2022 LIHTC/HOME/CDBG-DR/HTF APPLICATION SCORE SHEET

Date:	
Round:	

Project Name:		NIFA #		
<u>City</u>		<u>County:</u>		
Threshold Crite	ria		Met Threshol	d
Exhibit 1	One-page Summary of Proposed	Development		
Exhibit 2	Details of any sale or transfer of L	IHTC & AHTC		
Exhibit 3	Non-Profit Information			
Exhibit 4	Relocation assistance plan			
Exhibit 5	Evidence of rental assistance			
Exhibit 6	Current utility allowance documer	ntation		
Exhibit 7	Pictures of the site/structure from	each direction (N,W,	S,E)	
Exhibit 8	Location Map			
Exhibit 9	Site Visit Review and Approval (D	ED)		
Exhibit 10	Site Visit Review and Approval - C	DBG-DR		
Exhibit 11	ERR & DLR (DED)			
Exhibit 12	Notice of Public Hearing (DED)			
Exhibit 13	Authorizing resolution for local Go	overnments (DED)		
Exhibit 14	Assurances & certification for loca	al Gov'ts (DED)		
Exhibit 15	Residential anti-displacement & re	elocation (DED)		
Exhibit 16	Certification for non-profits and h	ousing authorities (D	ED)	
Exhibit 17	Resolution for non-profits and ho	using authorities (DEl	D)	
Exhibit 18	Certification of rental project fede	eral 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 da	ays) - 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 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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HOME/HTF Cost Allocation (DED)

Exhibit 22

Exhibit [•]	108	Investor Interest/Commitment Form		
	(180 days)	- Firm commitment & pricing accepted via signature (range no greater than .0	5)	
	(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 onl	y)
		- Capital Needs Assessment		
		- Not required (not a rehab project)		
E 1 1 1 1				
Exhibit	115	Ten Year Rule/Appraisal		
		- Legal Opinion that Ten Year Rule Met (non-assisted building)		
1		- Legal Opinion that the Acq. of the Existing bldg is exempt from the Ten Year	Rule	
		- Not required (not an acquisition project)		
Eula ile iz d	110			
Exhibit		AHTC Investor Interest/Commitment Form		
	-	- 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)		
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 (Homeownership Plan)	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% Market Rate	1	
- 15% Market Rate	2	
- 20% Market 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		
		1	
	-Certification of Experience -Applicant and Owner	I	
Management O	ualifications and Experience		
	·	1	
	-Certification of Experience -Property Management-Exhibit 207	ו ר	
	-Attendance at 2021 or 2022 NIFA LIHTC Compliance Training-Exhibit 208	2	
	-Housing Credit Certified Professional-Exhibit 208	I	
	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	
	- Exterior additions (shutters, patio/porch, etc.)	1	
Green Standards (r	nax = 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 mechanical equipment will be Energy Star® rated - All exterior windows and doors will have an average R-value of 3.75 (.267 U	۲	
	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	
	- All interior paints & initiales - less than 250 grams/liter of VOCs	1	
		1	
	- Builder will follow written waste reduction, recycle & reuse plan	1	
	- Utilize passive solar building design (include description)	 	
	- Meet or exceed the requirement of the CDBG-DR Green Standards	6	
Amenities (max = 8	3 points) - Exhibit 209		
	Additional Use Space (select as relevant)		
	- *Furnished Community Room w/minimum of 600 sq. ft.	2	
	- *Garage for each unit	2	
	- *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	
	- *Individual playground equpment for each unit in CROWN developments	2	
	or scattered site developments	۷	
	 *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	1	
	Productivity and Safety (select as relevant)		
	- 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 P	ental Assistance - Exhibit 2010 (Letter of commitment)	2	
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Supportivo Cor	cos(max - 4 points) = 5.000 and (s = 0.000 and (s = 0.000)	and the second	
Supportive Serv	ces (max = 4 points) - Exhibit 211 (Supportive Service plan and commi	iment letters)	
	Health		
	- On-going medical alert/emergency response system	2	
		3	
	- Weekly exercise classes	2	
	- Monthly foot care clinics		
	-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	
	- Owner paid renter's insurance for tenant (yearly)	3	

- Weekly tutoring services for students	ſ	
	3	
- Weekly after-school enrichment program	3	
- Monthly onsite job training	2	
- Monthly nutrition education classes	<u></u>	
- Quarterly financial management classes	2	
- Quarterly parenting classes	<u>ک</u> 1	
- Quarterly state and federal benefits counseling	ו ר	
- Quarterly financial literacy classes for children	2	
- Annual RentWise Education	1	
Community and Care	2	
- Onsite food pantry	2	
 Ongoing recycling services provided Licensed childcare with enrollment fee waived for tenants of the 	2	
development (for each child paid for by the development)	3	
- Monthly onsite beautician services	2	
- Monthly onsite congregate meals served to the tenant	1	
- Monthly onsite, organized tenant activities	1	
- Semi-annual clean-up events	1	
- 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	
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Leverage and Collaboration - Exhibit 212		
-5-9.99%	1	
-10-14.99%	2	
-15-19.99%	3	
-20 and above	4	
Proximity to Services (NON-METRO ONLY) - Exhibit 213		
- Grocery store, Farmer's Market, and/or Pharmacies (w/in 3 miles)	.5	
	.5	
- Hospital, Medical Clinics, and/or Urgent Care (w/in 3 miles)	.5	
- Schools, Daycare, Senior, and/or Community Center (w/in 3 miles)		
Dublic Dark and (or Library (w/in Emiles)	5	
- Public Park and/or Library (w/in .5 miles)	.5	
	.5	
Community Housing Initiatives (NON-METRO ONLY) - Exhibit 214		
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Community Housing Initiatives (NON-METRO ONLY) - Exhibit 214Community has demonstrated housing activities within the last 24 mo.		
Community Housing Initiatives (NON-METRO ONLY) - Exhibit 214Community has demonstrated housing activities within the last 24 mo. Small Community (NON-METRO ONLY)	1	
Community Housing Initiatives (NON-METRO ONLY) - Exhibit 214 -Community has demonstrated housing activities within the last 24 mo. Small Community (NON-METRO ONLY) -population of 5,000 or less	1	
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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:

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