

Nebraska Investment Finance Authority
Comparison of 2018 & 2019 LIHTC Qualified Allocation Plan & Application

			Points Available	
QUALIFIED ALLOCATION PLAN for 9% LIHTCs			2018	2019
	Page			
Annual Fees and Income Averaging	7	Added language regarding additional annual compliance fees for developments choosing the Income Averaging set-aside election.	XXXX	XXXX
CRANE Program Allocations	10	Changed the maximum LIHTC allocation to any single development in the CRANE set-aside from 25% to 20% of Nebraska's annual LIHTC authority.	XXXX	XXXX
CRANE Program Allocation Cycles and Application Process	12	Changed the CRANE process from a two-tiered process to a three-tiered process and changed from 5 CRANE cycles to accepting applications on an ongoing basis.	XXXX	XXXX
Maximum Allocation of LIHTCs	15	Changed the maximum LIHTC allocation to any single development in the Competitive LIHTCs and CRANE set-aside from 25% to 20% of Nebraska's annual LIHTC authority.	XXXX	XXXX
Maximum Allocation of LIHTCs	16	Changed the maximum LIHTC allocation to any single developer in the Competitive LIHTCs and CRANE set-aside from 25% to 20% of Nebraska's annual LIHTC authority.	XXXX	XXXX
Maximum Allocation of LIHTCs	16	Deleted language pertaining to the specific per residential living square footage limit of the Adjusted Eligible Basis for purposes of calculating the developer/contractor overhead, profit, and fees.	XXXX	XXXX
Maximum Allocation of LIHTCs	17	Added language limiting the LIHTC for Senior Developments.	XXXX	XXXX
Minimum Set-aside Elections	17	Added section detailing set-aside elections including the Income Averaging Election.	XXXX	XXXX
Tenant Recertifications for Income Averaging Developments	25	Added language regarding recertifications for developments that have selected the Income Averaging set-aside.	XXXX	XXXX
General		Added and deleted language to clarify and define terms. Updated information for 2019	XXXX	XXXX
QUALIFIED ALLOCATION PLAN for 4% LIHTCs				
LIHTC Annual Compliance Fees and Income Averaging	7	Added language regarding additional annual compliance fees for developments choosing the Income Averaging set-aside election.	XXXX	XXXX
Maximum Allocation of LIHTCs	10	Deleted language pertaining to the specific per residential living square footage limit of the Adjusted Eligible Basis for purposes of calculating the developer/contractor overhead, profit, and fees.	XXXX	XXXX
Bond Minimum Set-Aside Elections	16	Added section regarding bond minimum set-aside elections.	XXXX	XXXX
LIHTC Minimum Set-Aside Elections	16	Added section regarding LIHTC minimum set-aside elections.	XXXX	XXXX
General		Added and deleted language to clarify and define terms. Updated information for 2019	XXXX	XXXX
APPLICATION				
Requirements for HOME/HTF Funds	3	Deleted "Community Housing Development Organization (CHDOs) as an eligible HOME/HTF applicant.	XXXX	XXXX
HOME/HTF Applicant Information	6	Deleted "State Designated CHDO"	XXXX	XXXX
Minimum Set-Aside Election	7	Added language that allows the applicant to choose the Income Averaging set-aside election.	XXXX	XXXX
Utility Allowance Calculations	9	Added language regarding DED funded developments.	XXXX	XXXX
Development Team Information	11	Added language regarding outstanding non-compliance for management company.	XXXX	XXXX
Senior Development	11	Deleted language regarding Senior Developments	XXXX	XXXX
Senior Development	12	Deleted Exhibit 22 - Senior development waiver	XXXX	XXXX
Senior Development	14	Added language regarding Senior Developments.	XXXX	0 or 1
Track Record of Applicant and/or Owner	15	Added language that details noncompliance response due dates.	XXXX	XXXX
Management Qualifications and Experience	17	Added language that details noncompliance response due dates.	XXXX	XXXX

Senior Development	19	Added "Senior Development" as exhibit 202.	XXXX	XXXX
Targeting Gross Rents to Lower Levels	27	Changed AMI rent targeting scoring to the following: 3 points for at least 10% of the units at 40% AMI or less and 2 points for at least 40% of the units at 50% AMI or less.	up to 10	up to 5
Efficient Housing Production	27	Clarified language to read "eligible basis" instead of "Total development (minus land, NIFA fees & reserves)".	XXXX	XXXX
General		Added and deleted language to clarify and define terms. Updated information for 2019.	XXXX	XXXX
EXHIBIT EXAMPLES				
Exhibit 11		Changed the language to include the "National Housing Trust Fund".	XXXX	XXXX
Exhibit 111		Added column to identify unit income and rent level targeting as a result of the Income Averaging election.	XXXX	XXXX
General		Added and deleted language to clarify and define terms. Updated information for 2019.	XXXX	XXXX
CRANE APPLICATION				
Components of CRANE	1	Changed the CRANE process from a two-tiered process to a three-tiered process and changed from 5 CRANE cycles to accepting applications on an ongoing basis.	XXXX	XXXX
General		Added and deleted language to clarify and define terms. Updated information for 2019.	XXXX	XXXX
BOND INTENT APPLICATION				
Minimum Set-Aside Election	6	Added language that allows the applicant to choose the Income Averaging set-aside election.	XXXX	XXXX
General		Added and deleted language to clarify and define terms. Updated information for 2019.	XXXX	XXXX
CARRYOVER ALLOCATION PROCEDURES MANUAL				
General		Added and deleted language to clarify and define terms. Updated information for 2019.	XXXX	XXXX
FINAL COST CERTIFICATION PROCEDURES MANUAL				
General		Added and deleted language to clarify and define terms. Updated information for 2019.	XXXX	XXXX
LURA & CROWN LURA				
General		Added and deleted language to clarify and define terms. Updated information for 2019.	XXXX	XXXX