

2021 LIHTC/HOME/CDBG-DR/HTF APPLICATION
SCORE SHEET

Date:

Project Name:

NIFA #

City

County:

Threshold Criteria		Points	Round One
Exhibit 100	Architectural Plans	1	
Exhibit 101	Fair Housing Act & Section 504	1	
Exhibit 102	Affirmative Marketing Plan	1	
Exhibit 103	Site Control		
(90 days)	- Option to Purchase w/current proof of ownership	1	
	- Disposition/Development Agreement	1	
(exception VA & Tribal Land)	- Signed & Recorded Land Lease (50 years) w/proof Leasee owns the Land	1	
	- Recorded Warranty Deed	1	
Exhibit 104	Site Visit Review & Approval		
	- Site Visit Review	1	
	- Not Required (Not applying for HOME)	1	
Exhibit 105	Zoning		
	- Meets all zoning requirements	2	
	- Not subject to zoning	2	
	- Nonconforming, will be obtained in 180 days	1	
Exhibit 106	Utilities	1	
Exhibit 107	Subsidies/Public Funds		
	- No Subsidies needed other than NDED HOME Funds and/or LIHTC	3	
	- Firm commitments/awards for all Subsidies	3	
	- All Subsidies have been applied for	2	
	- All Subsidies have been discussed	1	
Exhibit 108	Investor Interest/Commitment Form		
(180 days)	- Firm commitment & pricing accepted via signature (range no greater than .	2	
(180 days)	- Letter of interest & pricing (range no greater than .05)	1	
Exhibit 109	Construction/Interim Financing Form		
(180 days)	- Construction financing commitments	1	
	- Construction financing from own sources	1	
Exhibit 110	Permanent Financing Form		
(180 days)	- Permanent financing commitments (accepted via signature)	3	
	- Permanent financing from own sources	3	
	- Development does not require Permanent Financing	3	
	- Interest Form	1	
Exhibit 111	Development Worksheets (Underwriting Criteria)		
	- Debt service coverage ratio 1.20 or higher	2	
	- No permanent debt service	2	
	- Debt service coverage ratio between 1.15 - 1.19	1	
Exhibit 112	Market Study	1	
Exhibit 113	Pre-notification	1	
Exhibit 114	Capital Needs Assessment		
	- Capital Needs Assessment	1	
	- Not required (not a rehab project)	1	
Exhibit 115	Ten Year Rule/Appraisal		
	- Legal Opinion that Ten Year Rule Met (non-assisted building)	1	
	- Legal Opinion that the Acq. of the Existing bldg is exempt from the Ten Year	1	
	- Not required (not an acquisition project)	1	
Exhibit 116	AHTC Investor Interest/Commitment Form		
(180 days)	- Firm commitment & equity pricing \$0.60 or greater	2	
(180 days)	- Letter of interest or commitment and pricing of less than \$0.60	1	
SUBTOTAL		Max points = 25	0

City		County:	
Other Selection Criteria - (minimum of 30 points for CRANE and 4% LIHTC)		Points	
Compliance & Extended Use Periods			
- 15 yr. compliance period + 15 yr. extended use		0	
- 25 yr. compliance period + 15 yr. extended use		1	
- 30 yr. compliance period + 15 yr. extended use		2	
Right of First Refusal - Checked Yes & listed		2	
Eventual Tenant Homeownership (CROWN) - Exhibit 200 (Homeownership Plan)		2	
Preservation - Exhibit 201			
- Federally Assisted Building		2	
- Preservation of Existing Affordable Housing (i.e. USDA-RD or HUD)		4	
- Use of Federal Historic Tax Credits		2	
Senior Development			
-Development reserved for elderly tenants?		2	
Mixed Income Development - Checked Yes			
- 10% Market Rate		1	
- 15% Market Rate		2	
- 20% Market Rate		3	
Design Standards - Exhibit 203 (Architect Cert.)			
- 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	
Density Configurations			
- 12 units or less per acre		1	
- 12 units or less per acre, 2 stories or less, & separate entrance		2	
Small Community - Checked Yes & population listed			
- Total population of 5,000 or less		3	
- Total population over 5,000 to 15,000		2	
Economic Development Certified/Entitlement/Leadership Community		2	
Track Record of Applicant and/or Owner - Exhibit 204 (List of previous development)		1	
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	
Amenities (max = 6 points) - Exhibit 207			
- Furnished Community Room w/minimum of 600 sq. ft.		2	
- Washer & dryer installed in each unit		2	
- Garage for each unit		2	
- Community garden w/dedicated water source or recreational equivalent		1	
- Unfinished basement or storm shelter		1	
- Washer & dryer hook-ups		1	
- Community laundry room		1	
- Exterior playground area/Exercise equipment OR for individual playground for each unit in CROWN		1	
- Medical alert/emergency response system in each unit		1	
- High-speed internet access		1	
- Storage area (6w x 6d x 8h = 288 cubic feet)		1	

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Other Selection Criteria cont.	Points	
Management Qualifications and Experience - Exhibit 210	1	
Green Standards (max = 6 points) - Exhibit 211 (Architect Cert.)		
- Development includes geothermal closed loop heat pump or active solar	2	
- All mechanical equipment will be Energy Star® rated	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	
- Ongoing recycling services provided at no cost to tenant	1	
- Utilize passive solar building design (include description)	1	
Project-Based Rental Assistance - Exhibit 212 (Letter of commitment)	2	
Supportive Services (max = 3 points) - Exhibit 213 (Supportive Service plan and commitment letters)		
Choose up to three supportive services for Competitive Applications and 5 for CRANE & 4%:		
- Transportation to services at no cost to the tenant (12 round trips per year)	1	
- Quarterly onsite medical, dental or vision testing at no cost to the tenant	1	
- Owner paid renter's insurance for tenant (yearly)	1	
- Monthly onsite congregate meals served to the tenant at no cost (monthly)	1	
- Annual deep cleaning of the unit at no cost to the tenant	1	
- Annual RentWise Education at no cost to tenant	1	
- Monthly onsite beautician services at no cost to tenant	1	
- Monthly onsite, organized tenant activities (no cost to tenant)	1	
- Onsite food pantry at no cost to tenant.	1	
- Quarterly state and federal benefits counseling at no cost to the tenant	1	
-Monthly onsite mental health services at no cost to the tenant.	1	
-Monthly onsite job training at no cost to the tenant.	1	
-Quarterly parenting classes at no cost to the tenant.	1	
-Onsite licensed child care with enrollment fee waived for tenants of the deve	1	
-Quarterly financial management classes at no cost to the tenant.	1	
-Weekly exercise classes at no cost to the tenant.	1	
-Weekly tutoring services for students at no cost to the tenant.	1	
-Semi-annual clean-up events at no cost to the tenant.	1	
-Quarterly onsite Therapy Animal visits at no cost to the tenant	1	
- Other services at no cost to tenant, subject to NIFA's approval.	1	
Qualified Census Tract - Exhibit 214 & attached letter and a copy of the plan	1	
SUBTOTAL	Max points = 52	0
NIFA Scored Criteria		
Threshold Review		
- Entire Completed Application submitted	1	
- Entire Completed Application submitted & threshold met	2	
Targeting Gross Rents	Up to 5	
Efficient Housing Production	Up to 12	
Efficient Use of HOME Funds	Evaluated by DED	
Natural Disaster Designation	up to 3	
SUBTOTAL	Max points = 22	0
TOTAL	Max points = 99	0

QCT (Yes or No):

Type of LIHTC Requested:

Minimum Set Aside:

Non-Profit Set-Aside (Yes or No):

Metro/Non-Metro

State Discretionary Basis Boost (Yes or No):

Reason for Boost:

Senior Project:

CRANE Eligible:

Amount of Boost