

**2022 LIHTC/HOME/CDBG-DR/HTF APPLICATION
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 9 Site Visit Review and Approval (DED)	
Exhibit 10 Site Visit Review and Approval - CDBG-DR	
Exhibit 11 ERR & DLR (DED)	
Exhibit 12 Notice of Public Hearing (DED)	
Exhibit 13 Authorizing resolution for local Governments (DED)	
Exhibit 14 Assurances & certification for local Gov'ts (DED)	
Exhibit 15 Residential anti-displacement & relocation (DED)	
Exhibit 16 Certification for non-profits and housing authorities (DED)	
Exhibit 17 Resolution for non-profits and housing authorities (DED)	
Exhibit 18 Certification of rental project federal assistance (DED)	
Exhibit 19 SAM documentation (DED)	
Exhibit 22 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) - Signed 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 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)		
<u>Compliance & Extended Use Periods</u>		
- 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	
<u>Right of First Refusal - Exhibit 200 Checked Yes & listed</u>	2	
<u>Eventual Tenant Homeownership (CROWN) - Exhibit 201 (Homeownership Plan)</u>	2	
<u>Preservation - Exhibit 202</u>		
- Federally Assisted Building	2	
- Preservation of Existing Affordable Housing (i.e. USDA-RD or HUD)	3	
- Use of Federal Historic Tax Credits	2	
<u>Senior Development - Exhibit 203</u>		
-Development reserved for elderly tenants?	2	
<u>Family Development</u>		
-10% of units being four-bedroom or larger	1	
<u>Mixed Income Development - Checked Yes</u>		
- 10% Market Rate	1	
- 15% Market Rate	2	
- 20% Market Rate	3	
<u>Development of Housing in Greater Nebraska - Exhibit 204</u>		
-W/in last 12 months, applicant/developer has materially participated in development of single family/rental housing with incomes not exceeding 150% AMI with pop of 15,000 or less with at least 10 units	2	
<u>Economic Development Certified/Entitlement/Leadership Comm</u>	2	
<u>PHA Referral Agreement - Checked Yes & Exhibit 205 (Agreement)</u>	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	Score
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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		
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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	
- 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		
- Furnished Community Room w/minimum of 600 sq. ft.	2	
- Washer & dryer installed in each unit	3	
- Garage for each unit	2	
- Community garden w/dedicated water source or recreational equivalent	1	
- Storm shelter	2	
- Washer & dryer hook-ups	1	
- Community laundry room	1	
- Exterior playground area/Exercise equipment OR for individual playground for each unit in CROWN/scattered sites	2	
- 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	
- Built in designated work or school space (must be at least 4 feet x 4 feet)	1	
- Storage area (6w x 6d x 8h = 288 cubic feet)	1	

Project-Based Rental Assistance - Exhibit 2010 (Letter of commitment)	2	
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Supportive Services (max = 4 points) - Exhibit 211 (Supportive Service plan and commitment letters)		
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- Transportation to services for the tenant (12 round trips per year)	2	
- Quarterly onsite medical, dental or vision testing	2	
- Monthly foot care clinics	2	
- On-going medical alert/emergency response system	2	
- Owner paid renter's insurance for tenant (yearly)	3	
- Monthly onsite congregate meals served to the tenant	1	
- Annual deep cleaning of the unit	2	
- Annual RentWise Education	1	
- Monthly onsite beautician services	2	
-Semi-annual clean-up events	1	
- Monthly onsite, organized tenant activities	1	
- Onsite food pantry	2	
- Quarterly state and federal benefits counseling	1	
-Monthly onsite mental health services	3	
-Monthly onsite job training	2	
-Quarterly onsite Therapy Animal visits	1	
-Tenant Savings Plan (CROWN projects not eligible)	1	
-Tenant Down payment Savings Plan (CROWN projects not eligible)	2	
- Ongoing recycling services provided	2	
-Quarterly financial management classes	1	

