2021 LIHTC/HOME/CDBG-DR/HTF APPLICATION SCORE SHEET

Date:	

Project Name:	NIFA#	

City **County: Threshold Criteria Points Round One** Exhibit 100 Architectual Plans 1 Exhibit 101 Fair Housing Act & Section 504 1 Exhibit 102 Affirmative Marketing Plan 1 Exhibit 103 Site Control 1 (90 days) - Option to Purchase w/current proof of ownership - Disposition/Development Agreement 1 Signed & Recorded Land Lease (50 years) w/proof Leasee owns the Land (exception VA & Tribal Land) - Recorded Warranty Deed 1 Exhibit 104 Site Visit Review & Approval - Site Visit Review - Not Required (Not applying for HOME) 1 Exhibit 105 Zoning 2 - Meets all zoning requirements 2 - Not subject to zoning 1 - Nonconforming, will be obtained in 180 days Exhibit 106 Utilities 1 Exhibit 107 Subsidies/Public Funds - No Subsidies needed other than NDED HOME Funds and/or LIHTC 3 3 - Firm commitments/awards for all Subsidies 2 All Subsidies have been applied for All Subsidies have been discussed 1 Exhibit 108 Investor Interest/Commitment Form 2 (180 days) - Firm commitment & pricing accepted via signature (range no greater than 1 (180 days) - Letter of interest & pricing (range no greater than .05) Exhibit 109 Construction/Interim Financing Form 1 (180 days) - Construction financing commitments - Construction financing from own sources 1 Exhibit 110 Permanent Financing Form (180 days) - Permanent financing commitments (accepted via signature) - Permanent financing from own sources 3 3 - Development does not require Permanent Financing 1 - 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 1 Exhibit 112 1 Market Study Exhibit 113 Pre-notification 1 Exhibit 114 Capital Needs Assessment - Capital Needs Assessment 1 - 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 Ye 1 1 - Not required (not an acquisition project) Exhibit 116 AHTC Investor Interest/Commitment Form 2 (180 days) - Firm commitment & equity pricing \$0.60 or greater 1 (180 days) - Letter of interest or commitment and pricing of less than \$0.60 Max points = 25SUBTOTAL

City	County:		
Other Selection Crite	Pria - (minimum of 30 points for CRANE and 4% LIHTC)	Points	
Compliance & Extende	ed Use Periods		
	r. compliance period + 15 yr. extended use	0	
	r. compliance period + 15 yr. extended use	1	
- 30 yr	r. compliance period + 15 yr. extended use	2	
Right of First Refusal -	- Checked Yes & listed	2	
Eventual Tenant Home	eownership (CROWN) - Exhibit 200 (Homeownership Plan)	2	
	•		
Preservation - Exhibit 201	1		
- Fede	erally Assisted Building	2	
- Prese	ervation of Existing Affordable Housing (i.e. USDA-RD or HUD)	4	
- Use o	of Federal Historic Tax Credits	2	
Conior Dovolonment			
Senior Development	16 11 1 2	2	
-Devel	lopment reserved for elderly tenants?	2	
Mixed Income Develo	pment - Checked Yes		
	Market Rate	1	
	Market Rate	2	
	Market Rate	3	
Design Standards - Exh	nibit 203 (Architect Cert.)		
- Brick	or stone in excess of 25% of the front street visible exterior elevation	2	
- Land	scaping on street-visible elevations	2	
- 20%	or more meet visitability standards	2	
- Exter	rior additions (shutters, patio/porch, etc.)	1	
Density Configuration		1	
	nits or less per acre	1	
- 12 ur	nits or less per acre, 2 stories or less, & separate entrance	2	
Small Community - Chi	acked Vas & population listed		
-	I population of 5,000 or less	3	
	I population over 5,000 to 15,000	2	
Total	1 population over 3,000 to 13,000		
Economic Developme	nt Certified/Entitilement/Leadership Community	2	
Track Record of Applic	cant and/or Owner - Exhibit 204 (List of previous development	1	
PHA Referral Agreeme	ent - Checked Yes & Exhibit 205 (Agreement)	1	
This thereing rightering	enecked res a Exhibit 200 (Agreement)		
Developer/Owner Fina	ancial Support		
- aggr	egate of deferred fees/capital contr/personal loan is 25% of the total		
	developer fee & overhead	2	
Amonities (see	ointa) - Fully 007		
Amenities (max = 6 pc		2	
	ished Community Room w/minimum of 600 sq. ft. her & dryer installed in each unit	2	
	•	2	
	ge for each unit uce garden w/dedicated water source or functional equivalent	1	
	nished basement or storm shelter	1	
	her & dryer hook-ups	1	
-	munity laundry room	1	
	•	•	
_ Evtor	rior playground area/Exercise equipment OR for individual playground		
	rior playground area/Exercise equipment OR for individual playground ch unit in CROWN	1	
for each		1 1	
for eac - Medi	ch unit in CROWN		

<u>City</u> <u>County:</u>

Other Selection Criteria cont.	Points	
Management Qualifications and Experience - Exhibit 210	1	
Widningerherit Qualifications and Experience Exhibit 210		
Green Standards (max = 6 points) - Exhibit 211 (Architect Cert.)		
- Development includes geothermal closed loop heat pump or active solar	2	
- All mechancial equipment will be Energy Star® rated		
- 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	
- Ongoing recycling services provided at no cost to tenant	1	
- Utilize passive solar building design (include description)	1	
Project-Based Rental Assistance - Exhibit 212 (Letter of commitment)	2	
Supportive Services (max = 3 points) - Exhibit 213 (Supportive Service plan and commi	itment letters)	
Choose up to three supportive services for Competitive Applications ar		ANE & 4%:
- Transportation to services at no cost to the tenant (12 round trips per year)	1	
- Quarterly onsite medical, dental or vision testing at no cost to the tenant	1	
- Owner paid renter's insurance for tenant (yearly)	1	
- Monthly onsite congregate meals served to the teant at no cost (monthly)	1	
- Annual deep cleaning of the unit at no cost to the tenant	1	
- Annual RentWise Education at no cost to tenant	1	
- Monthly onsite beautician services at no cost to tenant	1	
- Monthly onsite, organized tenant activities (no cost to tenant)	1	
- Onsite food pantry at no cost to tenant.	1	
- Quarterly state and fedral benefits cousneling at no cost ot the tenant	1	
-Monthly onsite mental health services at no cost to the tenant.	1	
-Monthly onsite job training at no cost to the tenant.	1	
-Quarterly parenting classes at no cost to the tenant.	11	
-Onsite licensed child care with enrollment fee waived for tenants of the deve	1	
-Quarterly financial management classes at no cost to the tenant.	1	
-Weekly exercise classes at no cost to the tenant.	1	
-Weekly tutoring services for students at no cost to the tenant.	1	
-Semi-annual clean-up events at no cost to the tenant.	1	
-Quarterly onsite Therapy Animal visits at no cost to the tenant	1	
- Other services at no cost to tenant, subject to NIFA's approval.	1	
Overliff and Common Treath		
Qualified Census Tract - Exhibit 214 & attached letter and a copy of the plan	1	
SUBTOTAL Max p	oints = 52	0
NIFA Scored Criteria		
Threshold Review		
- Entire Completed Application submitted	1	
- Entire Completed Application submitted & threshold met	2	
Targeting Gross Rents	Up to 5	
Efficient Housing Production		
Efficient Housing Production Up to 6 Efficient Use of HOME Funds Evaluated by DED		
Natural Disaster Designation up to 3		
		0
SUBTOTAL Max points = 22		0
TOTAL Max points = 93		0

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:

Amount of Boost