

H. FINAL RANKING

1. NIFA/NDED will rank each application according to the total number of points awarded in each of the ~~Threshold~~; Other and NIFA_scored criteria.
2. After evaluating and scoring all applications received for each application acceptance round, NIFA/NDED will consider the following factors in determining which development will receive a LIHTC reservation if there is a tie between applications. (NOTE: In the event that more than one development in the CRANE program rises to a category one in the same month and the CRANE program does not have sufficient LIHTC and AHTC to fund such CRANE developments, the following factors will determine which development will receive a LIHTC reservation.)
 - (a) consideration given to meeting the established set-asides;
 - ~~(a)~~(b) which application demonstrates readiness to proceed with the development, specifically meeting all zoning requirements or building permits being issued;
 - ~~(b)~~(c) which serves the lowest income tenants;
 - ~~(c)~~(d) which obligates the owner to serve qualified tenants for the longer period of time;
 - ~~(d)~~ which application demonstrates the highest readiness to proceed with the development;
 - (e) which provides the most efficient usage of the LIHTC per unit basis; and
 - (f) which is located in a QCT and participates in a concerted community revitalized plan.

OVERVIEW OF RANKING PROCESS – CONSIDERATIONS

1. NIFA may disqualify applications from applicants who have previously failed to place into service developments which have received a Carryover Allocation or who have not fulfilled their obligation of any previously issued LIHTC Conditional Reservation Commitment notice.
2. NIFA shall award LIHTC and AHTC only in the amount needed based on the review of the development. The award of LIHTC and AHTC and the determination of any allocation amount in no way represents or purports to warrant the feasibility or viability of the development by NIFA. NIFA will, from time to time, set a maximum amount of LIHTC and AHTC that can be allocated to a development in an amount, which it deems appropriate, given the dollar amount of LIHTC and AHTC and the relative proposed costs of currently competing development applications. No member, officer, agent or employee of NIFA shall be personally liable concerning any matters arising out of, or in relation to, the allocation of the LIHTC and AHTC.

NIFA should the Nebraska Department of Revenue, IRS or the Department of the Treasury release rulings, notices or regulations that modify or change any of the information of this application, these rulings, notices or regulations will take precedence over the written material in Nebraska LIHTC and AHTC Allocation Plan QAP and application. Copies of Applications submitted pursuant to the QAP qualified Allocation Plan (which includes applications for 9% LIHTCs, AHTCs, 4% LIHTCs and CRANE) will be made available by NIFA to the public (other than during the active review process) upon written request. Additionally, NIFA will post applications for Applications on www.nifa.org.

By submission of an Application pursuant to the QAP, the applicant acknowledges and agrees to such publication of its Application and related information.