

**261—48.2(15) Housing project requirements.**

**48.2(1) *Eligible project types.*** To receive workforce housing tax incentives pursuant to the program, a proposed housing project shall meet all of the requirements in Iowa Code section 15.353.

*a.* For the purposes of identifying eligible project types pursuant to Iowa Code section 15.353, “rehabilitation, repair, or redevelopment” means construction or development activities associated with a housing project that are undertaken for the purpose of reusing or repurposing existing buildings or structures as new dwelling units. “Rehabilitation, repair, or redevelopment” does not include new construction of dwelling units at a greenfield site. “Rehabilitation, repair, or redevelopment” includes new structures at a qualified grayfield site.

*b.* For the purposes of identifying eligible project types pursuant to Iowa Code section 15.353, factors the authority may consider to determine whether a dwelling unit should be classified as a single family dwelling unit include but are not limited to the following:

- (1) Whether the unit is separated from other units by a ground-to-roof wall;
- (2) Whether the unit has a separate heating system;
- (3) Whether the unit has an individual meter for public utilities; and
- (4) Whether the unit has other units above or below.

*c.* A housing project is not eligible for the program if it is located in a 100-year floodplain.

**48.2(2) *Maximum cost.*** The average dwelling unit cost for a housing project shall not exceed the maximum amount established by the board pursuant to Iowa Code section 15.353(3)“*a*” or, if applicable, the maximum amount established pursuant to Iowa Code section 15.353(3)“*b*.”

**48.2(3) *Violations of law.*** A housing project may be ineligible for the program due to a record of violations of the law pursuant to Iowa Code section 15.354(1)“*b*”(2).

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