation may include successful administration of prior housing activities...	Yes
State 265-39.6(16) 39.6(2) & IDPH	Lead Based Paint Requirements Applicant agrees to use a Lead Safe Renovator for lead based paint issues. (Only required for pre-1978 buildings)	If pre-1978 project

State 265-39.6(16), 39.6(3)	Evidence of Need The application shall provide evidence of the need for the proposed activity, the potential impact of the proposed activity, the feasibility of the proposed activity, and the impact of additional housing resources on the existing related housing market.	Yes
State 265-39.6(16), 39.6(4)	Local Support The application shall demonstrate local support for the proposed activity.	Yes
State 265-39.6(16), 39.6(6)	HOME Certification The application shall include a HOME certification that the applicant will comply with all applicable state and federal laws and regulations.	Yes
State 265-39.6(16), 39.6(7) b.	HOME Subsidy Layering IFA shall evaluate the project in accordance with subsidy layering guidelines adopted by HUD for this purpose.	Yes
State 265-39.6(16), 39.8(6) b.	Award Limit An award shall be limited to no more than \$1,000,000 for multifamily housing rental activities.	Yes