

**261—48.9(15) Housing project minimum requirements.** To receive disaster recovery housing tax incentives pursuant to the program, a proposed disaster recovery housing project shall meet all of the following requirements:

**48.9(1)** The project includes at least one of the following:

- a.* Four or more single-family dwelling units, except for a project located in a small city, then two or more single-family dwelling units.
- b.* One or more multiple dwelling unit buildings each containing three or more individual dwelling units.
- c.* Two or more dwelling units located in the upper story of an existing multi-use building.

**48.9(2)** The project consists of any of the following:

- a.* Rehabilitation, repair, or redevelopment at a brownfield site or grayfield site that results in new dwelling units. Redevelopment at a brownfield site or grayfield site includes construction of new buildings.
- b.* The rehabilitation, repair, or redevelopment of dilapidated dwelling units.
- c.* The rehabilitation, repair, or redevelopment of dwelling units located in the upper story of an existing multi-use building.
- d.* For a project located in a small city that meets the minimum housing project requirements under this subrule, development at a greenfield site.
- e.* For a disaster recovery housing project, development at a greenfield site.

**48.9(3)** The average dwelling unit cost does not exceed the applicable maximum amount established by the board pursuant to rule 261—48.4(15).

**48.9(4)** The dwelling units, when completed and made available for occupancy, meet the U.S. Department of Housing and Urban Development's housing quality standards and all applicable local safety standards.

**48.9(5)** The project is not located in a 100-year floodplain.

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