



**Workforce Housing Loan Program
Scoring Guidelines
Minimum of 40 Points Required for Threshold**

1. 2010 Census population of applicant:
 - 15 points – 50,000 or less

2. Total project cost divided by the total number of units (scale based on eligible applications received):
 - 7 points – Lowest cost quartile
 - 5 points – Less than median cost

3. Total number of workforce housing units proposed (scale based on applications received):
 - 5 points – Highest quartile (most units proposed)
 - 3 points – More than median

4. Workforce Housing Loan requested per workforce housing unit:
 - 10 points – \$20,000 or less per unit
 - 7 points – \$20,001 to \$30,000 per unit
 - 4 points – \$30,001 to \$40,000 per unit

5. Local matching funds from sources other than the project developer or owner:
 - 2 points - Each 1% local match based on total construction/rehabilitation cost (maximum 15 points with fractional points to two decimal points)

6. Employer quality of life investment in community or project:
 - 1 point - Each 1% match based on total requested Workforce Housing Loan (maximum 13 points with fractional points to two decimal points). Investment needs to be committed with fulfillment in the next year or have been fulfilled since July 1, 2012.

7. High Quality Job Program award approved by the IEDA since July 1, 2012:
 - 10 points

8. Home Base Iowa Community (<https://homebaseiowa.gov/>):
 - 3 points

9. Iowa Great Places (<http://www.iowagreatplaces.gov/>):
 - 2 point

10. Fully Accessible or Type A units:
 - 1 point for each unit that is Fully or Type A accessible (maximum 5 points)

11. City has local building code enforcement, including inspections:
 - 5 points

12. County unemployment rate that is lower than the statewide unemployment rate (2014 annual average): <http://iwin.iwd.state.ia.us/iowa/labforce>
 - 5 points

13. Annual county employment trends: <http://iwin.iwd.state.ia.us/iowa/labforce>
 - 5 points – Annual employment increased each of the past three years (calendar years ending 2012 – 2014)
 - 3 points – Annual employment increased two of the past three years (calendar years ending 2012 – 2014)
 - 1 point – Annual employment increased calendar years ending 2013 to 2014