

Project Name: _____

Project #: _____

UNIT INFORMATION
(Complete the yellow-shaded areas)

Updated 9-26-21

# of bedrooms per unit	# of units	Residential Finished Sq. Ft. per unit*	Total Sq. Ft.	# of baths per unit	Gross monthly rent per unit	Less tenant paid utility	Net monthly rent per unit	Total net monthly rent	AMI Rent & Income Target (complete if making the IA election)
LIHTC/AHTC UNITS (Do not include HOME-Assisted Units)									
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
Sub-total	0		0		Sub-total			\$ -	
HOME/HTF-ASSISTED UNITS (May also be designated LIHTC Units)									
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
Sub-total	0		0		Sub-total			\$ -	
MARKET RATE UNITS ONLY									
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
			0		\$ -	\$ -	\$ -	\$ -	
Subtotal	0		0		Sub-total			\$ -	
Total	0		0					\$ -	

LIHTC/AHTC Units	\$ -
HOME-Assisted Units	\$ -
Market Rate Units	\$ -
Total Net Monthly Rent:	\$ -
Minus 7% Vacancy	\$ -
Adjusted Net Monthly Rent:	\$ -
Other Monthly Income	\$ -
List source of other income:	

For new construction, units must meet the following minimum requirements:

Single Room Occupancy = 275 square feet
 Studio = 450 square feet
 1-bedroom = 650 square feet
 2-bedroom = 800 square feet
 3-Bedroom = 1,000 square feet

*Residential finished square foot per unit does not include the following: garages, storage areas (as described in the Amenities Section of the application), unfinished basement, storm shelters, common area, or other areas that otherwise received points in the LIHTC application. If selecting to provide a storm shelter that also will serve as a bathroom or bedroom closet, the Architect must certify that such space qualifies as a storm shelter. If such space qualifies as a storm shelter the square footage can be included in the residential living square footage of the unit.

Income Averaging Test - 2021 Income Limits

Complete only if selecting the Income Averaging Election. See Section 10.3 of the QAP for additional information.

Project Name: _____

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INPUT # OF INCOME DESIGNATED UNITS

INPUT # OF INCOME DESIGNATED UNITS						% OF AMI	AVERAGE AMGI
Studio	1BR	2BR	3BR	4BR	Total		
-	-	-	-	-	-	20%	0.00%
-	-	-	-	-	-	30%	0.00%
-	-	-	-	-	-	40%	0.00%
-	-	-	-	-	-	50%	0.00%
-	-	-	-	-	-	60%	0.00%
-	-	-	-	-	-	70%	0.00%
-	-	-	-	-	-	80%	0.00%
						#DIV/0!	

Revenue							All at 60%	
Studio	1BR	2BR	3BR	4BR	Total			
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
							Annual	\$ -

Bond Test
 40/60 Test #DIV/0!
 20/50 Test #DIV/0!

Determination of Income and Rent

Select County

County: Adams County, NE
 4 Person @ VLI (50%) 36,000

Income	20%	30%	40%	50%	60%	70%	80%	140%	
1 Person	10,080	15,120	20,160	25,200	30,240	35,280	40,320	70,560	0.70
2 Person	11,520	17,280	23,040	28,800	34,560	40,320	46,080	80,640	0.80
3 Person	12,960	19,440	25,920	32,400	38,880	45,360	51,840	90,720	0.90
4 Person	14,400	21,600	28,800	36,000	43,200	50,400	57,600	100,800	1.00
5 Person	15,560	23,340	31,120	38,900	46,680	54,460	62,240	108,920	1.08
6 Person	16,720	25,080	33,440	41,800	50,160	58,520	66,880	117,040	1.16
7 Person	17,860	26,790	35,720	44,650	53,580	62,510	71,440	125,020	1.24
8 Person	19,020	28,530	38,040	47,550	57,060	66,570	76,080	133,140	1.32

Rent	20%	30%	40%	50%	60%	70%	80%
Efficiency	252	378	504	630	756	882	1,008
1 Bedroom	270	405	540	675	810	945	1,080
2 Bedroom	324	486	648	810	972	1,134	1,296
3 Bedroom	374	561	749	936	1,123	1,310	1,498
4 Bedroom	418	627	836	1,045	1,254	1,463	1,672
5 Bedroom	461	691	922	1,152	1,383	1,613	1,844

Change in Rent (compared to 60%)

	20%	30%	40%	50%	60%	70%	80%
Efficiency	(504)	(378)	(252)	(126)		126	252
1 Bedroom	(540)	(405)	(270)	(135)		135	270
2 Bedroom	(648)	(486)	(324)	(162)		162	324
3 Bedroom	(749)	(562)	(374)	(187)		187	375
4 Bedroom	(836)	(627)	(418)	(209)		209	418
5 Bedroom	(922)	(692)	(461)	(231)		230	461

ANNUAL OPERATING EXPENSE INFORMATION

(Complete the yellow-shaded areas)

General and/or Administrative Expenses:

Advertising	
Legal	
Accounting/Auditing	
Security	
Management Fee	
Other (please list below):	
Sub-total	\$ -

NIFA Annual LIHTC Compliance Fee

\$ -

NIFA Annual AHTC Compliance Fee

\$ -

Operating Expenses:

Trash Removal	
Electricity	
Water/Sewer	
Gas	
Snow Removal	
Internet Service	
Office Supplies	
Salaries	
Other (please list below):	
Sub-total	\$ -

Maintenance Expenses:

Painting & Repairs	
Exterminating	
Grounds/Landscape	
Elevator	
Internet Maintenance Costs	
Other (please list below):	
Sub-total	\$ -

Other Expenses:

Insurance	
Real Estate Taxes (estimated value x mill levy rate)	
Annual Commercial Space Expenses	
Other (please list below):	

Sub-total

\$ -

TOTAL ANNUAL EXPENSES:

\$ -

Annual Replacement Reserves

(\$250 per unit per year for all units if LIHTC only & \$350 per unit per year for all units if HOME & LIHTC)

TOTAL ANNUAL EXPENSES + RESERVES

\$ -

NET ANNUAL CASH FLOW FROM OPERATIONS

Net Monthly Income

\$ -

Annual Income

\$ -

Less:

Total Operating Expense

\$ -

Replacement Reserves

\$ -

Net Operating Income

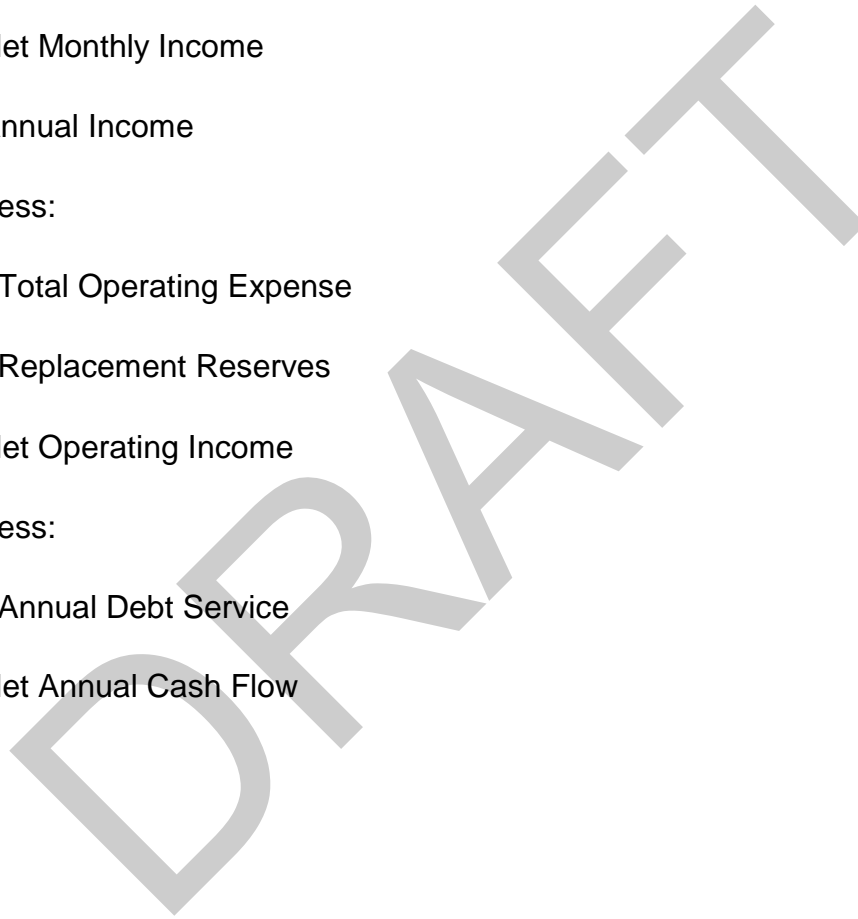
\$ -

Less:

Annual Debt Service

Net Annual Cash Flow

\$ -



DEVELOPMENT COST SCHEDULE CONT.

	Total Residential Costs	4% LIHTC Eligible Basis	4% or 9% LIHTC New Constr./Rehab. Eligible Basis
From Previous Page	\$ -	\$ -	\$ -
Deduct from Basis:			
Grant Proceeds	\$ -	\$ -	\$ -
Non-qualified, Non-recourse Financing	\$ -	\$ -	\$ -
Non-qualified Portion of Higher Quality Units (IRC Section 42(d)(3))	\$ -	\$ -	\$ -
Historic Tax Credits	\$ -	\$ -	\$ -
Over Architect/Engineering Fee Limit	\$ -	\$ -	\$ -
Over Developer/Contractor Fee Limit	\$ -	\$ -	\$ -
Total Eligible Basis	\$ -	\$ -	\$ -
Multiplied by the Applicable Fraction		100.0000%	100.0000%
Total Adjusted Eligible Basis	\$ -	\$ -	\$ -
Add to Eligible Basis:			
Project Located in Qualified Census Tract (QCT) x 130% or Basis Boost Requested (up to 130%)			100%
Total Qualified Basis	\$ -	\$ -	\$ -
Multiplied by the Applicable Percentage		4.00%	9.00%
Maximum Allowed LIHTC Request*	\$ -	\$ -	\$ -

Note: Developments located in a Qualified Census Tract may also add a portion of the adjusted basis of a community service facility targeted to serve tenants whose income is 60% or less or the Area Median Income (limited to 25% of the Development's eligible basis)

*Please note the calculations are for informational purposes only. Underwriting will be completed by NIFA staff during the final application review process. Results may vary based on data input errors, rounding, applicable fraction calculations, etc.

Developer/Contractor Fee Limit Calculation	
\$ -	Eligible Basis Towards Fee
24%	Percent Limit
\$ -	Maximum Allowed Fee
\$ -	Total Fee
\$ -	Adjustment to Basis

Developer Fee Limit on Acquisition Calculation	
\$ -	Eligible Basis Towards Fee
5%	Percent Limit
\$ -	Maximum Allowed Fee
\$ -	Total Fee
\$ -	Adjustment to Basis

Architect/Engineering Fee Limit Calculation	
\$ -	Hard Construction Costs (in basis)
7%	Percent Limit
\$ -	Maximum Allowed Fee
\$ -	Total Fee
\$ -	Adjustment to Basis

Project Name: 0

Project #:

0

SOURCES & USES: EQUITY GAP INFORMATION

(Complete the yellow-shaded areas)

USES

Total Development Costs	\$	-
Other Uses (please list below):		
	\$	-
	\$	-
Total Uses	\$	-

SOURCES

Conventional Loan	\$	-
Nebraska Affordable Housing Tax Credits	\$	-
Tax Exempt Bond Financing	\$	-
National Housing Trust Funds	\$	-
HOME Funds	\$	-
City HOME Funds	\$	-
FHLBank - Affordable Housing Program	\$	-
USDA - Rural Development	\$	-
CDBG Funds	\$	-
Tax Increment Financing	\$	-
Historic Tax Credit Equity	\$	-
Other Federal Loans	\$	-
Local Municipality Loan	\$	-
Deferred Developer Fee	\$	-
Owner Equity	\$	-
Other Sources (please list below):		
	\$	-
	\$	-
Total Sources	\$	-

Equity Gap

Total Uses	\$	-
Less Total Sources	\$	-
Funding Shortfall	\$	-
Divided by 10-year LIHTC Period		10
LIHTC Equity Required	\$	-
Divided by Net Equity Factor	\$	0.8500
<small>(Current dollar yield of net syndication proceeds per dollar of LIHTC)</small>		
Annual LIHTC Required at 9% Credit Rate	\$	-

Project Name: 0

Project #: 0

Efficient Housing Production Measurements

Please note the calculations are for informational purposes only. Underwriting will be completed by NIFA staff during the final application review process. Results may vary based on data input errors, rounding, applicable fraction calculations, etc.

Development Summary		
Total Dev. Costs - Land	\$	-
Applicable Fraction		100.0000%
Adjusted Costs	\$	-
Annual LIHTC Request	\$	-
LIHTC Units		0
LIHTC Square Footage		0

Cost Per Unit #DIV/0!

Cost Per Square Footage #DIV/0!

LIHTC Per Occupant Calculation*								
*Calculated using	1.5	persons per bedroom						Total
Bedroom Size	0	1	2	3	4	5	6	
Number of Units	0	0	0	0	0	0	0	0
Total Bedrooms	0	0	0	0	0	0	0	0
LIHTC Occupants	0	0	0	0	0	0	0	0

LIHTC Per Occupant #DIV/0!

Project Name: 0

Project #: 0

PRO FORMA
(Complete the yellow-shaded areas)

	Revenue Escalation	2%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	
Gross Rents			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Vacancy		7%	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Other Income			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Total Income			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
	Expense Escalation	3%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	
General and/or Administrative Expenses			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
NIFA Annual LIHTC Compliance Fee (no escalation)			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
NIFA Annual AHTC Compliance Fee (no escalation)			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Operating Expenses			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Maintenance Expenses			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Other Expenses			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Total Operating Expenses			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Replacement Reserves			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Annual Amount per unit																																		
Annual Escalation of Reserves																																		
Net Operating Income (NOI)			\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Debt Information	Amount	Rate	Term	Monthly Debt Service																														
Conventional Loan	\$	- 6.00%	30	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
HOME Funds	\$	- 6.00%	30	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
HTF Funds	\$	- 6.00%	30	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Second Mortgage	\$	- 6.00%	30	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Other (please list below):	\$	- 6.00%	30	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Total Debt Service				\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Net Cash Flow				\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Debt Service Coverage Ratio				#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		



If applying for HOME, CDBG-DR or HTF please complete the Cost Allocation Tool prior to completing the full Exhibit 111.

The worksheets can be uploaded as Exhibit 20 in the Required Exhibits.

Please use the following link to access the Cost Allocation Tool:

DRAFT