FHLB Des Moines AHP Self-Scoring Worksheet - Rental Projects

Priority	Maximum Points Available	Estimated Score	2026 Scoring Guidelines
Scoring Criteria 1 Donated or Discounted Property	5 (variable)	_____	☐ 1 point for any land or units conveyed by the federal government. *OR* ☐ Up to 5 points (variable) for land or units donated to the project (minimum 20% donated). ☐ Up to 5 points (variable) for land or units purchased at a discount (minimum 20% discount from fair market value). • Only arm's length transactions are eligible for points. • Long term, nominal cost leases may qualify. • Donation/conveyance must have occurred within 3 years of date of AHP application, or 7 years, at discretion of Bank for difficult to develop conditions. • If the AHP project is assuming debt, the amount of the debt being assumed will be included in the assessment of the amount paid for the property and considered discounted property, not donated.
Scoring Criteria 2 Non-Profit or Government Sponsorship	10 (fixed)	_____	• Projects whose sponsorship is by a non–profit organization, a state or political subdivision of a state, a state or regional housing agency, a local housing authority, a Native American Tribe, an Alaskan Native Village or the government entity for a Native Hawaiian Home Lands. • Non-profit or government sponsor must be integrally involved in the project. • For rental projects, sponsor must have controlling interest (> 50%) in both governance in decision making as well as financial interest in any returns provided by the project.
Scoring Criteria 3 Income Targeting	20 (variable)	_____	**Minimum eligibility:** 20% of the total units must be targeted to households at or below 50% AMI. ☐ 20 points awarded if 60% of the total units are targeted at or below 50% AMI. ☐ Less than 60% of the units at 50% AMI – Points will be awarded on a sliding scale based on the targeting. • Households must have incomes meeting income targeting at initial occupancy of the unit, which will be verified at project completion. • Occupied Projects – rental housing units that are occupied at the time of application must meet the targeting commitments made in the application.
Scoring Criteria 4 Economic Opportunity/ Empowerment	5 (fixed)	_____	• Project must commit to provide at least one empowerment program or service to all residents to receive points. Menu of empowerment services can be found in the current AHP Implementation Plan. • Services must be offered and available to all residents, absent any program eligibility requirements/criteria. • The proposed program or service must be appropriate for the target population. • Project programs or services that promote residents' quality of life or personal well-being but not their economic betterment do not qualify for points. • Basic referral services are not eligible for points. • Memorandum of Understanding (Bank exhibit) must be completed for each empowerment service provided.
Scoring Criteria 5 Underserved Communities	25 (variable)	_____	Up to 10 points for projects providing permanent housing for the homeless. ☐ 5 points for 20% of the units reserved for homeless ☐ 7 points for 50% of the units reserved for homeless ☐ 10 points for 75% of the units reserved for homeless • Six-month occupancy required to qualify for this category. • Overnight shelters are eligible for AHP funding, but do not qualify for points in this category. • The application must document a specific outreach plan for recruiting and serving the homeless, including any operating subsidy and supportive services, as applicable. • An occupied project may count a resident as homeless for the purposes of this scoring priority if the resident was homeless no more than one year prior to the AHP application due date.
Scoring Criteria 5 (continued)		_____	Up to 10 points for projects with units for special needs populations ☐ 5 points for 20% of the units reserved for special needs ☐ 7 points for 50% of the units reserved for special needs ☐ 10 points for 75% of the units reserved for special needs • Special needs includes: Elderly (62+), Disabled, Formerly Incarcerated Persons, Unaccompanied Youth, Persons Recovering from Substance or Physical Abuse, or Persons with HIV/AIDS.
Scoring Criteria 5 (continued)		_____	Up to 5 points for projects with units for Other Targeted Populations (Veteran or agricultural workers) ☐ 2 points for 20% of the units reserved for Other Targeted Populations ☐ 5 points for 50% of the units reserved for Other Targeted Populations • Refer to the current AHP Implementation Plan for FHLB Des Moines' definition of Veteran and agricultural worker.

FHLB Des Moines AHP Self-Scoring Worksheet (continued)

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Scoring Criteria 6 Community Stability, including Affordable Housing Preservation	12 (variable)	_____	*Worksheet shows points available to Rental projects only* ☐ 10 points for Preservation of Federally Assisted Rental Units. • Preservation of rental housing currently receiving one of the following: » HUD Section 8 project based rental assistance » Public Housing Authority/PHA owner units » HUD 202 or 811 projects » USDA RD 514, 515, or 516 projects » Existing Federal Low Income Housing Tax Credit (LIHTC) units » Includes PHA units sold to a non-profit and financed with LIHTC • Points will be reduced if a prepayment of USDA RD 514 or 515 loan occurs prior to Project Completion.
Scoring Criteria 6 (continued)		_____	☐ 5 points for projects in which 100% of the units are Adaptive Reuse. • Conversion of a building from a non-housing use to a housing use (i.e., warehouse converted to apartments)
Scoring Criteria 6 (continued)		_____	☐ 5 points for projects in which 100% of the units are the rehabilitation of or demolition and new construction on the same site of a vacant or abandoned building. • Does not apply to bare land • Building must be chronically vacant and uninhabitable because of its poor physical condition; or • Is a public nuisance; or • Constitutes a blight on the surrounding area; or • Is in violation of the applicable housing code that it constitutes a substantial threat to the life, health, or safety of the public.
Scoring Criteria 6 (continued)		_____	☐ 5 points for projects in which 100% of the units include acquisition and rehabilitation of units that are not currently income restricted and are converting to affordable rental housing. • Minimum of $5,000 per unit in hard rehabilitation costs • Must be an arm's length transaction and must have occurred within three years of the date of the AHP application.
Scoring Criteria 7 Bank District Priority	23 (variable)	_____	☐ 2 points will be awarded for projects with 100% of the units located in Montana, a state that did not recieve an AHP award in the prior year's AHP funding round; **and** ☐ 5 points will be awarded for projects with 100% of the units located in Alaska, Idaho, Iowa, Minnesota, Missouri, South Dakota, or Washington ☐ 7 points will be awarded for projects with 100% of the units located in Montana, Oregon, North Dakota or Utah ☐ 12 points will be awarded for projects with 100% of the units located in Wyoming, Guam, American Samoa, or the Northern Mariana Islands ☐ 18 points will be awarded for projects with 100% of the units located Hawaii
Scoring Criteria 7 (continued)		_____	☐ 10 points for Rental New Construction 24 units or less.
Scoring Criteria 7 (continued)		_____	Projects in between will receive points on a sliding scale from 0-5. ☐ 5 points for the project with the lowest subsidy per unit. ☐ 0 points for the project with the highest subsidy per unit. *Actual points will be calculated once the AHP Funding Round closes.*
Scoring Criteria 7 (continued)		_____	☐ 13 points for Native Housing Projects An eligible project must: • Be located in a Hawaiian Home Lands housing area; or • Project owner is a Tribal Government, an agency of a Tribal Government (Federally Recognized Tribe or an Alaska Village or Regional Corporation), a Tribally Designated Housing Entity for the purposes of the NAHASDA, or an entity incorporated under or otherwise created in accordance with tribal law; or • Include Tribal Funding in the sources of funding (Indian CDBG, Indian CSBG, Indian Health Services funds, NAHASDA funding) » Required minimum Tribal Funding: Sources of Funds must include an amount equal to or greater than the lesser of five percent (5%) of the project's total development cost, or $100,000.
TOTAL SCORE	100	_____	*FHLB Des Moines does not guarantee and accepts no responsibility or liability for the accuracy and completeness of the information contained in this AHP Self-Scoring Worksheet. Under no circumstances will FHLB Des Moines be held responsible or liable in any way from the use or inability to use this worksheet, or from the user's reliance on the information in the worksheet. This worksheet is a tool and users should reference the most current version of the Implementation Plan for scoring criteria requirements. This worksheet does not guarantee points. Actual project scoring is completed by FHLB Des Moines based on the application and supporting documentation submitted during each round.*