2024/2025 LIHTC/HOME/CDBG-DR/HTF APPLICATION 9% SCORE SHEET Date

Date:	
Round:	

Project Name:	NIFA #	
City	County:	

<u>City</u>	County:		
Threshold Criter	ria		Met Threshold
Exhibit 1	One-page Summary of Proposed Development	ļ	
Exhibit 2	Details of any sale or transfer of LIHTC & AHTC	I	
Exhibit 3	Non-Profit Information		
EXITION 5	Tront I folk I folk and the		
Exhibit 4	Relocation assistance plan		
Exhibit 5	Evidence of rental assistance		
EXHIBIT 3	Evidence of Territal assistance		
Exhibit 6	Current utility allowance documentation		
Exhibit 7	Pictures of the site/structure from each direction (N,W,S	<u>,E)</u>	
Exhibit 8	Location Map		
ZAMBIC C	20 cation map		
Exhibit 10	Site Visit Review and Approval - DED	1	
Exhibit 11	Notice of Bublic Hearing (DED)		
EXHIBIT II	Notice of Public Hearing (DED)		
Exhibit 12	Assurances & certification for local Gov'ts (DED)	<u>I</u>	
Exhibit 13	Residential anti-displacement & relocation (DED)	T	
Exhibit 14	Cortification for non-profits and housing authorities (DE	D)	
EXHIBIT 14	Certification for non-profits and housing authorities (DE	<u>ل)</u>	
Exhibit 15	Resolution for non-profits and housing authorities (DED)	
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Exhibit 16	Certification of rental project federal assistance (DED)		
Exhibit 17	SAM documentation (DED)		
Exhibit 18	HOME/HTF Cost Allocation (DED)		
Evhibit 100	Architect Certification, Required Design & Green Standa Architectural Plans	rds, and	
Exhibit 100	Architectural Plans		
Exhibit 101	Fair Housing Act & Section 504		
Exhibit 102	Affirmative Marketing Plan		
Exhibit 103	Site Control		
	- Option to Purchase w/current proof of ownership		
	- Disposition/Development Agreement		
(exception VA & Tribal Land	- An agreement for a 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		
LAHIDIC 100	Ounties		
Exhibit 107	Subsidies/Public Funds		
	- 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		
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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)		
F 1 11 11 100			
Exhibit 109	Construction/Interim Financing Form		
(180 days)	- Construction financing commitments		
	- Construction financing interest		
	- 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		
E 1 '1 '2 444			
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 Pre-notification		
E 1 11 12 44 4			
Exhibit 114	Capital Needs Assessment (Rehabilitation and Adaptive R	euse 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 Ru	ile	
	- Not required (not an acquisition project)		
Exhibit 116	AHTC Investor Interest/Commitment Form		
	- Firm commitment & equity pricing \$0.60 or greater		
	- Letter of interest or commitment and pricing of less than \$0.60		
(100 udys)	Are all Threshold Exhibits submitted and of	complete?	
	7.10 dii 111105/1014 Extilato Sastitittea dila C	zempiece.	
Other Selection	Critoria -	Points	Score

Other Selection Criteria -	Points	Score
(minimum of 30 points for CRANE)		
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	
Eventual Tenant Homeownership (CROWN) - Exhibit 201 (Homeownershi	ip Plan) 2	
Preservation - Exhibit 202		
- Federally Assisted Building	2	
- Preservation of Existing Affordable Housing (i.e. USDA-RD, HUD,	CNI) 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% Market Rate	1	
- 15% Market Rate	2	
	3	

-Win lat 12 months, applicant/developes has materally participated in development of the solution of the solut	Development of Housing in Greater Nebraska - Exhibit 204		
### Stank Add with paper of 15,000 or less with at least 10 turns Economic Development Certified/Entitlement/Leadership Comm 2 PHA Referral Agreement - Checked Yes & Colabil 205 (Agreement) 1 Developer/Owner Financial Support - agreement - Checked Yes & Colabil 205 (Agreement) - agreement - Checked Yes & Colabil 205 (Agreement) - agreement - Checked Yes & Colabil 205 (Agreement) - agreement - Checked Yes & Colabil 205 (Agreement) - agreement - Checked Yes & Colabil 205 (Agreement) - agreement - Checked Yes & Colabil 205 (Agreement) - Track Record of Applicant and/or Owner - Castel 206 - Certification of Experience - Property Management Enhibit 207 - Attendance at 2021 for 2022 (PAT) LITTC Compliance Training-Certain 208 - Certification of Experience - Property Management Enhibit 207 - Attendance at 2021 for 2022 (PAT) LITTC Compliance Training-Certain 208 - Design Standards, Green Standards, and Amenities Design Standards, Green Standards, and Amenities Design Standards (max - 7 points) - Eshibit 209 - Belick on ration in excert 205 (White from stance violate enterior enterior) - Landacaping on street-violate elevations - 20	-W/in last 12 months, applicant/developer has materially participated in development of new single family/rental housing with incomes not exceeding		
PHA Referral Agreement - Checked Yes & Edubiu 205 (Agreement) Developer/Owner Financial Support - aggregate of deferred feet/capital contrypersonal loan is 25% of the total of the developer fee & overhand Other Selection Criteria cont. Points Track Record of Applicant and/or Owner - Enhibit 206 - Certification of Experience - Applicant and Owner - Certification of Experience - Property Management - Enhibit 207 - Certification of Experience - Property Management - Enhibit 207 - Attendance at 2012 or 2022 MFA LITC Compliance Training-Enhibit 208 - Points Design Standards, Green Standards, and Amenities Design Standards, Green Standards, and Amenities Design Standards, for a store in excess of 25% of the front street visible extention - Enhibit 209 - Enhibit 200 - All createrial enhibit 200 - All createrial enhibit 200 - All createrial enhibits encycle increases to receive the createrial enhibits and an implementation of the Complex plants of complex plants of the Complex plants of		2	
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- *Produce garden or individual garden plots, including a functional equivalent such as a vertical garden with a dedicated water source that is paid for by the development owner, within the development footprint - *Ceiling fans with lights provided for each bedroom Productivity and Safety (select as relevant)		2	
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Productivity and Safety (select as relevant)		+	
- Medical alert/emergency response system in each unit			
	- Medical alert/emergency response system in each unit	1	

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	- Broadband/High-speed internet access at no cost to tenant	3	
	- Fiber internet access at no cost to tenant	5	
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Project-Based F	Rental Assistance - Exhibit 210 (Letter of commitment)	2	
Supportive Ser	vices $(max = 4 points)$ - Exhibit 211 (Supportive Service plan and commit	ment letters)	
	Health		
	- On-going medical alert/emergency response system	2	
	- Weekly exercise classes	3	
	- Monthly foot care clinics	2	
	-Monthly onsite mental health services	3	
	- Quarterly onsite medical, dental or vision testing	2	
	-Quarterly onsite Therapy Animal visits	1	
	Finance		
	- Tenant Down payment Savings Plan (CROWN projects not eligible)	2	
	- Tenant Savings Plan (CROWN projects not eligible)	1	
		2	
	- Esusu - monthly rent reporting		
	- Owner paid renter's insurance for tenant (yearly)	3	
	Education, Counseling and Training	2	
	- Weekly tutoring services for students	3	
	- Weekly after-school enrichment program	3	
	- Monthly onsite job training	2	
	- Monthly nutrition education classes	2	
	- Quarterly financial management classes	2	
	- Quarterly parenting classes	2	
	- Quarterly state and federal benefits counseling	2	
	- Quarterly financial literacy classes for children	2	
	- Annual Tax Preparation and assistance with e-filing	1	
	- Annual RentWise Education	1	
	Community and Care	·	
		2	
	- Onsite food pantry	2	
	- Ongoing recycling services provided	2	
	- Resource and service referrals coordinated through Nebraska.findhelp.com	2	
	- Licensed childcare with enrollment fee waived for tenants of the		
	development (for each child paid for by the development)	2	
	- Monthly onsite beautician services	2	
	- Monthly onsite congregate meals served to the tenant	2	
	- Monthly onsite, organized tenant activities	1	
	- Semi-annual clean-up events	2	
	- Transportation to services for the tenant (12 round trips per year)	2	
	- Annual deep cleaning of the unit	2	
	- Other services, subject to NIFA's approval.	1	
	Other services, subject to MrA's approval.	'	
Loverage and C	Collaboration - Exhibit 212		
Leverage and C		0.5	
	-2.5-4.99%	0.5	
	-5-7.49%	1 1 5	
	-7.5-9.99%	1.5	
	-10-12.49%	2	
	-12.5-14.99%	2.5	
	-15-17.49%	3	
	-17.49-19.99%	3.5	
	-20 and above	4	
Proximity to Se	rvices (NON-METRO ONLY) - Exhibit 213		
•	- Grocery store, Farmer's Market, and/or Pharmacies (w/in 3 miles)	.5	
	- Hospital, Medical Clinics, and/or Urgent Care (w/in 3 miles)	.5	
	- Schools, Daycare, Senior, and/or Community Center (w/in 3 miles)	.5	
	- Schools, Daycare, Senior, and/or Community Center (w/m 3 miles) - Public Park and/or Library (w/in .5 miles)	.5	
	rabile raik and/or Library (w/iii) illiles)	ر. ا	
Community Us	ulcing Initiatives (NON-METPO ONLY)		
Community Ho	ousing Initiatives (NON-METRO ONLY) - Exhibit 214	1	
Community Ho	ousing Initiatives (NON-METRO ONLY) - Exhibit 214 -Community has demonstrated housing activities within the last 24 mo.	1	
	-Community has demonstrated housing activities within the last 24 mo.	1	
	-Community has demonstrated housing activities within the last 24 mo. ity (NON-METRO ONLY)		
	-Community has demonstrated housing activities within the last 24 mo. Nity (NON-METRO ONLY) -population of 5,000 or less	3	
	-Community has demonstrated housing activities within the last 24 mo. ity (NON-METRO ONLY)		

Areas of High Opportunity (METRO ONLY)		
- Education	0-1	
- Health and Environment	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	
SUBTOTAL Max points = 65 (Metro) 67 (Netro) 67 (Netro)	lon-metro)	0.00
NIFA Scored Criteria		
Targeting Gross Rents	Up to 5	
Efficient Housing Production	Up to 6	
Efficient Use of HOME Funds Evalua	ted by DED	
Natural Disaster Designation	up to 3	
SUBTOTAL Max	points = 14	0.00
TOTAL Max points = 79 (Metro) 81 (No	on-metro)	0.00

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:

P	Project Information