

Development Sources	<u>Iowa Finance Authority</u> <ul style="list-style-type: none"> • <u>Low-Income Housing Tax Credits</u> • <u>State Housing Trust Fund</u> • <u>Home- and Community-Based Services Revolving Loan Fund</u>
	<u>Iowa Department of Economic Development</u> <ul style="list-style-type: none"> • <u>Housing Fund</u> • <u>Housing Enterprise Zones</u>
	<u>U.S. Department of Housing and Urban Development (HUD)</u> <ul style="list-style-type: none"> • <u>Assisted Living Conversion Program</u> • <u>Section 202 Supportive Housing for the Elderly Program</u> • <u>Section 232 and Section 232/223(f) Mortgage Insurance for Nursing Homes, Board & Care and Assisted Living Facilities</u> • <u>HOME Investments Partnership Program</u> • <u>Community Development Block Grant (CDBG) Program</u>
	<u>USDA Rural Development</u> <ul style="list-style-type: none"> • <u>Community Facilities Direct Loan Program</u> • <u>Community Facilities Guaranteed Loan Program</u> • <u>Section 515 Rural Rental Housing Direct Loan Program</u> • <u>Section 538 Rural Rental Housing Guaranteed Loan Program</u>
	<u>Federal Home Loan Bank</u> <ul style="list-style-type: none"> • <u>Affordable Housing Program (FHLB Des Moines)</u> • <u>Community Investment Advance (FHLB Des Moines)</u>
	<u>Fannie Mae</u> <ul style="list-style-type: none"> • <u>Multifamily Seniors Housing Product</u>
	<u>Tax Increment Financing</u>
	Conventional Lenders <ul style="list-style-type: none"> • <u>Iowa Bankers Association</u>
	Foundations <ul style="list-style-type: none"> • <u>Council on Foundations</u> • <u>Foundation Center</u> • <u>The Retirement Research Foundation</u>

Development sources are those funding resources that may be used to pay for “bricks and mortar” costs associated with the acquisition, rehabilitation, or construction of housing units. Eligible uses of these funding sources generally fall into two broad categories: hard costs and soft costs. Hard costs may include development costs associated with land or building acquisition, construction, and site work. Soft costs may consist of expenses such as environmental reports, market study, architectural or engineering services, appraisals, attorney fees, inspections, permits, title and recording, and financing costs. Development funding is usually provided in one of three forms: a loan (may be market-rate, low-interest, or deferred), a grant (an increasingly scarce resource) or equity (on which a return on investment is anticipated by the investor). Eligibility requirements, funding terms, and program guidelines will vary based upon the specific development source. Please visit the development source websites linked in the chart above for additional information on each potential funding source.

Operating Sources	Rent
	Tenant (out-of-pocket payment)
	Iowa Finance Authority
	<ul style="list-style-type: none"> • Home- and Community-Based Services Rent Subsidy Program
	U.S. Department of Housing and Urban Development (HUD)
	<ul style="list-style-type: none"> • Housing Choice Voucher (Section 8) Rental Assistance • Iowa Public Housing Authority Contact Information
	USDA Rural Development
	<ul style="list-style-type: none"> • Section 521 Rural Rental Assistance Program
	Board
	Tenant (out-of-pocket payment)
	Food Assistance Program (formerly known as Food Stamps)
	Older Americans Act Elderly Nutrition Program (congregate meal sites)
	Services
	Tenant (out-of-pocket payment)
	Medicaid Home and Community Based Services Elderly Waiver
	Medicaid (Title 19)
Medicare	
In-Home Health Related Care	
Long Term Care Insurance	

Operating sources are those funding resources that may be used to pay for the costs of operating housing units. In affordable assisted living facilities, operational costs can be divided into three broad categories: rent, board, and services. When affordable housing resources are used to finance the development of an assisted living program, the rents charged to tenants must not exceed the rent maximums established by the development sources assisting the property. The rents charged to tenants are purposely kept at below-market rates to be affordable to low-income and very low-income households. Various rental assistance programs are available to qualified tenants. If a tenant's application for rental assistance is approved, the tenant generally pays approximately 30 percent of adjusted gross monthly income for rent and utilities, while the rent subsidy program pays the difference between the tenant's portion of the rent payment and a pre-determined fair market rent maximum based, in part, on where the project is located. Affordable housing development programs also typically require that board and service fees are completely separate from the tenant's rent payment. A combination of many operating resources is required to reach very low-income tenants, particularly those who are Medicaid-eligible. Program guidelines and eligibility requirements will vary based upon the specific operating source. Please visit the operating source websites linked in the chart above for additional information on each potential funding source.