



















































































## H. FINAL RANKING

1. NIFA/NDED will rank each application according to the total number of points awarded in each of the 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.
  - (a) consideration given to meeting the established set-asides;
  - (b) which application demonstrates readiness to proceed with the development, specifically meeting all zoning requirements or building permits being issued;
  - (c) which serves the lowest income tenants;
  - (d) which obligates the owner to serve qualified tenants for the longest period of time;
  - (e) which provides the most efficient usage of the LIHTC on a per-unit basis; and
  - (f) which is located in a QCT and contributes to an approved 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 received a Capital Allocation or who have not fulfilled their obligation of any previously issued LIHTC Conditional Service Agreements.
2. NIFA shall award LIHTC and AHTC only in the amount requested based on the review of the development. The award of LIHTC and AHTC or the determination of any allocated 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 may be allocated to a development in an amount, which it deems appropriate, given the demand for 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.

NOTE: Should the NIFA Department, IRS or the Department of the Treasury release rulings, notices or regulations that modify or change all or the interpretation of this QAP, these rulings, notices or regulations will take precedence over the QAP and application. Copies of applications submitted pursuant to the QAP (which includes applications for 9% LIHTC, AHTC, 4% LIHTC and CRANE) will be made available by NIFA to the public (other than during the active review process) upon written request. NIFA will post the scores for applications at [www.nifa.org](http://www.nifa.org).

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