

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

Date:
Round:

Project Name:

NIFA #

City

County:

Threshold Criteria	Met Threshold
Exhibit 1 One-page Summary of Proposed Development	
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)	
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	
- Disposition/Development Agreement	
(exception VA & Tribal Land) - An agreement for a 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	
Exhibit 108 Investor Interest/Commitment Form	
(180 days) - 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	
(180 days) - 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)		
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			
	-w/in 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	

Management Qualifications and Experience		
-Certification of Experience -Property Management-Exhibit 207	1	
-Attendance at 2021 or 2022 NIFA LIHTC Compliance Training-Exhibit 208	2	
-Housing Credit Certified Professional-Exhibit 208	1	
Other Selection Criteria cont.		Points
Design Standards, 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 (max = 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).	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	
- 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 equipment 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)		
- 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-Based Rental Assistance - Exhibit 210 (Letter of commitment)		
	2	
Supportive Services (max = 4 points) - Exhibit 211 (Supportive Service plan and commitment letters)		
Health		
- On-going medical alert/emergency response system	2	
- Weekly exercise classes	3	
- Monthly foot care clinics	2	
-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	
- Esusu - monthly rent reporting	2	
- Owner paid renter's insurance for tenant (yearly)	3	
Education, Counseling and Training		

