

	STATE: ALASKA
	Note: The Alaska QAP incorporates by reference the Notice of Funding Availability ("NOFA") document which sets out additional requirements for tax credit awards and is cited below. NOFA, <i>available at</i> http://www.novoco.com/low_income_housing/resource_files/qap/aska_app_inst_08.pdf
Mandatory restrictions prohibiting increases in racial and economic concentration	<ul style="list-style-type: none"> • Anti-displacement and relocation assistance plan must be submitted in the application if the project will displace people in acquiring or rehabilitating property. NOFA details the anti-displacement requirement plan (NOFA 2007, p. 9).
Scoring that discourages racial and economic concentration	<ul style="list-style-type: none"> • 5 points awarded if there are no similar projects in the same local government jurisdiction, such as two low income developments for the disabled (QAP 2008, p. 16). • 1 point awarded if there are two or fewer similar projects in the same local government jurisdiction (QAP 2008, p. 16). • 0 points awarded when there are more than two similar projects in the local government jurisdiction (QAP 2008, p. 16).
Mandatory requirements encouraging sustainable development in high-opportunity areas	<ul style="list-style-type: none"> • No.
Scoring that discourages development in distressed neighborhoods	<ul style="list-style-type: none"> • No.
Scoring that encourages development in high opportunity areas	<ul style="list-style-type: none"> • No.
Local participation in site selection limited to statutory minimum	<ul style="list-style-type: none"> • Up to 5 points awarded to projects having letters of local government support in the project area (QAP 2008, p. 16).
Mandatory requirements ensuring affirmative marketing	<ul style="list-style-type: none"> • Requires projects to submit an affirmative marketing plan (NOFA 2007, p. 12). • Requires compliance records to include the project's ongoing affirmative marketing efforts, and that the efforts are directed towards the proper tenant population; the affirmative marketing plan must be submitted to the Internal Audit department (QAP 2008, p. 27-8).
Scoring that incentivizes affirmative marketing	<ul style="list-style-type: none"> • No.
Scoring that incentivizes language access and marketing to non-English speaking applicants	<ul style="list-style-type: none"> • No.
Scoring that promotes Section 8 voucher access in high-opportunity areas	<ul style="list-style-type: none"> • 4 points awarded if projects commit in writing to give priority to households on waiting lists for subsidized housing; the project must establish a referral relationship with the local housing office and local Indian Housing authority (QAP 2008, p. 20).
Requirements for monitoring Section 8 voucher access	<ul style="list-style-type: none"> • No.
Scoring that promotes units designed for persons with disabilities	<ul style="list-style-type: none"> • Up to 10 points awarded if projects provide more units than the minimum number required by federal or state law for disabled persons (QAP 2008, p. 16-7). cited in 2006 Best Practices report ("Report"): no change. • 15 points awarded to projects that principally (50% of units or more) serve special needs populations such as disabled persons (QAP 2008, p. 17-8).
Scoring that promotes marketing to disabled persons	<ul style="list-style-type: none"> • No.

<p>Scoring that promotes family moves to low-poverty neighborhoods</p>	<ul style="list-style-type: none"> • Up to 10 points awarded based on the percentage of total units with 3 or more bedrooms (QAP 2008, p. 18). • Up to 10 points awarded if projects have unique features; housing with substantive social services appropriate to the tenant population provided on an ongoing basis qualifies as a unique feature. (QAP 2008, p. 19); cited in 2006 Report: no change. • Up to 10 points awarded if the project operates a job training program where low and moderate income families are prepared for meaningful employment opportunities after program is completed (QAP 2008, p. 20-1); cited in 2006 Report: no change.
<p>Scoring that promotes units for lowest-income households outside high-poverty neighborhoods</p>	<ul style="list-style-type: none"> • Up to 20 points awarded if projects reserve units for tenants with less than 50% AMI; points awarded proportionately based on percentage of units over the minimum required number (QAP 2008, p. 12). • 15 points awarded to projects which principally (50% of units or more) serve special needs populations such as person/families whose AMI is below 30% (QAP 2008, p. 17-8).
<p>Racial/demographic reporting requirements</p>	<ul style="list-style-type: none"> • “The record must include...evidence supporting that the project complies with the Fair Housing Act and does not discriminate in the provision of housing.” (QAP 2008, p. 27); cited in 2006 Report: no change. • The compliance record must include household demographic characteristics from HUD form #40097 which include race/ethnicity requirements. (QAP 2008, p. 27).
<p>Other</p>	<p>Scoring that promotes units for the homeless:</p> <ul style="list-style-type: none"> • 15 points awarded to projects which principally (50% of units or more) serve special needs populations such as the homeless. (QAP 2008, p. 17-8). • 5 points awarded to projects that commit to giving preference to homeless individuals/families in the tenant selection process (QAP 2008, p. 20). • Scoring promoting eventual tenant ownership: 5 points awarded to projects designed and operated so that the units will eventually be sold to tenants (QAP 2008, p. 18-9).