

# 2022-2023 REVISED QAP OVERVIEW

November 15, 2021



# Mission

Growing Nebraska communities through affordable housing and agribusiness.

# Vision

NIFA leverages its resources, data, knowledge and technology, with effective statewide partnerships and collaboration, to promote vibrant Nebraska communities through affordable housing solutions and agribusiness.

# Values

-  Commitment
-  Integrity
-  Collaboration
-  Innovation
-  Stewardship

# Board Policy Objectives

- **Supporting collaboration and local strategies**
- **Incentivize development across rural Nebraska**
- **Supporting positive family outcomes/opportunities/quality of life**
- **Quality construction and stewardship**

# Board Policy Objective: Supporting Collaboration and Local Strategies

Incentivize cooperation and collaboration within neighborhoods and communities, maximizing leverage of government, non-profits and private sector for LIHTC projects.

## Tactics in currently proposed QAP:

- Threshold
- QCT - Points for developments in conjunction with a CCR\* Plan
- CRANE program
- Choice Neighborhood and RAD
- Supportive Services – at least 1 service community or regional
- Preservation
- DED Leadership Community designation
- Non-profit set-aside
- Project-based rental assistance

### Additional New Tactic:

#### Leverage and Collaboration

Applicants who demonstrate efforts to collaborate and leverage the housing credit and NDED funding sources will be eligible for up to 4 additional points.

\*Concerted Community Revitalization

# Board Policy Objective: Incentivize Development Across Rural Nebraska

Incentivize development of housing across Nebraska, including rural areas.

## Tactics in currently proposed QAP:

- **Change in Metro vs. Non-Metro Scoring Process**
- **Small Community Points for Non-Metro only**
- **QCT- Points for developments in conjunction with a CCR\* Plan**

## Additional New Tactics:

### Development of Housing in Greater Nebraska

Two points for a development of at least 10 housing units in a community of 15,000 or less within the last 12 months.

### Development in Conjunction with Non-LIHTC Housing Opportunities (non-metro)

Up to two points if the proposed application will be part of a larger market rate development of at least six market rate ownership or rental units.

\*Concerted Community Revitalization

# Board Policy Objective: Supporting Positive Family Outcomes/Opportunities/Quality of Life

Support long-term, positive outcomes for families.

## Tactics in currently proposed QAP:

- Areas of High Opportunity (metro)
- Family Developments - larger units
- Additional amenities – work/study space
- Additional Supportive Services with the focus on maintaining or encouraging self sufficiency
- Homeownership - CROWN program
- Mixed income developments
- Inclusion of Choice Neighborhood and RAD programs
- Senior Housing

## Additional New Tactics:

New Supportive Service to Encourage Homeownership  
Added tenant down payment savings plan

Proximity to Services (non-metro)  
Up to two points for developments with proposed locations near Grocery stores, medical facilities, schools, parks, etc.

Areas of High Opportunity (metro)  
Up to 1 point in each of the three indices and an additional if a proposed development has “Very High” rating in each index.

# Board Policy Objective: Quality Construction and Stewardship

Maximize both quality of construction and number of units created.

## Tactics in currently proposed QAP:

- Long-term compliance monitoring – includes physical inspection
- Approach for Design or Green Standards
- Efficient Housing Production
- **Property Management**
- **Removal of Density metric**
- Preservation
- Partnerships
- **Applicant/Owner Track Record**

## Additional New Tactics:

### Stewardship of the Tax Credits

- Monitor the impact of the reduction in efficiency points
- Reward developers/owners who do not request additional tax credits for a previous conditional reservation

### Ensuring Quality Construction

Over the next 12 months, NIFA staff will work with expert consultants to develop design standards to ensure building quality

# Allocation Plans

- **Added NIFA's Mission, Vision, Values and Strategic Objectives**
- **Included proposed scoring by policy objective**
- **Rounds-4%**
  - **2022- One bond only round each for LIHTC/AHTC and LIHTC only**
    - **Required Pre-Application/Option Threshold – February 18<sup>th</sup>**
    - **Final Full Application – March 18<sup>th</sup>**
    - **Conditional Allocation – April Board meeting**
  - **2023 – two rounds, no change**
- **Proposed Volume Cap- \$35M and \$35M**
- **Added Appendix D – Additional Tax Credit Requests**



# **Additional Proposed Changes**

- **QCT**
  - **Revised guidelines for the Concerted Community Revitalization Plan requirement**
- **Right of First Refusal**
  - **Clarified language in the Right of First Refusal section of the Application**
- **Track Record**
  - **Revised language on form for clarification**
- **Supportive Services**
  - **Clarifying language regarding owner paid supportive services**
- **CRANE**
  - **Targeting Gross Rents requirement**
- **Additional clean-up of language, format, punctuation, etc.**

# Contact Information

Sara Tichota

LIHTC Allocation Manager

402.434.3916

sara.tichota@nifa.org

Pamela Otto

LIHTC Assistant Allocation Manager

402.434.3922

pamela.otto@nifa.org

Copies of all 2022/2023 QAP DRAFT Documents can be found at  
[www.nifa.org](http://www.nifa.org).

