

<b>State: ALASKA (QAP 2013)</b>	Alaska Housing Finance Corporation
<b>Measure</b>	<b>Evidence</b>
<b>HOUSING LOCATION: Site and Neighborhood Standards</b>	
A1. <b>Mandatory restrictions</b> prohibiting increases in racial and economic (or low-income) concentration	No.
A2. <b>Scoring</b> that discourages racial and economic concentration	<p>✖ [Additional considerations]. The CEO may use considerations other than the point ranking to make final funding awards including: increasing the spread of projects by geographic location (p. 20).</p> <p>✖ Up to 8 points awarded for project mix. For projects in wealthier census tracts (51% or more households have income greater than AMGI), 8 points if 100% of units are low income, 6 points if 90% of units are low income, 4 points if 80% of units are low income, 2 points if 70% of units are low income. For projects in moderate census tracts (40% or more households have income greater than AMGI but less than 51%), 4 points if 100% of units are low income, 3 points if 90% of units are low income, 2 points if 80% of units are low income, 1 point if 70% of units are low income. For projects in poor census tracts (20% or more of households have less than 30% AMGI), 8 points if 80% of units are market rate, 7 points if 60% of units are market rate, 6 points if 40% of units are market rate, 5 points if 20% of units are market rate (p. 29).</p>
A3. <b>Mandatory requirements</b> for development in high-opportunity areas	No.
A4a. <b>Scoring</b> that encourages development in high-income areas.	<p>✖ Up to 15 points awarded for projects developed in areas with low unemployment. 15 points for areas where unemployment is 2.5% or more below the state average, 12 points for areas where unemployment is equal to the state average, 10 points for areas where unemployment is no more than 1% above the state average, 8 points for areas where unemployment is no more than 3% above the state average, 4 points for areas where unemployment is no more than 5% above the state average, 0 points for areas where unemployment exceeds the state average by 5% (p. 32).</p>
A4b. <b>Scoring</b> that encourages development in high opportunity areas.	<p>✖ [Not explicit to high opportunity areas but based on the assumption that areas with larger population growth may have more opportunities]. Up to 15 points awarded for locations trends (in communities with populations ≥ 6,500). Points awarded based on avg. population growth rates over the most recent three-year period: 15 for projects in areas where population growth ≥2.5%, 12 for projects in areas where population growth ≥1.75% but &lt;2.5%... down to 4 for projects in areas where population growth was between 0% and 0.5% (p. 33).</p>
A5. <b>Scoring or requirements</b> that preference siting near high-	No.

quality schools.	
A6. <b>Scoring</b> that discourages development in distressed neighborhoods. <sup>1</sup>	No.
A7. <b>Scoring</b> or <b>requirements</b> that preference siting near mass transit.	No.
A8. <b>Focus</b> on and operationalization of a neighborhood revitalization plan.	≈ 5 points awarded if project is located in a QCT <u>and</u> is considered to contribute to a community revitalization plan* (p. 22).
B1. Local participation in site selection is limited to statutory minimum. <sup>2</sup>	≈ (-) [TR] Project must demonstrate acceptable community support which must be evidenced by written letters of support from the local government, community council, etc. (p. 13).
<b>HOUSING ACCESS: Affirmative Marketing, Priority Groups</b>	
C1. Mandatory requirements ensuring affirmative marketing.	<p>≈ Design requirements for all construction and rehabilitation projects must include Equal Opportunity in regard to marketing and tenant selection (affirmative marketing procedures) and reasonable accommodation and modification for those tenants covered under the law (p. 4).</p> <p>≈ Affirmative marketing efforts are listed as an area for compliance monitoring. Records must include evidence supporting that the project's Affirmative Marketing efforts are ongoing and directed towards the appropriate tenant population [However, more specifics on affirmative marketing requirements or expectations are not mentioned elsewhere in the QAP (including in provisions prioritizing specific tenant populations).] (p. 47-48). Presumably, records compliance means use of HUD Form AHFMP.</p>
C2. Scoring that incentivizes affirmative marketing.	No.
C3. Scoring that incentives language access and marketing to non-English speakers.	No.
D1. Scoring that promotes Section 8 voucher access is high-opportunity areas.	<p>≈ 1 point awarded to projects that contain a written commitment (defined as establishing gross rents below FMR limits and establishing a referral relationship with a local housing authority) to prioritize households on subsidized housing waiting lists. Applicants must describe how a referral relationship will be achieved (p. 30).</p> <p>≈ LIHTC projects may not refuse to lease to a holder of a certificate of family participation under the Section 8 Existing Voucher Program (Housing Choice Voucher) or to a holder of a comparable document evidencing participation in a HOME tenant-based assistance program because of the</p>

<sup>1</sup> Evidence of the inverse: preference for development in distressed neighborhoods (by overemphasizing QCT/DDA preference, preference for existing subsidized housing in distressed neighborhoods, preferences for low-income matched financing, etc.) should also be noted.

<sup>2</sup> Evidence of the inverse: preferences or requirements for local participation should also be noted.

	status of the prospective tenant as a holder of such certificate, voucher, or comparable HOME tenant-based assistance document (p.30).
D2. Requirements for monitoring Section 8 voucher access in high-opportunity areas.	No
F1. Incentives for larger family units.	⚡ Up to 6 points awarded for units with 3+ bedrooms (p. 24).
F2. Incentives targeting families/families with children	No.
G1. Scoring that promotes units for lowest-income households (outside high-poverty areas).	⚡ Up to 12 points awarded for targeting up to 60% of the project's HHs ≤50% AMGI beyond the level required by the most restrictive funding source in the project budget (LIHTC or otherwise). Points awarded either by additional set-aside units for residents at or below 50% AMGI OR converting units that are already set aside for 50% AMGI to 30% AMGI (p. 27).
<b>REPORTING REQUIREMENTS</b>	
H1. Racial/demographic reporting requirements.	⚡ Project records required to include household demographic characteristics (HUD Form #40097 or similar) (p. 49). HUD Form #40097 collects information on race and Hispanic ethnicity of household head.

### OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: 224. (Scoring systems is such that points can only be gained.)

- Some moderate positive scoring provisions for reducing concentration.

#### Notes:

\*Community Revitalization Plan defined as “a local comprehensive planning document that specifically includes community revitalization as a priority or defines community revitalization efforts that are consistent with that comprehensive document. If no comprehensive planning document is prepared in a community, then a letter from the chief executive officer of the local government attesting to a proposed housing project’s role in achieving community revitalization will substitute. If the applicant asserts the project is part of a community revitalization effort, the applicant must show how the project moves the market toward market stability and health” (p. 5).

<b>OTHER CATEGORIES</b>	
O1. Scoring that promotes units for persons with disabilities.	<p>⚡ (Threshold Requirement) Projects with 5+ units must provide a minimum 5% of units specifically designed for persons with disabilities and (separately) a minimum 2% of units specifically designed for persons with sensory impairments. (p. 13).</p> <p>⚡ Up to 5 points awarded for units equipped for persons with disabilities (above the minimum threshold requirements) (p. 25).</p>
O2. Scoring that promotes units for special needs populations.	<p>⚡ (Threshold Requirement) Projects with 20+ units must set aside a minimum 5% of units for special needs populations (homeless, persons earning less than 30% AMI, mental/physical disability). (p. 14).</p> <p>⚡ Up to 8 points awarded for projects committing</p>

	<p>additional units (up to 50% of all units) to special needs populations (p. 29).</p> <p>⌘ 1 point awarded to projects that give preference to homeless persons in tenant selection (p. 30).</p> <p>⌘ Up to 3 points awarded for service-enriched housing which incorporates “substantial social services appropriate to the tenant population on an on-going basis”. These points given only if project serves special populations through hard set-aside units (p. 27).</p>
O3. Scoring to promote home ownership.	<p>⌘ 1 point awarded to projects intended for eventual tenant ownership (p. 30).</p>
O4. Provisions affirmatively furthering fair housing laws.	<p>⌘ It is a requirement of receipt of any funding under the GOAL program that any owner/developer/borrower and any of its employees, agents or sub-contractors understands and agrees that it is the total responsibility of the owner to adhere to and comply with all Federal Civil Rights legislation inclusive of the Fair Housing Laws, Section 504 of the Rehabilitation Act of 1973, the ADA as well as any state or local Civil Rights legislation along with any required related codes and Laws. Should AHFC not specify any requirements, such as design, it is none the less the owner’s responsibility to be aware of and comply with all non-discrimination provisions relating to race, color, religion, sex, handicap, familial status, national origin and any other classes protected in Alaska (p. 4).</p>