2024/2025 LIHTC/HOME/CDBG-DR/HTF APPLICATION 4% SCORE SHEET Date

Date:	
Round:	

Project Name:	NIFA #	
City	<u>County:</u>	

Threshold Criter	ria	Met Threshold
Exhibit 1	One-page Summary of Proposed Development	Wet The esticia
Exhibit 2	Details of any sale or transfer of LIHTC & AHTC	
Exhibit 3	Non-Profit Information	
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 - DED	
Exhibit 11	Notice of Public Hearing (DED)	
Exhibit 12	Assurances & certification for local Gov'ts (DED)	
Exhibit 13	Residential anti-displacement & relocation (DED)	
Exhibit 14	Certification for non-profits and housing authorities (DED)	
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)	
Exhibit 100	Architect Certification, Required Design & Green Standards, and	
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	
(ovcention VA & Tribal Land	- Disposition/Development Agreement - An agreement for a Land Lease (50 years) w/proof Leasee owns the Land	
(exception VA & Tribal 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 HOME Funds 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	
=	- 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	
	- 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	
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 for CRANE)	

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	
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	
- 20% Market Rate	3	
Development of Housing in Greater Nebraska - Exhibit 204		
Development of Housing in Greater Nebraska - Exhibit 204 -wyin last 12 months, applicant/developer has materially participated in development of new 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	
Track Record of Applicant and/or Owner - Exhibit 206		
-Certification of Experience -Applicant and Owner	1	

anagement Qi	ualifications and Experience		
	-Certification of Experience -Property Management-Exhibit 207	1	
	-Attendance at 2021 or 2022 NIFA LIHTC Compliance Training-Exhibit 208	2	
	-Attendance at 2021 of 2022 NIFA EITHC Compliance Training-Exhibit 200 -Housing Credit Certified Professional-Exhibit 208	<u>-</u>	
Other Selection	Criteria cont.	Points	
Design Standard	ls, 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	
	- 10% of more meet accessibility standards	3	
	- Exterior additions (shutters, patio/porch, etc.)	1	
Green Standards (n	nax = 6 points) - Exhibit 209		
	- Development includes geothermal closed loop heat pump or active solar	3	
	(can only be selected in conjunction with the amenity owner paid broadband	2	
	- All mechanical equipment will be Energy Star® rated	2	
	Factor).	11	
	- 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		
	Additional Use Space (select as relevant)		
	- *Furnished Community Room w/minimum of 600 sq. ft.	2	
	- *Garage for each unit	2	
	- *At least one designated parking stall in a parking garage	1	
	- *Storage area (6w x 6d x 8h = 288 cubic feet)	1	
	- *Built in designated work or school space (must be at least 4 feet x 4 feet)	1	
	- *Storm shelter	2	
	Clothes Washing (select only one)		
	- *Washer & dryer installed in each unit	3	
	- *Washer & dryer hook-ups	1	
	- *Community laundry room	1	
	Outdoor Health and Wellness (select as relevant) - *Designated exterior playground area or exercise equipment with sufficient		
	equipment for usage by tenants in all units (a basketball hoop can qualify;		
	however, it must be located in a dedicated space) or	2	
	- *SENIOR Developments ONLY: senior exterior exercise equipment	2	
	- *Individual playground equpment for each unit in CROWN developments or	_	
	scattered site developments	2	
	equivalent such as a vertical garden with a dedicated water source that is paid	1	
	- *Ceiling fans with lights provided for each bedroom	1	
	Productivity and Safety (select as relevant)	4	
	- 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	
Project-Racad D	antal Assistance - Fubibit 210 // ottor of commitments	2	
<u> </u>	ental Assistance - Exhibit 210 (Letter of commitment)	2	
<u> </u>	ces (max = 4 points) - Exhibit 211 (Supportive Service plan and commitme		
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<u> </u>	ces (max = 4 points) - Exhibit 211 (Supportive Service plan and commitmed Health - On-going medical alert/emergency response system	ent letters)	
<u> </u>	ces (max = 4 points) - Exhibit 211 (Supportive Service plan and commitmed Health On-going medical alert/emergency response system - Weekly exercise classes	ent letters) 2 3	
<u> </u>	ces (max = 4 points) - Exhibit 211 (Supportive Service plan and commitmed Health - On-going medical alert/emergency response system - Weekly exercise classes - Monthly foot care clinics	ent letters) 2 3 2	
<u> </u>	ces (max = 4 points) - Exhibit 211 (Supportive Service plan and commitmed Health On-going medical alert/emergency response system Weekly exercise classes Monthly foot care clinics Monthly onsite mental health services	2 3 2 3	
<u> </u>	ces (max = 4 points) - Exhibit 211 (Supportive Service plan and commitmed Health - On-going medical alert/emergency response system - Weekly exercise classes - Monthly foot care clinics -Monthly onsite mental health services - Quarterly onsite medical, dental or vision testing	2 3 2 3 2	
<u> </u>	Ces (max = 4 points) - Exhibit 211 (Supportive Service plan and commitmed Health - On-going medical alert/emergency response system - Weekly exercise classes - Monthly foot care clinics -Monthly onsite mental health services - Quarterly onsite medical, dental or vision testing -Quarterly onsite Therapy Animal visits	2 3 2 3	
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Weelle to the first or a series of the students	3	
- Weekly tutoring services for students	3	
- Weekly after-school enrichment program		
- 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		
- Onsite food pantry	2	
- Ongoing recycling services provided	2	
 Resource and service referrals coordinated through Nebraska.findhelp. 		
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	
Leverage and Collaboration - Exhibit 212		
-2.5-4.99%	0.5	
<u>-5-7.49%</u>	1	
-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	
Areas of High Opportunity		
- 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	
216	1	
Bond Issuer Intent Resolution	0	
SUBTOTAL	Max points = 65	0.00
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NIFA Scored Criteria		
Targeting Gross Rents	Up to 5	
Efficient Housing Production	Up to 6	
Efficient Use of HOME Funds	valuated by DED	
SUBTOTAL	Max points = 11	0.00
	ax points = 76	
TVI	an points - 10	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	roject Information	n