

**Nebraska Investment Finance Authority
Comparison of 2012 & 2013 LIHTC Qualified Allocation Plan & Application**

		Points Available	
		2012	2013
Required Exhibits (No Points):			
Exhibit 19	Certification of required design standards *The roofing and siding of all buildings exceed the relevant standards set by the American Society for Testing and Material (ASTM)	1 point in Other Selection Criteria	Added to Required Exhibits
Exhibit 20	Certification of required green standards *All windows will have a minimum R-value of 2.86 or a maximum U-value of .35 *All installed appliances will be Energy Star® rated	1 point in Other Selection Criteria	Added to Required Exhibits
Threshold Exhibits			
Exhibit 107	Subsidies \ Public Funds *HOME funds from NDED are the only subsidy applied for OR HOME funds from NDED are applied for and all other subsidies are committed	2	3
Other Selection Criteria:			
Certified in Application	Compliance and Extended Use Period *20-year compliance period + 15-year extended use period = 35 total *25-year compliance period + 15-year extended use period = 40 total *30-year compliance period + 15-year extended use period = 45 total	1 2 3	Removed 1 2
Certified in Application	Developer \ Owner Support * Previously a range of points for 3% - 7% of the total cost of the development. Proposed change to 2 points for 5% or more.	1, 2, or 3	2
Exhibit 207	Amenities *Two or more rooms in the basement will be completely finished *Community garden with dedicated water source that is paid for by the development owner.	1 XXXXXXXXXX	Removed 1
Exhibit 208	Difficult to House Population *Changed to "Special Needs" Populations	2, 4, or 6	2, 4, or 6
Exhibit 211	Green Standards *Ongoing recycling services provided at no cost to the tenant *Development will utilize passive solar building design	XXXXXXXXXX XXXXXXXXXX	1 1
CRANE Application			
Standby Mode	*If NIFA does not receive a response \ report from a CRANE project for 6 months, then the application will be placed in Standby Mode & NIFA will notify the applicant. If no communication is received from the applicant within 3 months after placing in Standby Mode, then the application will be removed from the CRANE process.	XXXXXXXXXX	XXXXXXXXXX
Final Cost Certification			
Syndicator Certification	*Syndicator Certification to certify credit amount, total equity amount, and price per credit.	XXXXXXXXXX	Added
General QAP Changes:			
Discretionary Basis Boost (non-QCT developments)	*All developments may request up to a 15% basis boost. *Developments located in non-metro areas with an average combined gross rent amount that would be affordable to households with an income less than 45% of the Area Median Income (AMI) may request up to a 20% basis boost	XXXXXXXXXX	XXXXXXXXXX
Conditional Reservation Items	*Several items moved to Carryover \ 10% Test Certification deadlines *Late fee of 1% of the annual LIHTC amount for Conditional Reservation Items if not submitted by deadline	XXXXXXXXXX XXXXXXXXXX	XXXXXXXXXX Added
Extension Fee	*Extension fee of \$500 for a request of an extension for the following deadlines: Conditional Reservation, Carryover, 10% Test Certification, and Final Cost Certification	XXXXXXXXXX	Added