

**2024/2025 LIHTC/HOME/CDBG-DR/HTF APPLICATION
9% SCORE SHEET**

Date:
Round:

Project Name:

NIFA #

City

County:

Threshold Criteria		Met Threshold
Exhibit 1	One-page Summary of Proposed Development	
Exhibit 2	Details of any sale or transfer of LIHTC & AHTC	
Exhibit 3	Non-Profit Information	
Exhibit 4	Relocation assistance plan	
Exhibit 5	Evidence of rental assistance	
Exhibit 6	Current utility allowance documentation	
Exhibit 7	Pictures of the site/structure from each direction (N,W,S,E)	
Exhibit 8	Location Map	
Exhibit 10	Site Visit Review and Approval - DED	
Exhibit 11	Notice of Public Hearing (DED)	
Exhibit 12	Assurances & certification for local Gov'ts (DED)	
Exhibit 13	Residential anti-displacement & relocation (DED)	
Exhibit 14	Certification for non-profits and housing authorities (DED)	
Exhibit 15	Resolution for non-profits and housing authorities (DED)	
Exhibit 16	Certification of rental project federal assistance (DED)	
Exhibit 17	SAM documentation (DED)	
Exhibit 18	HOME/HTF Cost Allocation (DED)	
Exhibit 100	Architect Certification, Required Design & Green Standards, and Architectural Plans	
Exhibit 101	Fair Housing Act & Section 504	
Exhibit 102	Affirmative Marketing Plan	
Exhibit 103	<u>Site Control</u> (90 days) - Option to Purchase w/current proof of ownership - Disposition/Development Agreement (exception VA & Tribal Land) - An agreement for a Land Lease (50 years) w/proof Leasee owns the Land - Recorded Warranty Deed	
Exhibit 105	<u>Zoning</u> - Meets all zoning requirements - Not subject to zoning - Nonconforming, can be obtained in 180 days	
Exhibit 106	Utilities	
Exhibit 107	<u>Subsidies/Public Funds</u> - No Subsidies needed other than NDED HOME Funds and/or LIHTC - Firm commitments/awards for all Subsidies - All Subsidies have been applied for - All Subsidies have been discussed	

Exhibit 108	<u>Investor Interest/Commitment Form</u>		
	(180 days) - Firm commitment & pricing accepted via signature (range no greater than .05)		
	(180 days) - Letter of interest & pricing (range no greater than .05)		
Exhibit 109	<u>Construction/Interim Financing Form</u>		
	(180 days) - Construction financing commitments		
	- Construction financing interest		
	- Construction financing from own sources		
Exhibit 110	<u>Permanent Financing Form</u>		
	(180 days) - Permanent financing commitments (accepted via signature)		
	- Permanent financing from own sources		
	- Development does not require Permanent Financing		
	- Interest Form		
Exhibit 111	<u>Development Worksheets (Underwriting Criteria)</u>		
	- Debt service coverage ratio 1.20 or higher		
	- No permanent debt service		
	- Debt service coverage ratio between 1.15 - 1.19		
Exhibit 112	<u>Market Study</u>		
Exhibit 113	<u>Pre-notification</u>		
Exhibit 114	<u>Capital Needs Assessment (Rehabilitation and Adaptive Reuse only)</u>		
	- Capital Needs Assessment		
	- Not required (not a rehab project)		
Exhibit 115	<u>Ten Year Rule/Appraisal</u>		
	- Legal Opinion that Ten Year Rule Met (non-assisted building)		
	- Legal Opinion that the Acq. of the Existing bldg is exempt from the Ten Year Rule		
	- Not required (not an acquisition project)		
Exhibit 116	<u>AHTC Investor Interest/Commitment Form</u>		
	(180 days) - Firm commitment & equity pricing \$0.60 or greater		
	(180 days) - Letter of interest or commitment and pricing of less than \$0.60		
Are all Threshold Exhibits submitted and complete?			
Other Selection Criteria -		Points	Score
(minimum of 30 points for CRANE)			
Compliance & Extended Use Periods			
	- 15 yr. compliance period + 15 yr. extended use	0	
	- 15 yr. compliance period + 25 yr. extended use	1	
	- 15 yr. compliance period + 30 yr. extended use	2	
	- Waive right of Qualified Contract option	3	
Right of First Refusal - Exhibit 200 Checked Yes & listed		2	
Eventual Tenant Homeownership (CROWN) - Exhibit 201 (Homeownership Plan)		2	
Preservation - Exhibit 202			
	- Federally Assisted Building	2	
	- Preservation of Existing Affordable Housing (i.e. USDA-RD, HUD, CNI)	3	
	- Use of Federal Historic Tax Credits	2	
Senior Development - Exhibit 203			
	-Development reserved for elderly tenants?	2	
Family Development			
	-10% of units being four-bedroom or larger	1	
Mixed Income Development - Checked Yes			
	- 10% Market Rate	1	
	- 15% Market Rate	2	
	- 20% Market Rate	3	

Development of Housing in Greater Nebraska - Exhibit 204		
-W/in last 12 months, applicant/developer has materially participated in development of new single family/rental housing with incomes not exceeding 150% AMI with pop of 15,000 or less with at least 10 units	2	
Economic Development Certified/Entitlement/Leadership Comm		
	2	
PHA Referral Agreement - Checked Yes & Exhibit 205 (Agreement)		
	1	
Developer/Owner Financial Support		
- aggregate of deferred fees/capital contr/personal loan is 25% of the total of the developer fee & overhead	2	
Other Selection Criteria cont.		
	Points	
Track Record of Applicant and/or Owner - Exhibit 206		
-Certification of Experience -Applicant and Owner	1	
Management Qualifications and Experience		
-Certification of Experience -Property Management-Exhibit 207	1	
-Attendance at 2021 or 2022 NIFA LIHTC Compliance Training-Exhibit 208	2	
-Housing Credit Certified Professional-Exhibit 208	1	
Design Standards, Green Standards, and Amenities		
Design Standards (max = 7 points) - Exhibit 209		
- Brick or stone in excess of 25% of the front street visible exterior elevation	2	
- Landscaping on street-visible elevations	2	
- 20% or more meet visitability standards	2	
- 10% of more meet accessibility standards	3	
- Exterior additions (shutters, patio/porch, etc.)	1	
Green Standards (max = 6 points) - Exhibit 209		
- Development includes geothermal closed loop heat pump or active solar	3	
- Installation of smart internet connected thermostat for every HVAC system (can only be selected in conjunction with the amenity owner paid broadband or high-speed internet to every unit)	2	
- All mechanical equipment will be Energy Star® rated	2	
- All exterior windows and doors will have an average R-value of 3.75 (.267 U Factor).	1	
- All exterior lighting will be photocell or timer controlled	1	
- All carpet will include recycled-content carpet pad & carpet	1	
- All interior paints & finishes - less than 250 grams/liter of VOCs	1	
- Water conservation techniques utilized	1	
- Builder will follow written waste reduction, recycle & reuse plan	1	
- Utilize passive solar building design (include description)	1	
- Meet or exceed the requirement of the CDBG-DR Green Standards	6	
Amenities (max = 8 points) - Exhibit 209		
Additional Use Space (select as relevant)		
- *Furnished Community Room w/minimum of 600 sq. ft.	2	
- *Garage for each unit	2	
- *At least one designated parking stall in a parking garage	1	
- *Storage area (6w x 6d x 8h = 288 cubic feet)	1	
- *Built in designated work or school space (must be at least 4 feet x 4 feet)	1	
- *Storm shelter	2	
Clothes Washing (select only one)		
- *Washer & dryer installed in each unit	3	
- *Washer & dryer hook-ups	1	
- *Community laundry room	1	
Outdoor Health and Wellness (select as relevant)		
- *Designated exterior playground area or exercise equipment with sufficient equipment for usage by tenants in all units (a basketball hoop can qualify; however, it must be located in a dedicated space) or	2	
- *SENIOR Developments ONLY: senior exterior exercise equipment	2	
- *Individual playground equipment for each unit in CROWN developments or scattered site developments	2	
- *Produce garden or individual garden plots, including a functional equivalent such as a vertical garden with a dedicated water source that is paid for by the development owner, within the development footprint	1	
- *Ceiling fans with lights provided for each bedroom	1	
Productivity and Safety (select as relevant)		
- Medical alert/emergency response system in each unit	1	

- Broadband/High-speed internet access at no cost to tenant	2	
- Fiber internet access at no cost to tenant	3	
Project-Based Rental Assistance - Exhibit 210 (Letter of commitment)	2	
Supportive Services (max = 4 points) - Exhibit 211 (Supportive Service plan and commitment letters)		
Health		
- On-going medical alert/emergency response system	2	
- Weekly exercise classes	3	
- Monthly foot care clinics	2	
-Monthly onsite mental health services	3	
- Quarterly onsite medical, dental or vision testing	2	
-Quarterly onsite Therapy Animal visits	1	
Finance		
- Tenant Down payment Savings Plan (CROWN projects not eligible)	2	
- Tenant Savings Plan (CROWN projects not eligible)	1	
- Esusu - monthly rent reporting	2	
- Owner paid renter's insurance for tenant (yearly)	3	
Education, Counseling and Training		
- Weekly tutoring services for students	3	
- Weekly after-school enrichment program	3	
- Monthly onsite job training	2	
- Monthly nutrition education classes	2	
- Quarterly financial management classes	2	
- Quarterly parenting classes	2	
- Quarterly state and federal benefits counseling	2	
- Quarterly financial literacy classes for children	2	
- Annual Tax Preparation and assistance with e-filing	1	
- Annual RentWise Education	1	
Community and Care		
- Onsite food pantry	2	
- Ongoing recycling services provided	2	
- Resource and service referrals coordinated through Nebraska.findhelp.com	2	
- Licensed childcare with enrollment fee waived for tenants of the development (for each child paid for by the development)	2	
- Monthly onsite beautician services	2	
- Monthly onsite congregate meals served to the tenant	2	
- Monthly onsite, organized tenant activities	1	
- Semi-annual clean-up events	2	
- Transportation to services for the tenant (12 round trips per year)	2	
- Annual deep cleaning of the unit	2	
- Other services, subject to NIFA's approval.	1	
Leverage and Collaboration - Exhibit 212		
-2.5-4.99%	0.5	
-5-7.49%	1	
-7.5-9.99%	1.5	
-10-12.49%	2	
-12.5-14.99%	2.5	
-15-17.49%	3	
-17.49-19.99%	3.5	
-20 and above	4	
Proximity to Services (NON-METRO ONLY) - Exhibit 213		
- Grocery store, Farmer's Market, and/or Pharmacies (w/in 3 miles)	.5	
- Hospital, Medical Clinics, and/or Urgent Care (w/in 3 miles)	.5	
- Schools, Daycare, Senior, and/or Community Center (w/in 3 miles)	.5	
- Public Park and/or Library (w/in .5 miles)	.5	
Community Housing Initiatives (NON-METRO ONLY) - Exhibit 214		
-Community has demonstrated housing activities within the last 24 mo.	1	
Small Community (NON-METRO ONLY)		
-population of 5,000 or less	3	
- population between over 5,000 to 15,000	2	

