

2022 LIHTC/CDBG-DR BOND 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 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 - 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 100	Architect Certification, Required Design & Green Standards, and Architectural Plans	
Exhibit 101	Fair Housing Act & Section 504	
Exhibit 102	Affirmative Marketing Plan	
Exhibit 103	Site Control	
	(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	Zoning	
	- Meets all zoning requirements	
	- Not subject to zoning	
	- Nonconforming, can be obtained in 180 days	
Exhibit 106	Utilities	
Exhibit 107	Subsidies/Public Funds	
	- No Subsidies needed other than NDED and/or LIHTC	
	- Firm commitments/awards for all Subsidies	
	- All Subsidies have been applied for	
	- All Subsidies have been discussed	
Exhibit 108	Investor Interest/Commitment Form	
	(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	Construction/Interim Financing Form	
	(180 days) - Construction financing commitments	
	- Construction financing from own sources	
Exhibit 110	Permanent Financing Form	

	(180 days) - Permanent financing commitments (accepted via signature)		
	- Permanent financing from own sources		
	- Development does not require Permanent Financing		
	- Interest Form		
Exhibit 111	Development Worksheets (Underwriting Criteria)		
	- Debt service coverage ratio 1.20 or higher		
	- No permanent debt service		
	- Debt service coverage ratio between 1.15 - 1.19		
Exhibit 112	Market Study		
Exhibit 113	Pre-notification		
Exhibit 114	Capital Needs Assessment (Rehabilitation and Adaptive Reuse only)		
	- Capital Needs Assessment		
	- Not required (not a rehab project)		
Exhibit 115	Ten Year Rule/Appraisal		
	- 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	AHTC Investor Interest/Commitment Form		(if applicable)
	(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 scored in Other Selection Criteria for 4% LIHTC)		
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	
Preservation - Exhibit 202		
- Federally Assisted Building	2	
- Preservation of Existing Affordable Housing (i.e. USDA-RD or HUD)	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% Moderate Rate	1	
- 15% Moderate Rate	2	
- 20% Moderate Rate	3	
Development of Housing in Greater Nebraska - Exhibit 204		
-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	
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	Score
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	
- 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 210 (Letter of commitment)	2	
Supportive Services (max = 4 points) - Exhibit 211 (Supportive Service plan and commitment letters)		
- 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 (must describe in service agreement)	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 Plan (CROWN project not eligible)	2	
- Ongoing recycling services provided	2	
-Quarterly financial management classes	1	
-Weekly exercise classes	3	
-Quarterly parenting classes	2	
-Monthly nutrition education classes	2	

-Onsite licensed childcare with enrollment fee waived for tenants of the development.	3	
-Weekly tutoring services for students	3	
-Weekly after-school enrichment program	3	
-Monthly financial literacy classes for children	2	
- Other services, subject to NIFA's approval.	1	
Leverage and Collaboration - Exhibit 212		
-5-9.99%	1	
-10-14.99%	2	
-15-19.99%	3	
-20 and above	4	
Areas of High Opportunity		
- Education	0-1	
- Health and Education	0-1	
- Social and Economic	0-1	
- All Three Very High rating	1	
Qualified Census Tract - Exhibit 215 & attached letter and a copy of the plan	2	
Neighborhood Plan or Choice Neighborhood -attach documentation - Exhibit 216	1	
Bond Issuer Intent Resolution (Required)- Exhibit 217	0	
SUBTOTAL	Max points = 65	0
NIFA Scored Criteria		
Targeting Gross Rents	Up to 5	
Efficient Housing Production	Up to 6	
Efficient Use of HOME Funds	Evaluated by DED	
Natural Disaster Designation	up to 3	
SUBTOTAL	Max points = 14	
TOTAL	Max points = 79	0

Project Information

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:

N/A
N/A
N/A
N/A